

## **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 not required, may need building approval	
Exempt Development identified in Section 20 and Schedule 1 of the Planning and Development Regulation 2008.	
<b>ASSESSABLE DEVELOPMENT</b>	
Development application required	
<b>MINIMUM ASSESSMENT TRACK CODE</b>	
Development application required and assessed in the Code Track	
Development	Code
No development identified	
<b>MINIMUM ASSESSMENT TRACK MERIT</b>	
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	CZ6 Leisure and Accommodation Zone Development Code
Aquatic recreation facility	
Car park	
Caravan park/camping ground	
Club	
COMMERCIAL ACCOMMODATION USE	
COMMUNITY USE	
Consolidation	
Craft workshop	
Demolition	
Drink establishment	
Drive-in cinema	
Group or organised camp	
Indoor entertainment facility	
Indoor recreation facility	
Minor use	
Outdoor recreation facility	
Overnight camping area	
Parkland	
Pedestrian plaza	
Place of assembly	
Public agency	
Public transport facility	
Restaurant	
SHOP	
Sign	
Subdivision	CZ6 Leisure and Accommodation Zone Development Code
Temporary use	
Tourist facility	
Zoological facility	

**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

Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below

<b>Site Identifier</b>	<b>Additional Development</b>	<b>Code</b>
Barton Section 23 (Figure 1)	Business agency	CZ6 Leisure and Accommodation Zone Development Code
	Office	
Belconnen Section 65 and Section 187 (Figure 2)	Office	CZ6 Leisure and Accommodation Zone Development Code Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code Home Business General Code
	RESIDENTIAL USE	
City Section 65 (Figure 3)	Business agency	CZ6 Leisure and Accommodation Zone Development Code Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code Home Business General Code
	RESIDENTIAL USE	
Gilmore Section 65 and Section 79 (Figure 4)	Service station	CZ6 Leisure and Accommodation Zone Development Code
Narrabundah Section 34 Block 1 (Figure 5)	Habitable suite	CZ6 Leisure and Accommodation Zone Development Code Home Business General Code Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code
	Home business	
	Relocatable unit	
	RESIDENTIAL USE	
Narrabundah Section 34 Blocks 12 and 13 (Figure 5)	Business agency	CZ6 Leisure and Accommodation Zone Development Code
	Office	
Narrabundah Section 100 (Figure 5)	RESIDENTIAL USE	CZ6 Leisure and Accommodation Zone Precinct Code Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code Home Business General Code
Nicholls Section 2 and Section 39 (Figure 6)	Service station	CZ6 Leisure and Accommodation Zone Development Code
Tuggeranong District Blocks 1469, 1486 and 1670 (Figure 4)	Service station	CZ6 Leisure and Accommodation Zone Development Code
Watson Section 61, Section 63 Section 64 Blocks 2,8,9 and 10 and Section 74 Block 7 (Figure 7)	RESIDENTIAL USE	CZ6 Leisure and Accommodation Zone Development Code Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code Home Business General Code
Watson Section 75 part Block 3 (Figure 7)	Service station	CZ6 Leisure and Accommodation Zone Development Code

Yarralumla Section 102 (Figure 8)	Business agency	CZ6 Leisure and Accommodation Zone Development Code Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code Home Business General Code
	Office	
	RESIDENTIAL USE	

#### 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

Development listed below is prohibited development except where it is an ancillary use, minor use or temporary use as defined in 13 Definitions.

