

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

CZ2 – Business 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	City Centre Development Code Town Centres Development Code Group Centres Development Code CZ2 Office Areas Outside Centres Development Code as relevant.	
Car park		
Civic administration		
Club		
COMMERCIAL ACCOMMODATION USE		
Communications facility		
COMMUNITY USE		
Consolidation		
Craft workshop		
Demolition		
Drink establishment		
Emergency services facility		
Home business		Home Business General Code
Indoor entertainment facility		City Centre Development Code Town Centres Development Code Group Centres Development Code CZ2 Office Areas Outside Centres Development Code as relevant.
Indoor recreation facility		
Minor use		
NON RETAIL COMMERCIAL		
Outdoor recreation facility		
Parkland		
Pedestrian plaza		
Place of assembly		
Public transport facility		
Recyclable materials collection		
RESIDENTIAL USE	Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code City Centre Development Code Town Centres Development Code Group Centres Development Code CZ2 Office Areas Outside Centres Development Code as relevant.	

Restaurant	City Centre Development Code Town Centres Development Code Group Centres Development Code CZ2 Office Areas Outside Centres Development Code as relevant.
SHOP	
Sign	Signs General Code
Subdivision	City Centre Development Code Town Centres Development Code Group Centres Development Code CZ2 Office Areas Outside Centres Development Code as relevant.
Temporary use	
Tourist 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

Site Identifier	Additional Development	Code
Belconnen Section 43 Block 2, Section 44 Blocks 10 and 11, Section 50 Blocks 7 and 8 and Section 152 Blocks 5 and 6 (refer Town Centres Development Code)	Service station	City Centre Development Code Town Centres Development Code Group Centres Development Code as relevant.
Deakin, All blocks (Figure 1)	Defence installation	
	Scientific research establishment	
Griffith Sections 18, 19, 25, 26, 84 and 87, Kingston Section 14 and Fyshwick Section 6 (Canberra Avenue Corridor) (Figure 3)	Scientific research establishment	
Griffith Section 19 Block 2 and Section 25 Blocks 1 and 2 (Figure 3)	Service station	
Group Centres (refer Group Centres Development Code)	Funeral parlour	
	Light industry	
	Veterinary hospital	
Group Centres (refer Group Centres Development Code) except Griffith Section 2 and Kingston Sections 19, 20 and 22	Service station	
Kambah Sections 274, 275 and 277 (Drakeford Drive Corridor) (Figure 4)	Service station	
	Store	
	Scientific research establishment	
	Warehouse	
Kambah Section 275 Block 12	Funeral parlour	
Phillip Section 1 Block 7 (Yamba Drive Corridor) (Figure 5)	Scientific research establishment	

**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 listed elsewhere in the Development Table.

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|--|--|
| 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 |
| Drive-in cinema | Recycling facility |
| Farm Tourism | Road |
| Freight transport facility | Sand and gravel extraction |
| Funeral parlour | Scientific research establishment |
| General industry | Service station |
| Group or organised camp | Stock/sale yard |
| Hazardous industry | Store |
| Hazardous waste facility | Transport depot |
| 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

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

Site Identifier	Development
Braddon Section 18 and 19 (City Centre) (Figure 6)	Place of assembly
	Place of worship
	SHOP (except for Personal services)
Braddon Section 21 and 29 (City Centre) (Figure 6)	Club
	COMMERCIAL ACCOMMODATION USE
	Community theatre
	Cultural facility
	Drink establishment

	Educational establishment
	Emergency services facility
	Financial establishment
	Indoor entertainment facility
	Indoor recreation facility
	Outdoor recreation facility
	Place of assembly
	Place of worship
	Religious associated use
	Restaurant
	SHOP
	Tourist facility

