

CZ5 – Mixed Use Zone

Zone Objectives

- a) Encourage higher density residential development in locations with convenient access to transport corridors, and commercial and employment centres
- b) Create an efficient and sustainable urban environment and provide for a diversity of living, working and recreation opportunities
- c) Maintain and enhance environmental amenity and undertake development using best practice environmentally sustainable development principles
- d) Encourage a standard of urban design that is consistent with selected major avenues, approach routes and other strategically located areas
- e) Encourage activities particularly at street frontage level that contribute to an active public realm
- 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) Provide a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations so as to encourage walking and cycling, and maximise public transport patronage.

CZ5 – Mixed Use 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	multi-unit housing
boarding house	NON RETAIL COMMERCIAL USE
car park	outdoor recreation facility
communications facility	parkland
COMMUNITY USE	pedestrian plaza
consolidation	place of assembly
demolition	public transport facility
development in a location and of a type identified in a precinct map as additional merit track development	RESIDENTIAL USE
emergency services facility	restaurant
guest house	serviced apartment
home business	SHOP
hotel	sign
indoor recreation facility	subdivision
minor road	temporary use
minor use	varying a lease (where not prohibited, code track or impact track assessable)
motel	
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	MAJOR UTILITY INSTALLATION
airport	mining industry
animal care facility	mobile home park
animal husbandry	municipal depot
aquatic recreation facility	nature conservation area
bulk landscape supplies	offensive industry
caravan park/camping ground	overnight camping area
cemetery	plant and equipment hire establishment
civic administration	plantation forestry
club	produce market
corrections facility	railway use
craft workshop	recyclable materials collection
defence installation	recycling facility
development in a location and of a type identified in a precinct map as additional prohibited development	road
drink establishment	sand and gravel extraction
drive-in cinema	scientific research establishment
farm tourism	service station
freight transport facility	stock/sale yard
funeral parlour	store
general industry	tourist facility
group or organized camp	tourist resort
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
indoor entertainment facility	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
land management facility	woodlot
light industry	zoological facility
liquid fuel depot	

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.