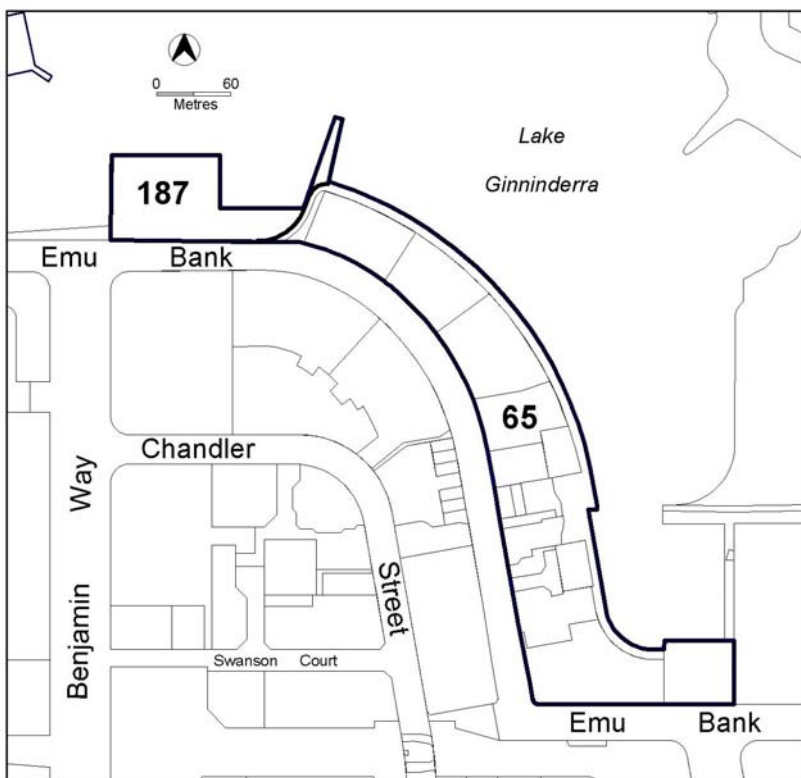
Agriculture	Liquid fuel depot
Airport	MAJOR UTILITY INSTALLATION
Animal care facility	Mining industry
Animal husbandry	Mobile home park
Boarding house	Municipal depot
Bulk landscape supplies	Nature conservation area
Bulky goods retailing	Offensive industry
Business agency	Office
Caretakers residence	Plant and equipment hire establishment
Cemetery	Plantation forestry
Civic administration	Playing field
Communications facility	Produce market
Corrections facility	Railway use
Defence installation	Recyclable materials collection
Emergency services facility	Recycling facility
Farm tourism	RESIDENTIAL USE
Financial establishment	Road
Freight transport facility	Sand and gravel extraction
Funeral parlour	Scientific research establishment
General industry	Service station
Hazardous industry	Stock/sale yard
Hazardous waste facility	Store
Home business	Transport depot
Incineration facility	Vehicle sales
Industrial trades	Veterinary hospital
Land fill site	Warehouse
Land management facility	Waste transfer station
Light industry (Except Craft workshop)	Woodlot

<b>PROHIBITED DEVELOPMENT</b>	
A development application can not be made	
Specific areas have developments that are prohibited in those areas. These areas and the additional developments are listed below	
<b>Site Identifier</b>	<b>Development</b>
Belconnen Section 65 and Section 187 (Figure 2)	Caravan park / Camping ground
	Drive in cinema
	Group or organised camp
	Overnight camping area
City Section 65 (Figure 3)	SHOP (except for personal services or shops ancillary to other permitted uses)

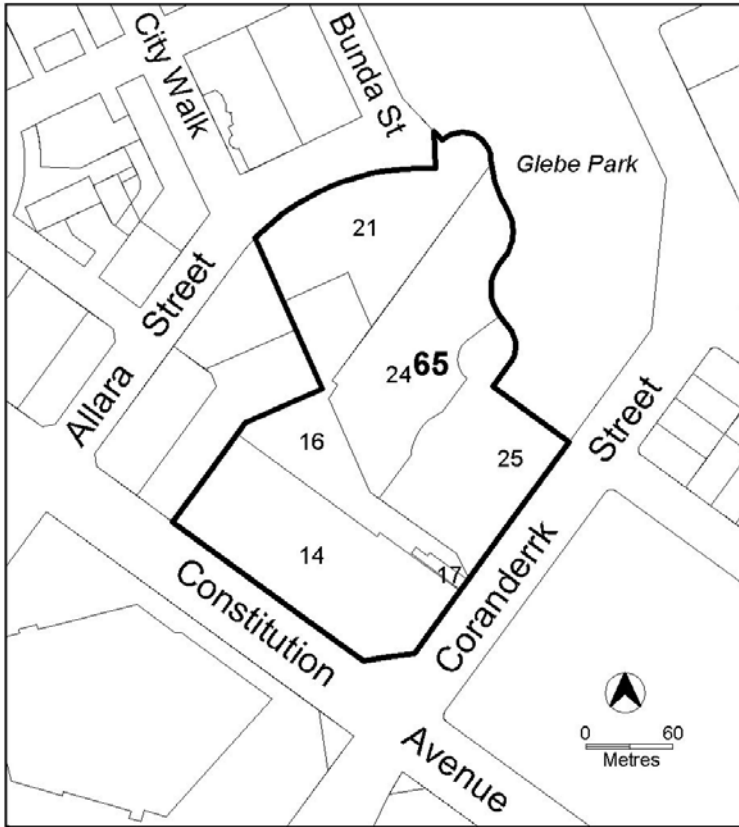
<b>OTHER CODES</b>	
<b>PRECINCT CODES</b>	
Where a proposal is within an area covered by one of the following Precinct Codes, that Code applies in addition to any specified Development Code:	
No precinct Code identified	
<b>GENERAL CODES</b>	
The following General Codes may be called up by Development Codes as relevant considerations in assessing a Development Application:	
Access and Mobility	Signs
Bicycle Parking	Parking and Vehicular Access
Communications Facilities and Associated Infrastructure	Planning for Bushfire Risk Mitigation
Community and Recreation Facilities Location Guidelines	Water Ways: Water Sensitive Urban Design
Crime Prevention Through Environmental Design	