PROHIBITED DEVELOPMENT	
A development application can not be made	
Site Identifier	Development
Deakin (Figure 1)	Indoor entertainment facility
	Tourist facility
	Tourist resort
Deakin except on Section 35 Blocks 2 and 28 (Figure 1)	COMMERCIAL ACCOMMODATION USE
	RESIDENTIAL USE
Deakin except on Section 35 Block 28 (Figure 1)	Club
Deakin Section 35 Block 27 (Figure 1)	All uses except Health facility
Griffith Section 18 19 25 26 84 and 87 (Canberra Avenue Corridor) (Figure 3) Kambah Section 274, 275 and 277 (Drakeford Drive Corridor) (Figure 4) Kingston Section 14 Fyshwick Section 6 (Canberra Avenue Corridor) (Figure 3)	Drink establishment
	Indoor entertainment facility
	Tourist facility
	Tourist resort
Griffith Section 2 (Manuka Group Centre) (Figure 2) Kingston Section 19 and 20 (Kingston Group Centre) (Figure 2)	Club
	Drink establishment
	Indoor entertainment facility
	Indoor recreation facility
	Restaurant
	Shop (except for Arts, craft and sculpture dealer and Personal services)
	Tourist facility
Tourist resort	
Kingston Section 22 (Kingston Group Centre) (Figure 2)	Club
	Drink establishment
	Indoor entertainment facility
Mawson Section 57 (Mawson Group Centre) (Figure 9)	SHOP (except for Arts, craft and sculpture dealer and Personal services)
Phillip Section 23, 79 part and 104 (Woden Town Centre) (Figure 7)	RESIDENTIAL USE
Phillip Section 1 Block 7 (Yamba Drive Corridor) (Figure 5)	Drink establishment
	Indoor entertainment facility
	Restaurant (except where ancillary to other permitted use)
	SHOP
	Tourist facility

PROHIBITED DEVELOPMENT A development application can not be made	
Site Identifier	Development
Turner Section 24, 35 and 45 (City Centre) (Figure 6)	COMMERCIAL ACCOMMODATION USE (except Guest house)
	Drink establishment
	Emergency services facility
	Financial establishment
	Indoor entertainment facility
	Place of assembly
	Restaurant
	Serviced apartments
	SHOP
Turner Section 41 and 43 (City Centre) (Figure 6)	Place of assembly
	Place of worship
	SHOP (except for Personal services)
Wanniassa Section 132, (Erindale Group Centre) (Figure 8)	SHOP (except for Arts, craft and sculpture dealer and Personal services)

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:	
Northbourne Avenue 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	Parking and Vehicular Access
Communications Facilities and Associated Infrastructure	Planning for Bushfire Risk Mitigation
Community and Recreation Facilities Location Guidelines	Signs
Crime Prevention Through Environmental Design	Water Ways: Water Sensitive Urban Design

