

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 is not required. Building approval may be required. On leased land, development must be authorised by a lease.	
Development identified in the Planning and Development Act 2007 as exempt (see sections 133 and 134 of the Act and 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 listed below requires a development application and is assessed in the code track	
Development	
Varying a lease to do one or more of the following:	
<ol style="list-style-type: none"> 1. express or change the number of approved or lawfully erected units 2. remove, relocate or change easements. 	
MINIMUM ASSESSMENT TRACK MERIT	
Development listed below requires a development application and is assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) or specified as prohibited development in a precinct map.	
Development	
ancillary use	NON RETAIL COMMERCIAL USE
car park	outdoor recreation facility
civic administration	parkland
club	pedestrian plaza
COMMERCIAL ACCOMMODATION USE	place of assembly
communications facility	plant and equipment hire establishment
COMMUNITY USE	produce market
consolidation	public transport facility
craft workshop	recyclable materials collection
demolition	RESIDENTIAL USE
development in a location and of a type identified in a precinct map as additional merit track development	restaurant
drink establishment	service station
emergency services facility	SHOP
freight transport facility	sign
funeral parlour	store
home business	subdivision
indoor entertainment facility	temporary use
indoor recreation facility	tourist facility
industrial trades	transport depot
light industry	varying a lease (where not prohibited, code track or impact track assessable)
minor road	vehicle sales
minor use	veterinary hospital
municipal depot	warehouse

**MINIMUM ASSESSMENT TRACK
IMPACT**

Development listed below requires a development application and is assessed in the impact track

1. Development that is not:
 - a. Exempt, code track or merit track development (see section 132 of the Planning and Development Act 2007); or
 - b. Prohibited development, other than development that is permitted under s137 of the Planning and Development Act 2007.
2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.
3. Development that is authorised by a lease and listed as a prohibited use in this table.
4. Development declared under section 124 or section 125 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.
5. Varying a lease to add a use assessable under the impact track.

PROHIBITED DEVELOPMENT

Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.

agriculture	land management facility
airport	liquid fuel depot
animal care facility	MAJOR UTILITY INSTALLATION
animal husbandry	mining industry
aquatic recreation facility	mobile home park
boarding house	nature conservation area
bulk landscape supplies	offensive industry
caravan park/camping ground	overnight camping area
cemetery	plantation forestry
corrections facility	playing field
defence installation	railway use
development in a location and of a type identified in a precinct map as additional prohibited development	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	varying a lease to add a use listed as "prohibited development" in this development table
hazardous waste facility	waste transfer station
incineration facility	woodlot
land fill site	zoological facility

RELEVANT CODE

Development proposals must comply with the Commercial Zones Development Code.

NOTE ABOUT ANCILLARY, MINOR AND TEMPORARY USE

Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as *ancillary, minor or temporary use*. For example, a *scientific research establishment* alone is prohibited, but could be considered if it is ancillary to a **NON RETAIL COMMERCIAL USE** which is an assessable development under the merit track.