

CZ2 – Business Zone

Zone Objectives

- a) Provide for office and business sites that are accessible to public transport and convenience retailing and services
- b) Provide a diverse range of accommodation sizes and locations for offices close to the retail core
- c) Encourage provision of convenient outlets for goods, services and facilities to meet the needs of the workforce
- d) Create vibrant lively pedestrian routes and public spaces
- e) Ensure a high quality urban environment through use of sustainable design and materials and maintain a high level of amenity for employees and the public
- f) Promote active living and active travel
- g) Provide a high quality public realm by facilitating active uses on ground floor level that connects with the wider open space, pedestrian and cycle networks to promote active travel and active living.
- h) Encourage an attractive, safe, well-lit and connected pedestrian environment with convenient access to public transport

CZ2 – Business Zone Development Table

EXEMPT DEVELOPMENT	
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)	
ASSESSABLE DEVELOPMENT	
Development application required. On leased land, development must be authorised by a lease.	
MINIMUM ASSESSMENT TRACK CODE	
Development listed below requires a development application and is assessed in the code track	
Development	
Varying a lease to do one or more of the following:	
<ol style="list-style-type: none"> 1. express or change the number of approved or lawfully erected units 2. remove, relocate or change easements. 	
MINIMUM ASSESSMENT TRACK MERIT	
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.	
Development	
ancillary use	minor use
car park	NON RETAIL COMMERCIAL USE
civic administration	outdoor recreation facility
club	parkland
COMMERCIAL ACCOMMODATION USE	pedestrian plaza
communications facility	place of assembly
COMMUNITY USE	public transport facility
consolidation	recyclable materials collection
craft workshop	RESIDENTIAL USE
demolition	restaurant
development in a location and of a type identified in a precinct map as additional merit track development	SHOP
drink establishment	sign
emergency services facility	subdivision
home business	temporary use
indoor entertainment facility	tourist facility
indoor recreation facility	varying a lease (where not prohibited, code track or impact track assessable)
minor road	
MINIMUM ASSESSMENT TRACK IMPACT	
Development listed below requires a development application and is assessed in the impact track	
<ol style="list-style-type: none"> 1. Development that is not: <ol style="list-style-type: none"> a. Exempt, code track or merit track development (see section 132 of the Planning and Development Act 2007); or b. Prohibited development, other than development that is permitted under s137 of the Planning and Development Act 2007. 	
2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.	
3. Development that is authorised by a lease and listed as a prohibited use in this table.	
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	mining industry
airport	mobile home park
animal care facility	municipal depot
animal husbandry	nature conservation area
aquatic recreation facility	offensive industry
boarding house	overnight camping area
bulk landscape supplies	plant and equipment hire establishment
caravan park/camping ground	plantation forestry
cemetery	playing field
corrections facility	produce market
defence installation	railway use
development in a location and of a type identified in a precinct map as additional prohibited development	recycling facility
drive-in cinema	road
farm tourism	sand and gravel extraction
freight transport facility	scientific research establishment
funeral parlour	service station
general industry	stock/sale yard
group or organised camp	store
hazardous industry	transport depot
hazardous waste facility	varying a lease to add a use listed as "prohibited development" in this development table
incineration facility	vehicle sales
industrial trades	veterinary hospital
land fill site	warehouse
land management facility	waste transfer station
light industry (except for craft workshop)	woodlot
liquid fuel depot	zoological facility
MAJOR UTILITY INSTALLATION	

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 *ancillary*, *minor* or *temporary use*. For example, a *store* alone is prohibited, but could be considered if it is ancillary to a *shop* which is an assessable development under the merit track.