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	City Centre Development Code Town Centres Development Code Group 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	
Freight transport facility	
Funeral parlour	
Home business	Home Business General Code
Indoor entertainment facility	City Centre Development Code Town Centres Development Code Group Centres Development Code as relevant
Indoor recreation facility	
Industrial trades	
Light industry	
Minor use	
Municipal depot	
NON RETAIL COMMERCIAL USE	
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 City Centre Development Code Town Centres Development Code Group Centres Development Code as relevant.
Restaurant	City Centre Development Code Town Centres Development Code Group Centres Development Code as relevant.
Service station	
SHOP	
Store	
Subdivision	
Temporary use	
Tourist facility	
Transport depot	
Vehicle sales	
Veterinary hospital	
Warehouse	
Sign	Signs General Code

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	Town Centres Development 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

Development listed below is prohibited development except where it is listed elsewhere in the Development Table.

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:

No Precinct Codes identified.

GENERAL CODES

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

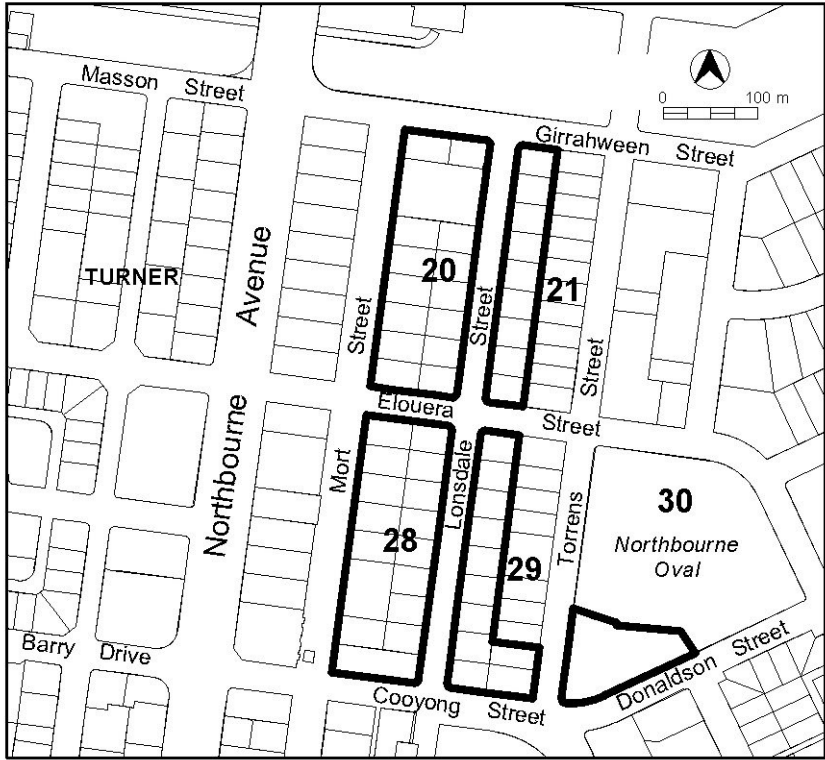|	
Access and Mobility	Home Business
Bicycle Parking	Signs
Communications Facilities and Associated Infrastructure	Parking and Vehicular Access
Community and Recreation Facilities Location Guidelines	Planning for Bushfire Risk Mitigation
Crime Prevention Through Environmental Design	Water Ways: Water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

Figure 1   City Centre (Braddon)