

## **CZ6 – Leisure And Accommodation Zone**

### **Zone Objectives**

- a) Provide for the development of entertainment, accommodation and leisure facilities for residents of and visitors to the ACT and surrounding region
- b) Protect leisure and accommodation uses from competition from higher order commercial uses, and encourage activities that enhance the region's economic diversity and employment prospects
- c) Ensure leisure and accommodation facilities have convenient access to public transport
- d) Protect the amenity of nearby residential areas, with regard to noise, traffic, parking and privacy
- e) Ensure the location of facilities, and their design and landscaping is compatible with environmental values
- f) Ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape
- g) Encourage activity at street frontage level and provide an appropriate level of surveillance of the public realm

## CZ6 – Leisure and Accommodation Zone Development Table

<b>EXEMPT DEVELOPMENT</b>	
Development approval is not required. Building approval may be required. On leased land, development must be authorised by a lease.	
Development identified in the Planning and Development Act 2007 as exempt (see sections 133 and 134 of the Act and section 20 and schedule 1 of the Planning and Development Regulation 2008)	
<b>ASSESSABLE DEVELOPMENT</b>	
Development application required. On leased land, development must be authorised by a lease.	
<b>MINIMUM ASSESSMENT TRACK CODE</b>	
Development listed below requires a development application and is assessed in the code track	
<b>Development</b>	
Varying a lease to do one or more of the following:	
<ol style="list-style-type: none"> <li>1. express or change the number of approved or lawfully erected units</li> <li>2. remove, relocate or change easements.</li> </ol>	
<b>MINIMUM ASSESSMENT TRACK MERIT</b>	
Development listed below requires a development application and is assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) or specified as prohibited development in a precinct map.	
<b>Development</b>	
ancillary use	minor use
aquatic recreation facility	outdoor recreation facility
car park	overnight camping area
caravan park/camping ground	parkland
club	pedestrian plaza
COMMERCIAL ACCOMMODATION USE	place of assembly
COMMUNITY USE	public agency
consolidation	public transport facility
craft workshop	restaurant
demolition	SHOP
development in a location and of a type identified in a precinct map as additional merit track development	sign
drink establishment	subdivision
drive-in cinema	temporary use
group or organised camp	tourist facility
indoor entertainment facility	varying a lease (where not prohibited, code track or impact track assessable)
indoor recreation facility	zoological facility
minor road	
<b>MINIMUM ASSESSMENT TRACK IMPACT</b>	
Development listed below requires a development application and is assessed in the impact track	
<ol style="list-style-type: none"> <li>1. Development that is not: <ol style="list-style-type: none"> <li>a. Exempt code track or merit track development; or</li> <li>b. Prohibited development other than development that is permitted under s137 of the Planning and Development Act 2007.</li> </ol> </li> </ol>	
<ol style="list-style-type: none"> <li>2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.</li> </ol>	
<ol style="list-style-type: none"> <li>3. Development that is authorised by a lease and listed as a prohibited use in this table.</li> </ol>	

4. Development declared under section 124 or section 125 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.	
5. Varying a lease to add a use assessable under the impact track.	
PROHIBITED DEVELOPMENT	
Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.	
agriculture	liquid fuel depot
airport	major road
animal care facility	MAJOR UTILITY INSTALLATION
animal husbandry	mining industry
boarding house	mobile home park
bulk landscape supplies	municipal depot
bulky goods retailing	nature conservation area
business agency	offensive industry
caretakers residence	office
cemetery	plant and equipment hire establishment
civic administration	plantation forestry
communications facility	produce market
corrections facility	railway use
defence installation	recyclable materials collection
development in a location and of a type identified in a precinct map as additional prohibited development	recycling facility
emergency services facility	RESIDENTIAL USE
farm tourism	sand and gravel extraction
financial establishment	scientific research establishment
freight transport facility	service station
funeral parlour	stock/sale yard
general industry	store
hazardous industry	transport depot
hazardous waste facility	varying a lease to add a use listed as "prohibited development" in this development table
home business	vehicle sales
incineration facility	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
land management facility	woodlot
light industry (except craft workshop)	
RELEVANT CODE	
Development proposals must comply with the Commercial Zones Development Code.	
NOTE ABOUT ANCILLARY, MINOR AND TEMPORARY USE	
Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as <i>ancillary</i> , <i>minor</i> or <i>temporary use</i> . For example, a <i>store</i> alone is prohibited, but could be considered if it is ancillary to a <i>shop</i> which is an assessable development under the merit track.	