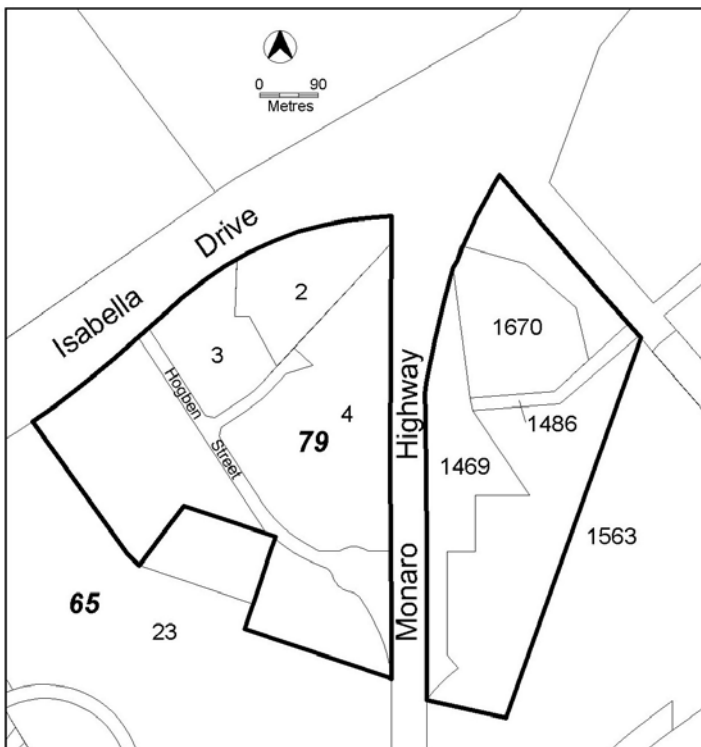
**Figure 1 Barton Section 23**



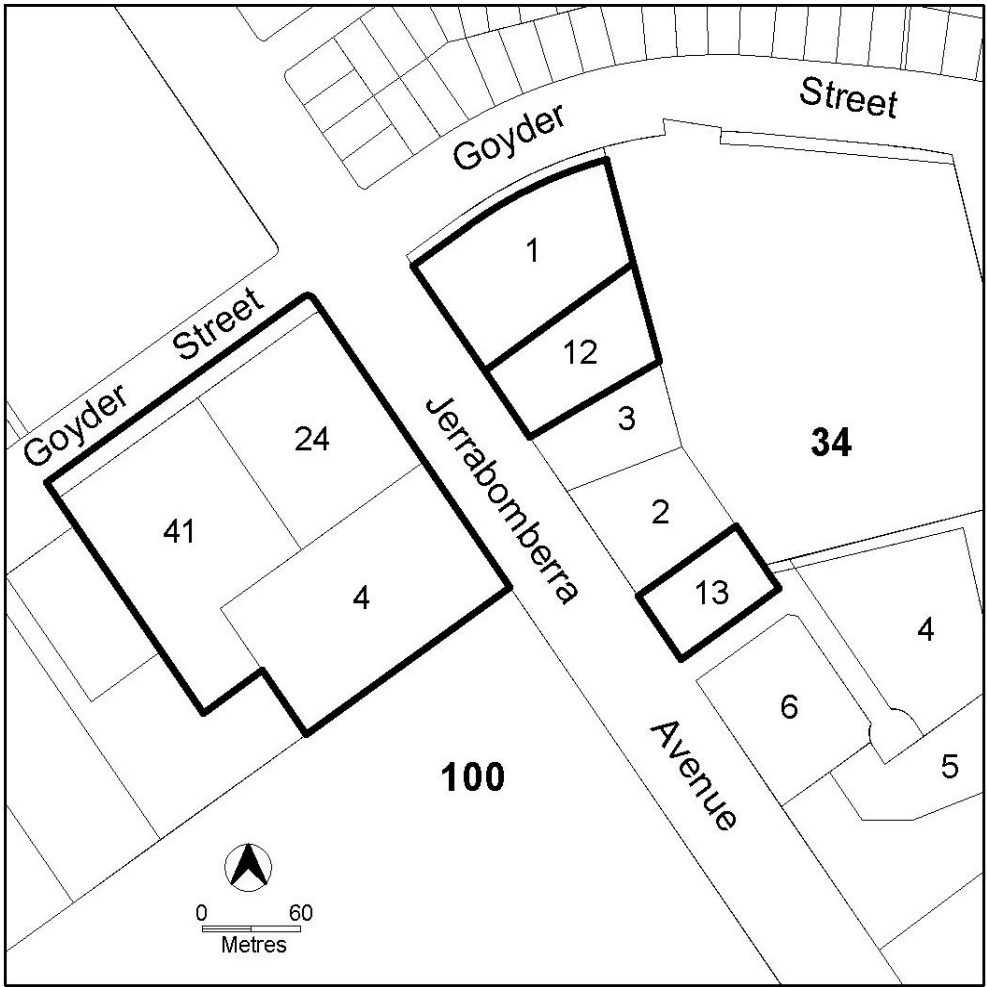
**Figure 2 Belconnen Section 65 and Section 187**