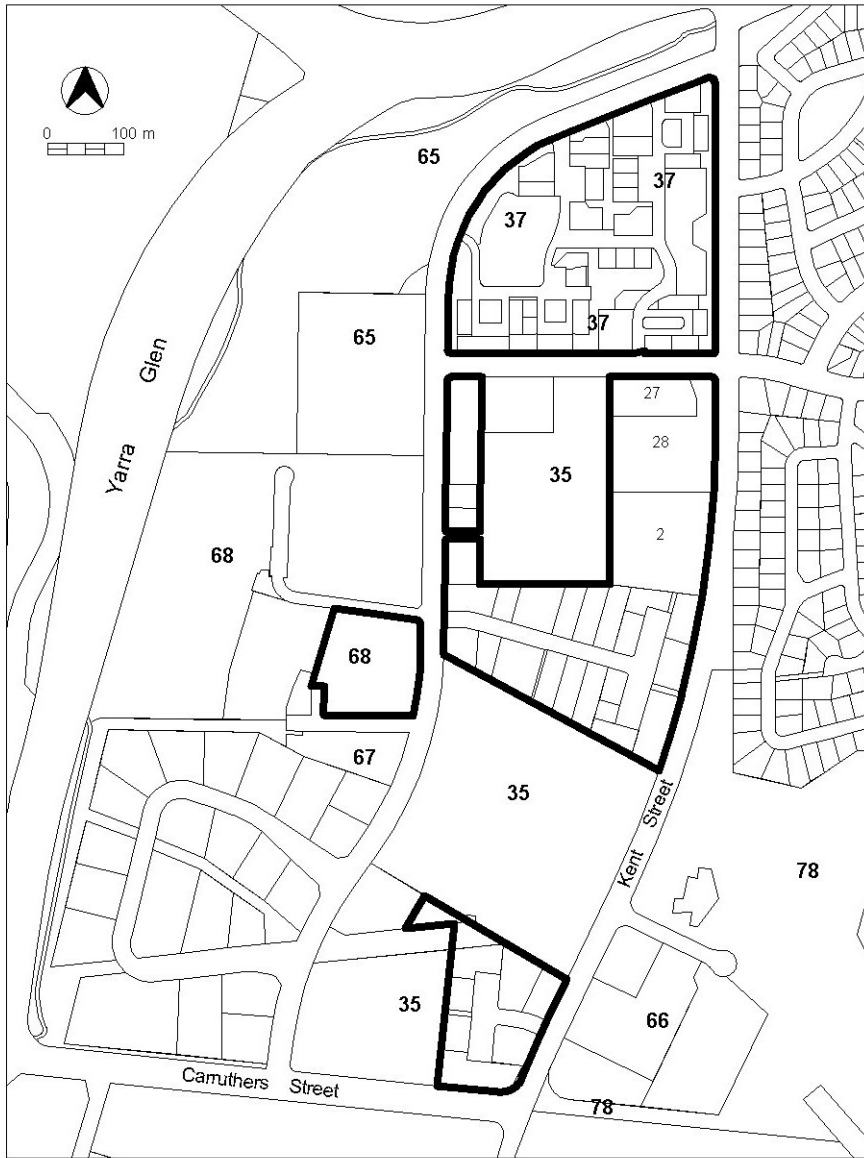


Figure 1 Deakin Office Sites

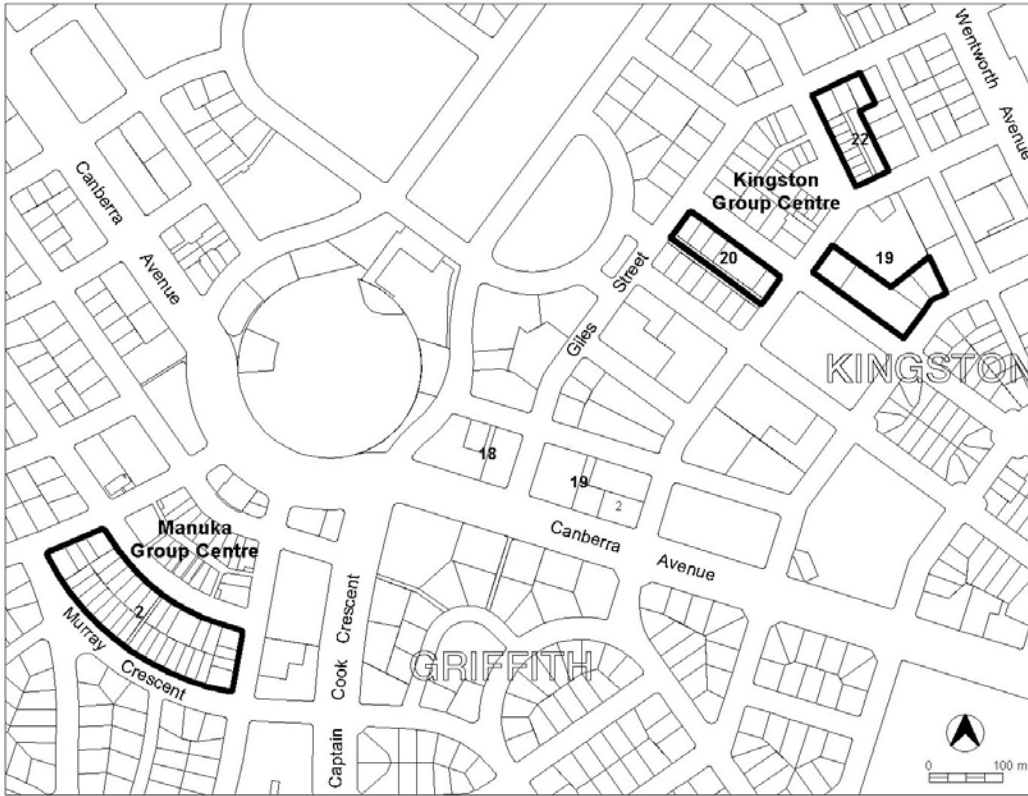


Figure 2 Manuka (Griffith) and Kingston Group Centres



Figure 3 Canberra Avenue Corridor

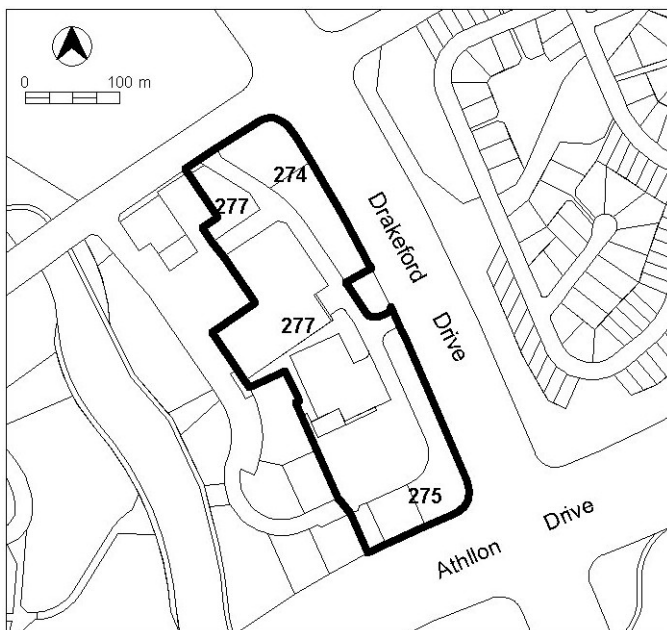


