

CZ3 – Services Zone

Zone Objectives

- a) Provide for a range of conveniently located services and lower rent commercial activities
- b) Ensure that commercial development supports but does not undermine the function of the CZ1 Core Zone and the CZ2 Business Zone
- c) Accommodate retail uses or entertainment facilities requiring larger sites
- d) Encourage a mix of land uses which contribute to an active and diverse character
- e) Maintain and enhance environmental amenity and encourage a standard of urban design consistent with the function of the Zone
- f) Undertake development using best practice environmentally sustainable development principles

CZ3 – Services Zone Development Table

| EXEMPT DEVELOPMENT |
|---|
| Development approval not required, may need building approval |
| Exempt Development identified in Section 20 and Schedule 1 of the Planning and Development Regulation 2008. |

| ASSESSABLE DEVELOPMENT | |
|--|---|
| Development application required | |
| MINIMUM ASSESSMENT TRACK CODE | |
| Development application required and assessed in the Code Track | |
| Development | Code |
| No development identified | |
| MINIMUM ASSESSMENT TRACK MERIT | |
| Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 (as Impact Track) or listed as prohibited in the Site Specific section below | |
| Development | Code |
| Ancillary use | No development code applies. Refer to the relevant Precinct Code. |
| Car park | |
| Civic administration | |
| Club | |
| COMMERCIAL ACCOMMODATION USE | |
| Communications facility | |
| COMMUNITY USE | |
| Craft workshop | |
| Demolition | |
| Drink establishment | |
| Emergency services facility | |
| Freight transport facility | |
| Funeral parlour | |
| Indoor entertainment facility | |
| Indoor recreation facility | |
| Industrial trades | |
| Light industry | |
| Minor use | |
| Municipal depot | |
| NON RETAIL COMMERCIAL | |
| Outdoor recreation facility | |
| Parkland | |
| Pedestrian plaza | |
| Place of assembly | |
| Plant and equipment hire establishment | |
| Produce market | |
| Public transport facility | |
| Recyclable materials collection | |

**MINIMUM ASSESSMENT TRACK
MERIT**

Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 (as Impact Track) or listed as prohibited in the Site Specific section below

| Development | | Code |
|--|-------------------------------|---|
| RESIDENTIAL USE | | Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code Relevant Precinct Code |
| Restaurant | | No development code applies. Refer to the relevant Precinct Code. |
| Service station | | |
| SHOP | | |
| Store | | |
| Subdivision | | |
| Temporary use | | |
| Tourist facility | | |
| Transport depot | | |
| Vehicle sales | | |
| Veterinary hospital | | |
| Warehouse | | |
| Sign | | |
| Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below | | |
| Site Identifier | Additional Development | Code |
| Town Centres | Corrections facility | No development code applies. Refer to the Town Centres Precinct Code. |

**MINIMUM ASSESSMENT TRACK
IMPACT**

Development application required and assessed in the Impact Track.

| |
|---|
| 1. A development that is not an Exempt, Code Track or Merit Track development where the development is allowed under an existing lease, (see section 134 of the Planning and Development Act 2007). |
| 2. A development that would be permissible under the National Capital Plan but which is identified as prohibited development in this Table. |
| 3. Development specified in Schedule 4 of the Planning and Development Act 2007 and not listed as prohibited development in this Table. |
| 4. Development declared under Section 123 and Section 124 of the Planning and Development Act 2007 and not listed as prohibited development in this Table. |
| 5. Any development not listed in this Table. |

