

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 pedestrian environment with ready 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

CZ1 – Core 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	No development code applies. Refer to the relevant Precinct Code.	
Car park		
Civic administration		
Club		
COMMERCIAL ACCOMMODATION USE		
Communications facility		
COMMUNITY USE		
Craft workshop		
Demolition		
Drink establishment		
Emergency services facility		
Indoor entertainment facility		
Indoor recreation facility		
Light industry		
Minor use		
NON RETAIL COMMERCIAL		
Outdoor recreation facility		
Parkland		
Pedestrian plaza		
Place of assembly		
Public transport facility		
Recyclable materials collection		
RESIDENTIAL USE		Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code Relevant Precinct Code
Restaurant		No development code applies. Refer to the relevant Precinct Code.
Service station		
SHOP		Signs General Code
Sign		
Subdivision	No development code applies. Refer to the relevant Precinct Code.	
Temporary use		
Tourist 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
City, except Sections 1 and 48 (Refer City Centre Precinct Code)	Vehicle sales	No development code applies. Refer to the relevant Precinct Code.
City Sections 53 56 68 84 96 and 97 (Refer City Centre Precinct Code)	Municipal depot	
	Store	
City Section 4 Blocks 2 and 7, Section 20 and 21, Section 30 Blocks 4 and 5, Section 68 Block 2 (Figure 1)	Scientific research establishment	
Group Centres (Refer Group Centres Precinct Code)	Industrial trades	
	Municipal depot	
	Store	
Town Centres (Refer Town Centres Precinct Code)	Produce market	

**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

A development application can not be made

Any development not listed as assessable development in this Table and that appears in Volume 2 Section 3 – Definitions are prohibited, ie:

Agriculture	Mining industry
Airport	Mobile home park
Animal care facility	Municipal depot
Animal husbandry	Nature conservation area
Aquatic recreation facility	Offensive industry
Boarding house	Overnight camping area
Bulk landscape supplies	Plant and equipment hire establishment
Caravan park/camping ground	Plantation forestry
Cemetery	Playing field
Corrections facility	Produce market
Defence installation	Railway use
Drive-in cinema	Recycling facility
Farm tourism	Road
Freight transport facility	Sand and gravel extraction
Funeral parlour	Scientific research establishment
General industry	Stock/sale yard
Group or organised camp	Store
Hazardous industry	Transport depot
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 UTILITY INSTALLATION

Specific areas have developments that are prohibited in those areas. These areas and the additional developments are listed below

Site Identifier	Development
City, except Sections 53 56 68 84 96 and 97 (Refer City Centre Precinct Code)	Service station

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:

City Centre Precinct Code	Group Centres Precinct Code
Town Centres Precinct Code	

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

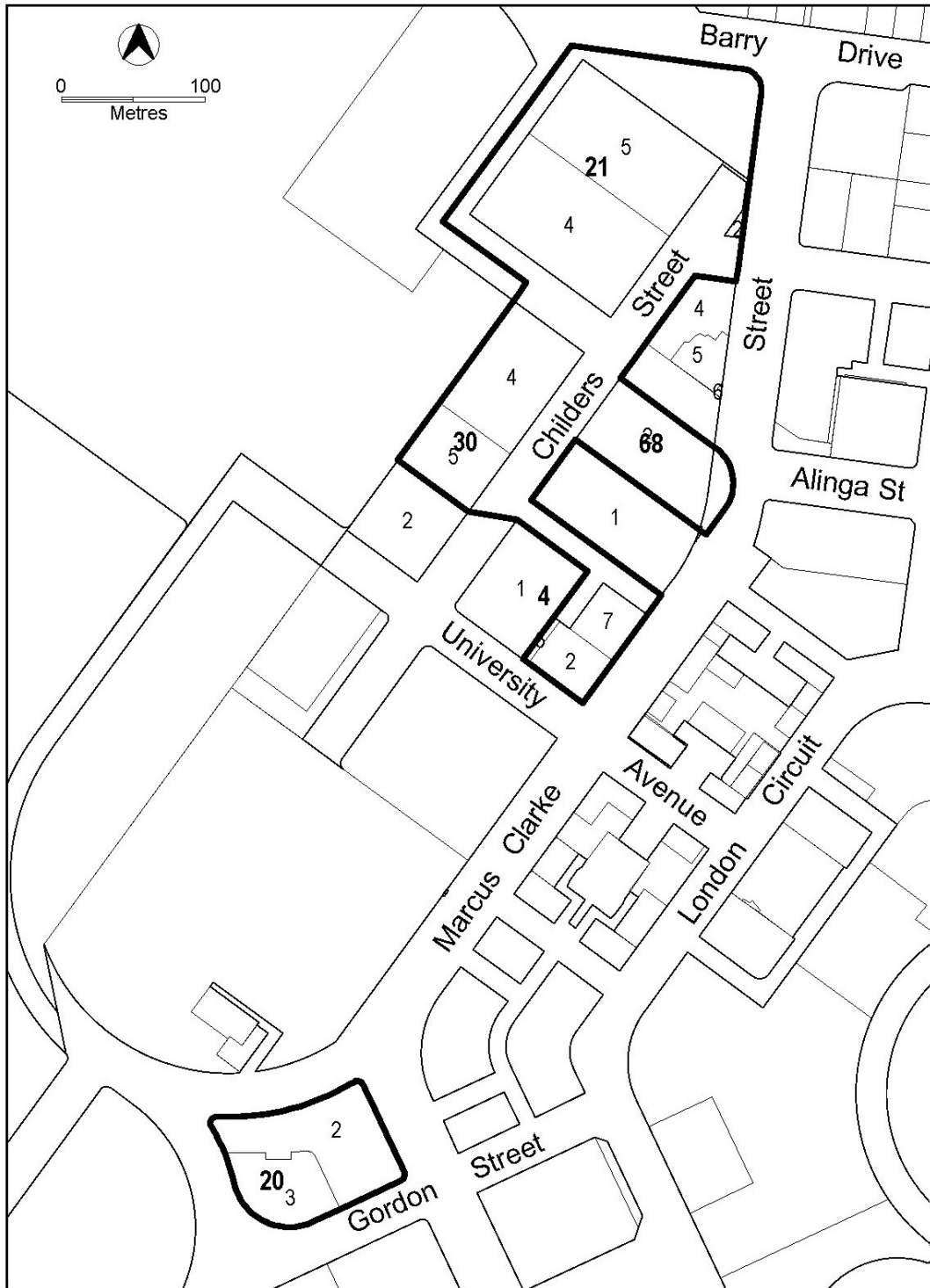


Figure 1 City West – ANU Precinct