Figure 4 Drakeford Drive Corridor (Kambah)

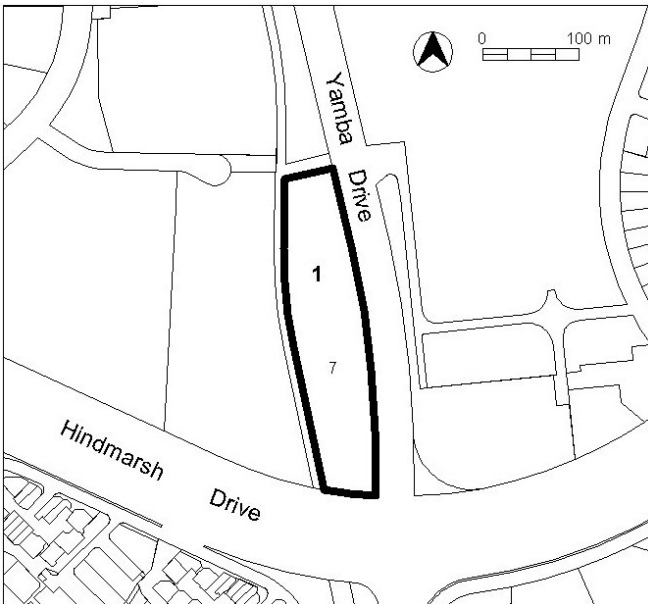


Figure 5 Yamba Drive Corridor (Phillip)

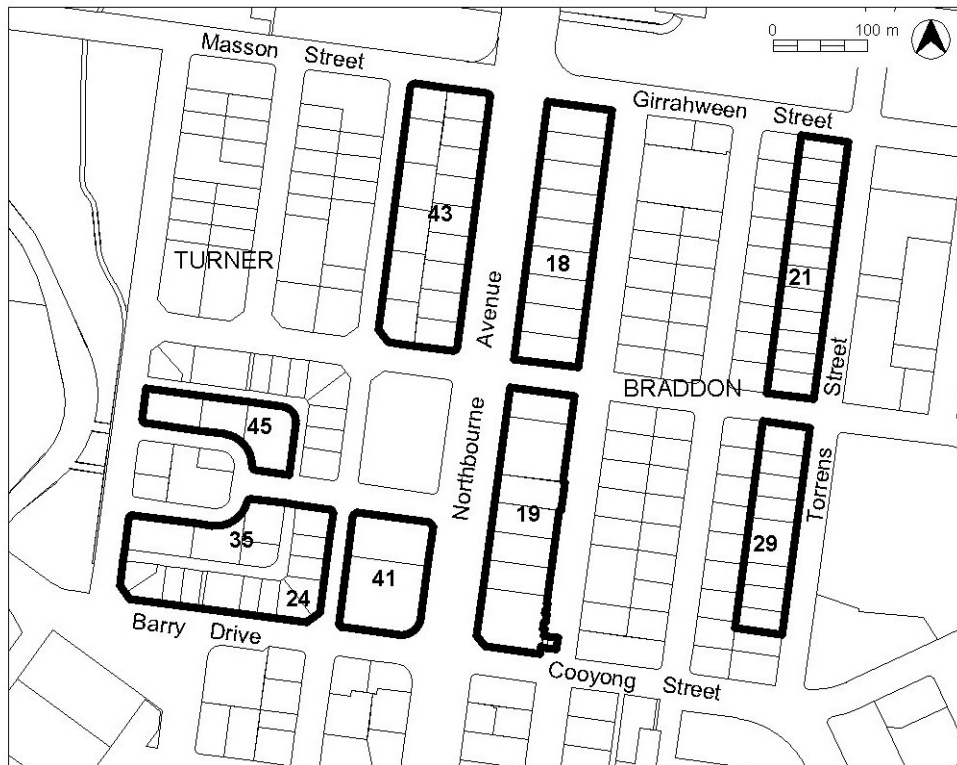


Figure 6 City Centre (Braddon and Turner)