PROHIBITED DEVELOPMENT

A development application can not be made

Any development not listed as assessable development in this Table and that appears in Volume 2 Section 3 – Definitions are prohibited, ie:

| | |
|-----------------------------|-----------------------------------|
| Agriculture | Liquid fuel depot |
| Airport | MAJOR UTILITY INSTALLATION |
| Animal care facility | Mining industry |
| Animal husbandry | Mobile home park |
| Aquatic recreation facility | Nature conservation area |
| Boarding house | Offensive industry |
| Bulk landscape supplies | Overnight camping area |
| Caravan park/camping ground | Plantation forestry |
| Cemetery | Playing field |
| Corrections facility | Railway use |
| Defence installation | Recycling facility |
| Drive-in cinema | Road |
| Farm Tourism | Sand and gravel extraction |
| General industry | Scientific research establishment |
| Group or organised camp | Stock/sale yard |
| Hazardous industry | Waste transfer station |
| Hazardous waste facility | Woodlot |
| Incineration facility | Zoological facility |
| Land fill site | |
| Land management facility | |

Specific areas have developments that are prohibited in those areas. These areas and the additional developments are listed below

| Site Identifier | Development |
|---|--------------------------|
| Braddon Section 20, 21, 28, 29 and 30 (Figure 1) | Place of assembly |
| | Place or worship |
| | Religious associated use |
| | Tourist facility |
| | Tourist resort |

OTHER CODES

PRECINCT CODES

Where a proposal is within an area covered by one of the following Precinct Codes, that Code applies in addition to any specified Development Code:

| | |
|----------------------------|-----------------------------|
| City Centre Precinct Code | Group Centres Precinct Code |
| Town Centres Precinct Code | |

GENERAL CODES

The following General Codes may be called up by Development Codes as relevant considerations in assessing a Development Application:

| | |
|---|--|
| Access and Mobility | Home Business |
| Bicycle Parking | Signs |
| Communications Facilities and Associated Infrastructure | Parking and Vehicular Access |
| Community and Recreation Facilities Location Guidelines | Planning for Bushfire Risk Mitigation |
| Crime Prevention Through Environmental Design | Water Ways: Water Sensitive Urban Design |

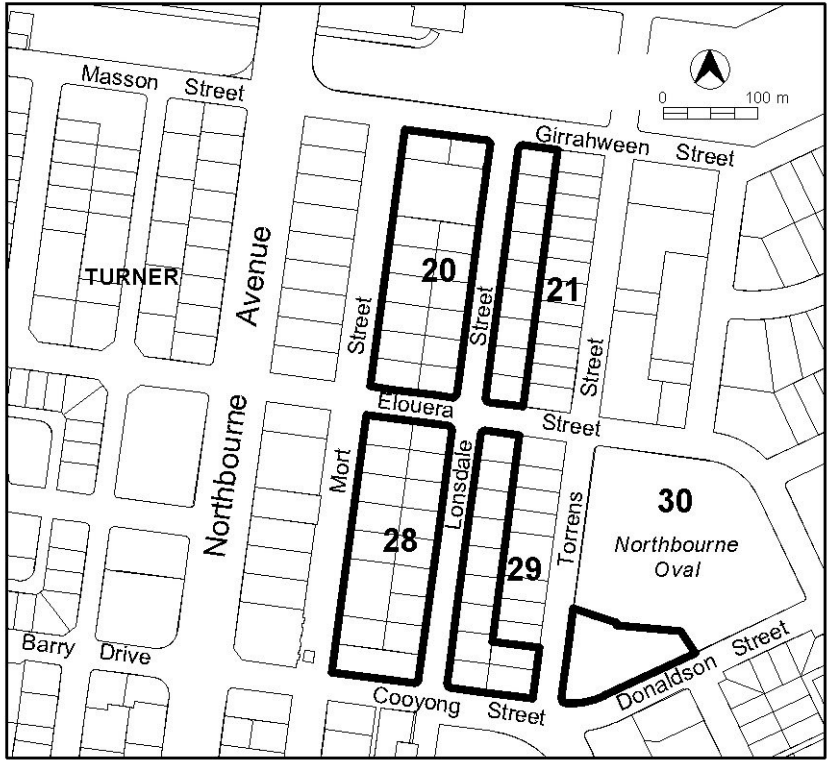


Figure 1 City Centre (Braddon)