

CZ1 – Core Zone

Zone Objectives

- a) Encourage a mix of predominantly commercial land uses that contribute to a diverse and active character
- b) Provide for a range of conveniently located retail and service outlets
- c) Promote vibrant, interesting and lively street frontages including during evenings and weekends
- d) Encourage an attractive, safe and well-lit pedestrian environment with convenient access to public transport
- e) Maintain and enhance a high standard of urban design through use of sustainable design and materials and ensure that buildings retain a high level of design consistency and compatibility
- f) Provide opportunities for business investment and employment
- g) Maintain and enhance environmental amenity
- h) Promote the establishment of cultural and community identity that is representative of, and appropriate to, the place
- i) Promote active living and active travel
- j) Provide a high quality public realm by facilitating active uses on ground floor level that connects with the wider open space, pedestrian and cycle networks to promote active travel and active living.

CZ1 – Core 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	minor use
car park	NON RETAIL COMMERCIAL USE
civic administration	outdoor recreation facility
club	parkland
COMMERCIAL ACCOMMODATION USE	pedestrian plaza
communications facility	place of assembly
COMMUNITY USE	public transport facility
consolidation	recyclable materials collection
craft workshop	RESIDENTIAL USE
demolition	restaurant
development in a location and of a type identified in a precinct map as additional merit track development	service station
drink establishment	SHOP
emergency services facility	sign
home business	subdivision
indoor entertainment facility	temporary use
indoor recreation facility	tourist facility
light industry	varying a lease (where not prohibited, code track or impact track assessable)
minor road	
MINIMUM ASSESSMENT TRACK IMPACT	
Development listed below requires a development application and is assessed in the impact track	
<ol style="list-style-type: none"> 1. Development that is not: <ol style="list-style-type: none"> 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	MAJOR UTILITY INSTALLATION
airport	mining industry
animal care facility	mobile home park
animal husbandry	municipal depot
aquatic recreation facility	nature conservation area
boarding house	offensive industry
bulk landscape supplies	overnight camping area
caravan park/camping ground	plant and equipment hire establishment
cemetery	plantation forestry
corrections facility	playing field
defence installation	produce market
development in a location and of a type identified in a precinct map as additional prohibited development	railway use
drive-in cinema	recycling facility
farm tourism	sand and gravel extraction
freight transport facility	scientific research establishment
funeral parlour	stock/sale yard
general industry	store
group or organised camp	transport depot
hazardous industry	varying a lease to add a use listed as "prohibited development" in this development table
hazardous waste facility	vehicle sales
incineration facility	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
land management facility	woodlot
liquid fuel depot	zoological facility
major road	
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 <i>ancillary, minor or temporary use</i> . For example, a <i>store</i> alone is prohibited, but could be considered if it is ancillary to a <i>shop</i> which is an assessable development under the merit track.	