**Figure 3 City Section 65**

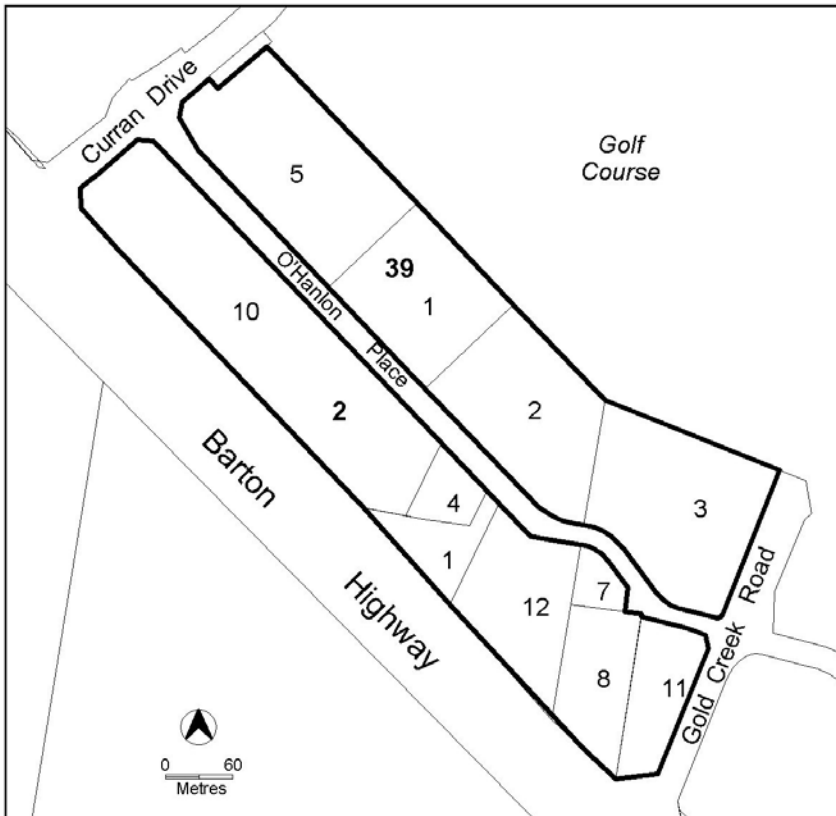


**Figure 4 Gilmore and Tuggeranong District**

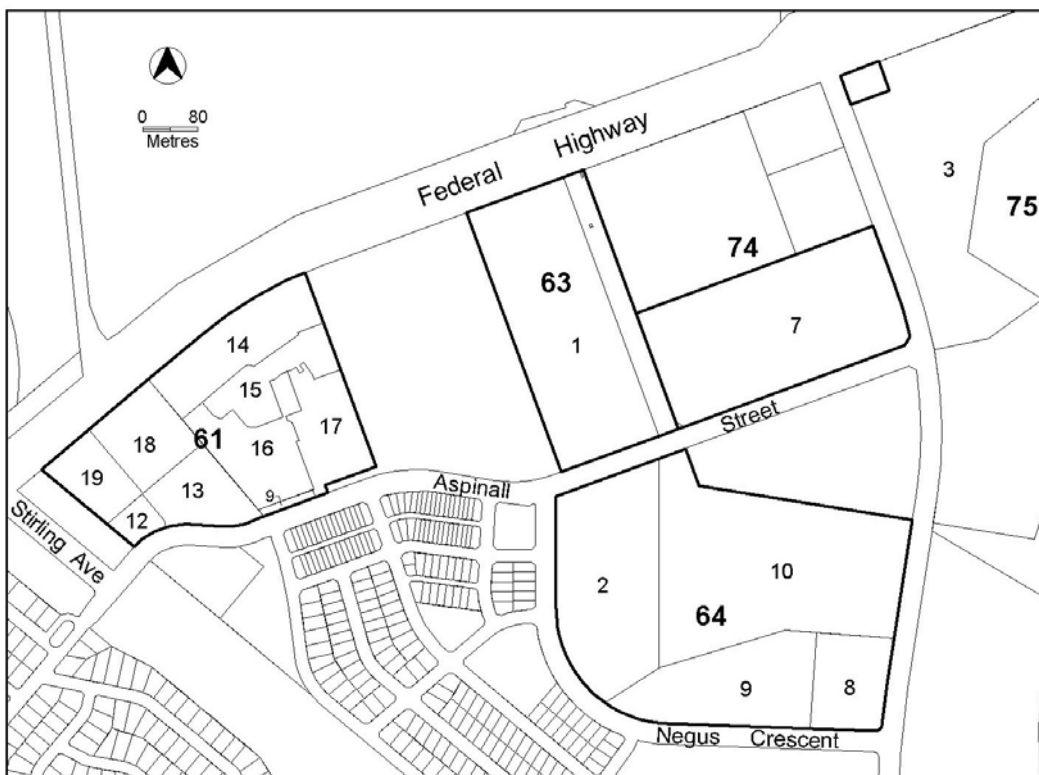


