

## **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

| <b>EXEMPT DEVELOPMENT</b>   |   |
|---|---|
| Development approval is not required. Building approval may be required.<br>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)   |   |
| <b>ASSESSABLE DEVELOPMENT</b>   |   |
| Development application required.<br>On leased land, development must be authorised by a lease.   |   |
| <b>MINIMUM ASSESSMENT TRACK<br/>CODE</b>  |   |
| Development listed below requires a development application and is assessed in the code track   |   |
| <b>Development</b>  |   |
| Varying a lease to do one or more of the following:   |   |
| <ol style="list-style-type: none"> <li>1. express or change the number of approved or lawfully erected units</li> <li>2. remove, relocate or change easements.</li> </ol>   |   |
| <b>MINIMUM ASSESSMENT TRACK<br/>MERIT</b>   |   |
| 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. |   |
| <b>Development</b>  |   |
| 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.