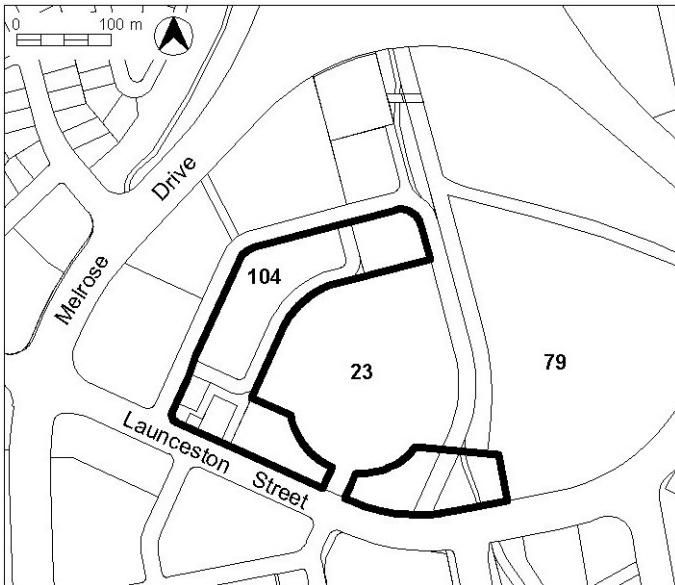


Figure 7 Woden Town Centre (Phillip)

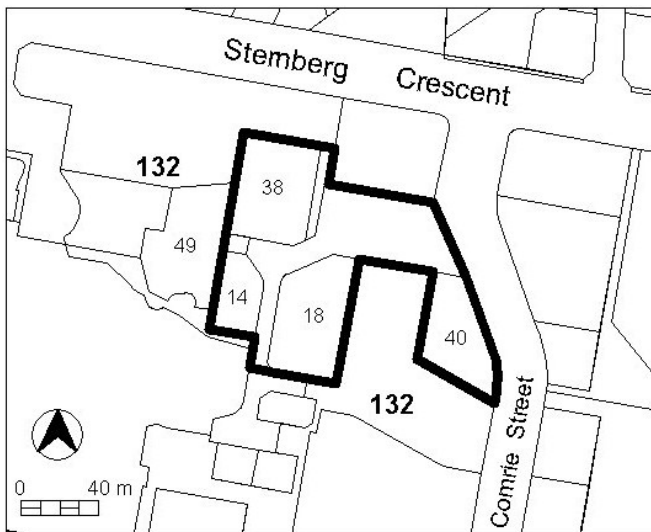


Figure 8 Erindale Group Centre (Wanniassa)

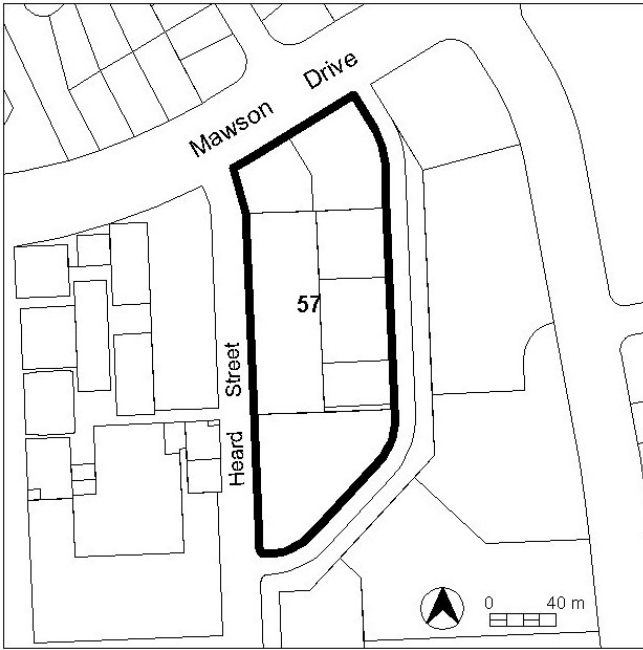


Figure 9 Mawson Group Centre