

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

EXEMPT DEVELOPMENT Development approval not required, may need building approval On leased land, development must be authorised by a lease.
Exempt Development identified in 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 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	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		Signs General Code
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

Site Identifier	Additional Development	Code
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 Development 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 listed elsewhere in the Development Table.

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	Produce market
Communications facility	Railway use
Corrections facility	Recyclable materials collection
Defence installation	Recycling facility
Emergency services facility	RESIDENTIAL USE
Farm tourism	Road
Financial establishment	Sand and gravel extraction
Freight transport facility	Scientific research establishment
Funeral parlour	Service station
General industry	Stock/sale yard
Hazardous industry	Store
Hazardous waste facility	Transport depot
Home business	Vehicle sales
Incineration facility	Veterinary hospital
Industrial trades	Warehouse
Land fill site	Waste transfer station
Land management facility	Woodlot
Light industry (Except Craft workshop)	

PROHIBITED DEVELOPMENT	
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	
Site Identifier	Development
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)

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 Code 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	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

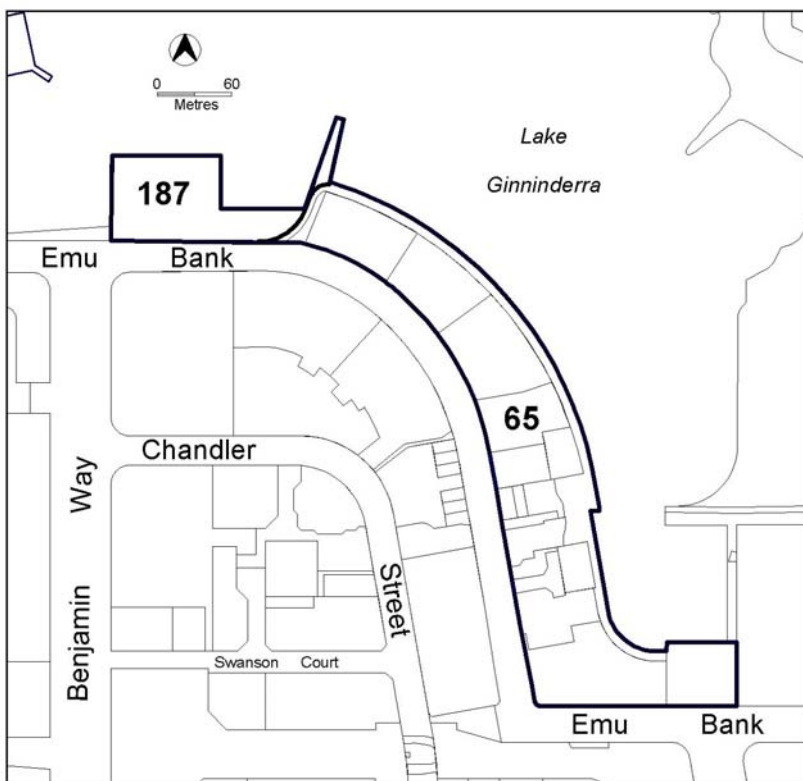


Figure 2 Belconnen Section 65 and Section 187

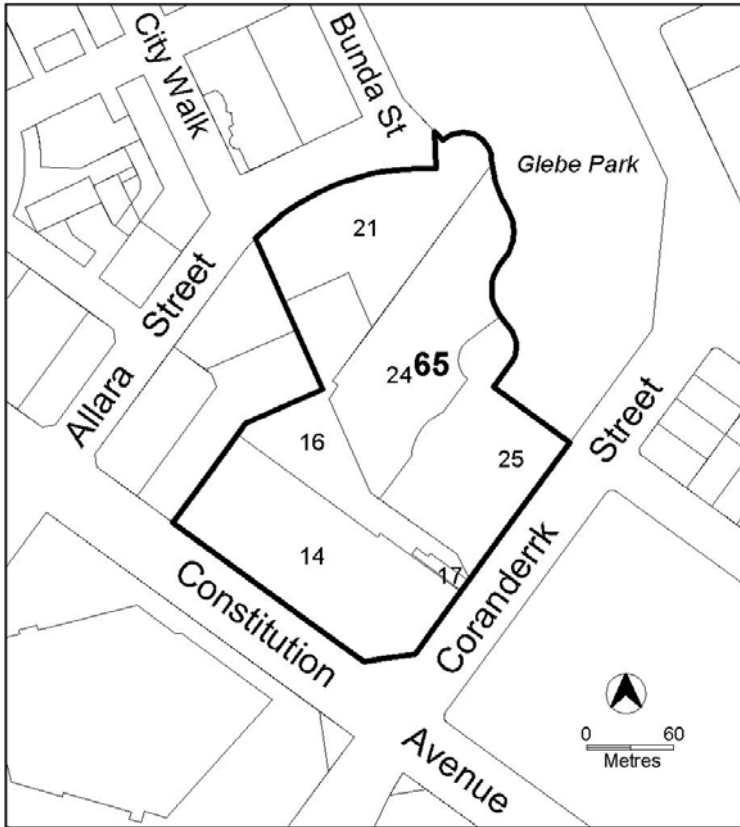


Figure 3 City Section 65

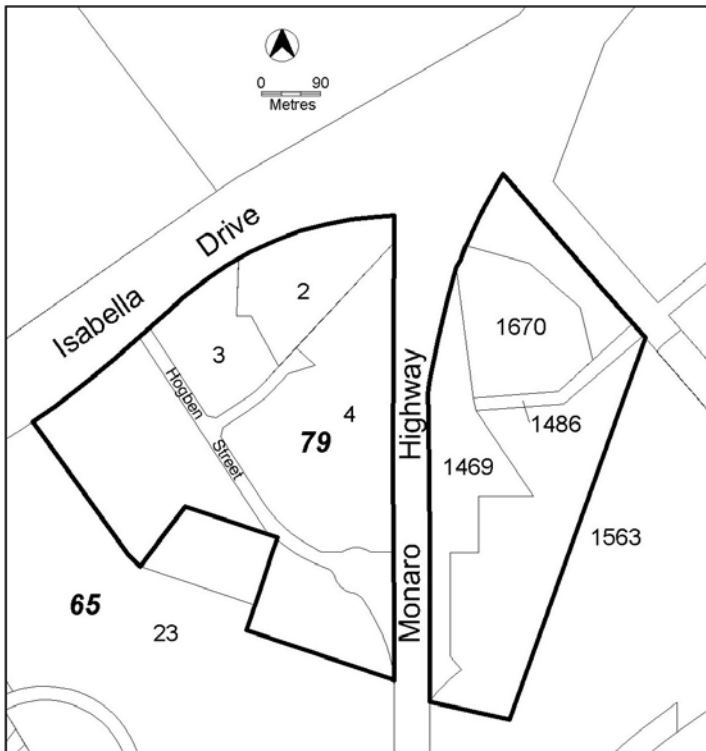


Figure 4 Gilmore and Tuggeranong District

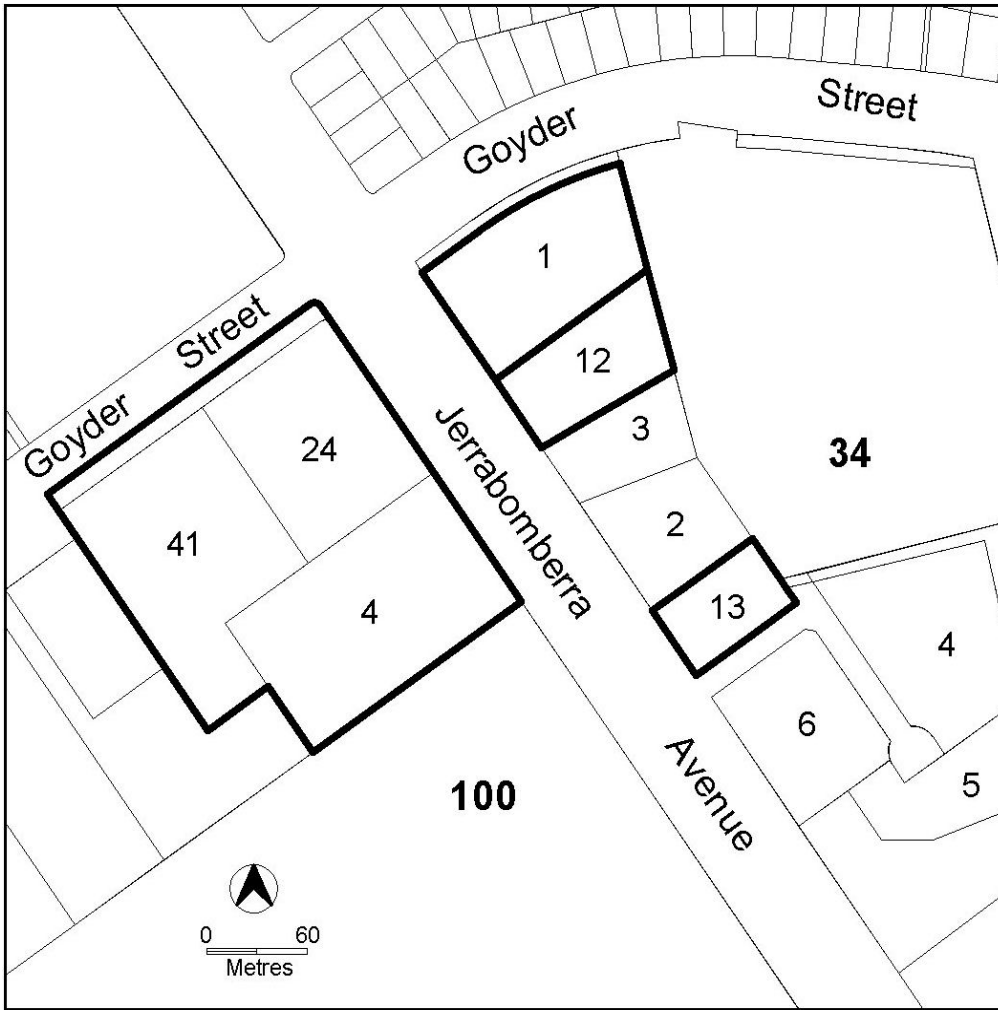


Figure 5 Narrabundah

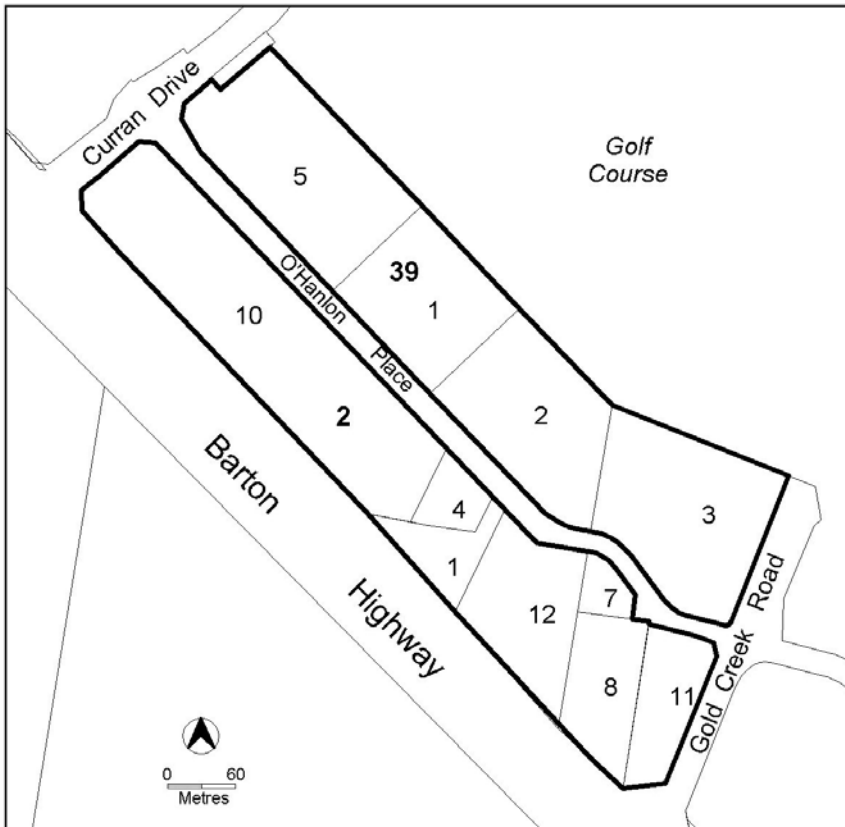


Figure 6 Nicholls

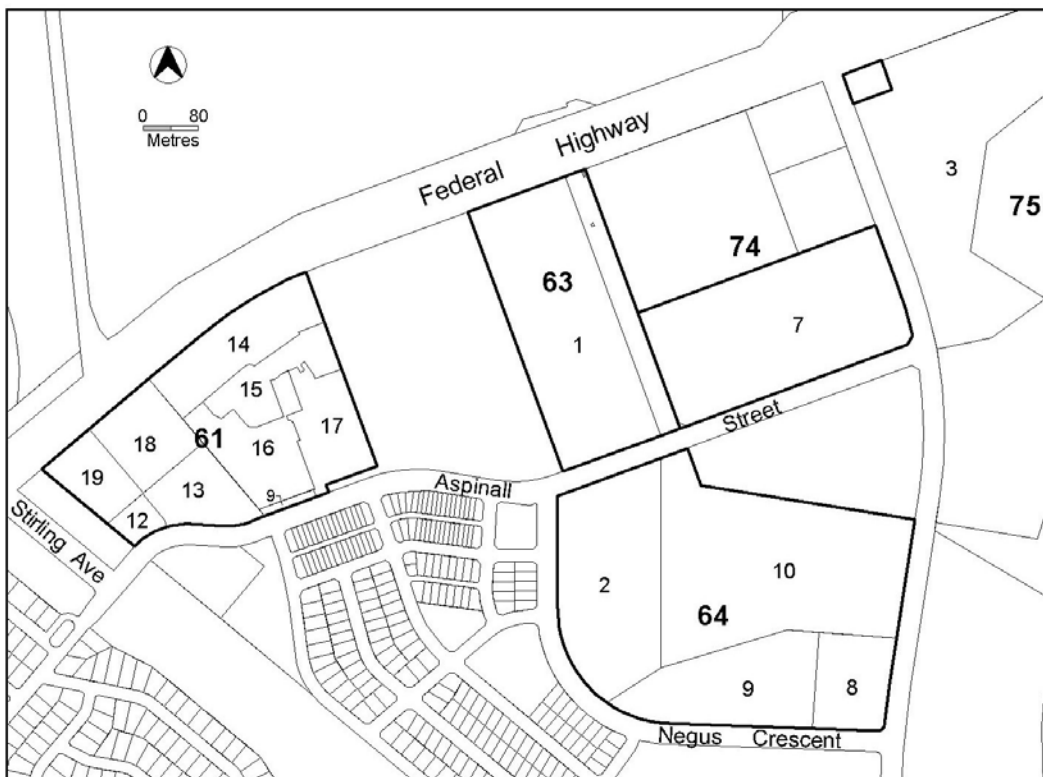


Figure 7 Watson

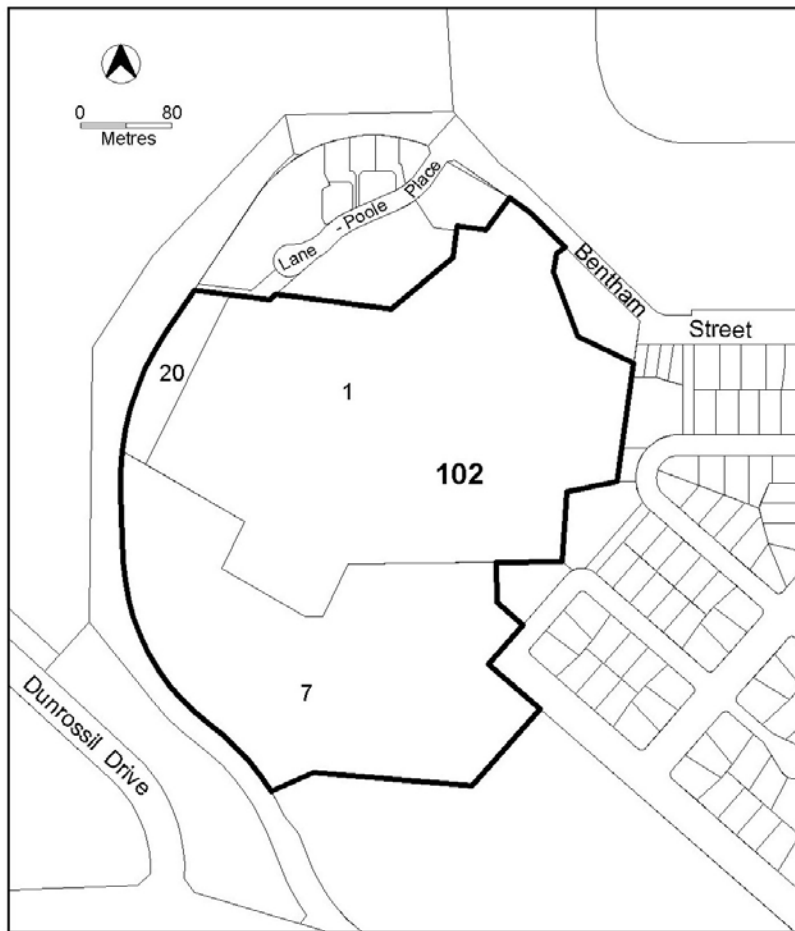


Figure 8 Yarralumla