**Figure 5 Narrabundah**

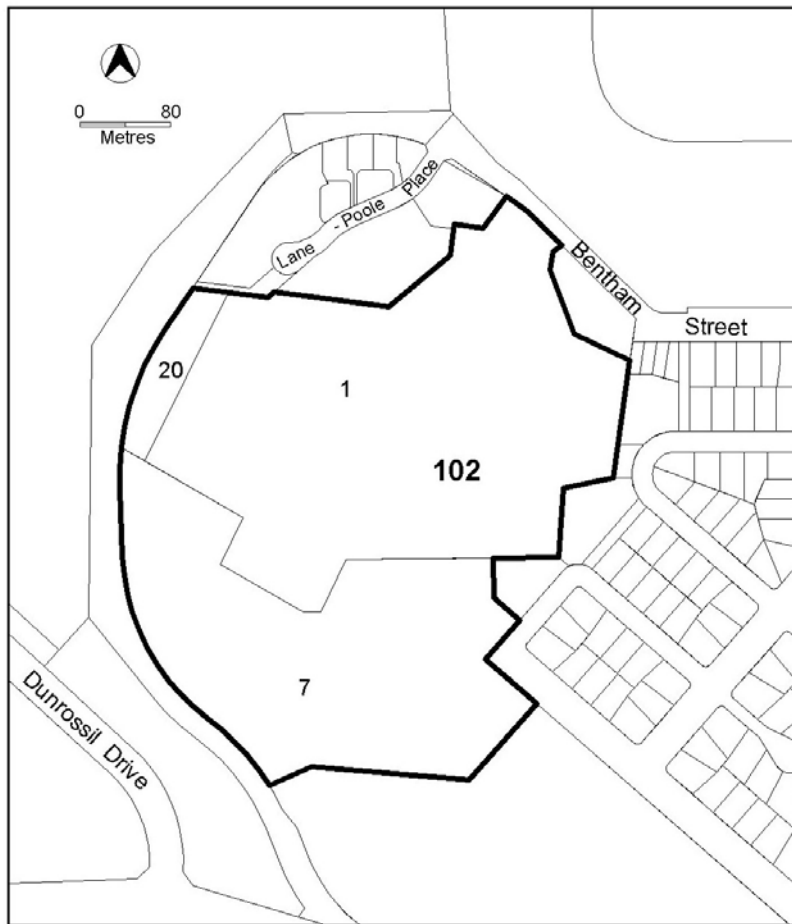




**Figure 6 Nicholls**



**Figure 7 Watson**



**Figure 8** Yarralumla