

CZ4 – Local Centre Zone

Zone Objectives

- a) Provide for convenience retailing and other accessible, convenient shopping and community and business services to meet the daily needs of local residents, particularly those with mobility issues.
- b) Provide opportunities for business investment and local employment
- c) Ensure the mix of uses is appropriate to this level of the commercial hierarchy and enable centres to adapt to changing social and economic circumstances
- d) Maintain and enhance local residential and environmental amenity through appropriate and sustainable urban design
- e) Promote the establishment of a cultural and community identity that is representative of, and appropriate to, the place

CZ4 – Local Centre 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	NON RETAIL COMMERCIAL USE
car park	parkland
COMMUNITY USE	pedestrian plaza
consolidation	RESIDENTIAL USE
demolition	recyclable materials collection
development in a location and of a type identified in a precinct map as additional merit track development	restaurant
guest house	service station
home business	SHOP
indoor entertainment facility	sign
indoor recreation facility	subdivision
industrial trades	temporary use
light industry	varying a lease (where not prohibited, code track or impact track assessable)
minor road	veterinary hospital
minor use	
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 road
airport	MAJOR UTILITY INSTALLATION
animal care facility	mining industry
animal husbandry	mobile home park
aquatic recreation facility	motel
boarding house	municipal depot
bulk landscape supplies	nature conservation area
caravan park/camping ground	offensive industry
cemetery	outdoor recreation facility
civic administration	overnight camping area
club	place of assembly
communications facility	plant and equipment hire establishment
corrections facility	plantation forestry
defence installation	playing field
development in a location and of a type identified in a precinct map as additional prohibited development	produce market
drink establishment	public transport facility
drive-in cinema	railway use
emergency services facility	recycling facility
farm tourism	scientific research establishment
freight transport facility	stock/sale yard
funeral parlour	store
general industry	tourist facility
group or organised 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
hotel	vehicle sales
incineration facility	warehouse
land fill site	waste transfer station
land management facility	woodlot
liquid fuel depot	zoological facility

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.