

CZ2 – Business Zone

Zone Objectives

- a) Provide for office and business sites that are accessible to public transport and convenience retailing and services
- b) Provide a diverse range of accommodation sizes and locations for offices close to the retail core
- c) Encourage provision of convenient outlets for goods, services and facilities to meet the needs of the workforce
- d) Create vibrant lively pedestrian routes and public spaces
- e) Ensure a high quality urban environment through use of sustainable design and materials and maintain a high level of amenity for employees and the public

CZ2 – Business 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	
Minor use	
NON RETAIL COMMERCIAL	
Outdoor recreation facility	
Parkland	
Pedestrian plaza	
Place of assembly	
Public transport facility	
Recyclable materials collection	
RESIDENTIAL USE	
Restaurant	Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code Relevant Precinct Code
SHOP	
Sign	No development code applies. Refer to the relevant Precinct Code.
Subdivision	Signs General Code
Temporary use	No development code applies. Refer to the relevant Precinct Code.
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
Belconnen Section 43 Block 2, Section 44 Blocks 10 and 11, Section 50 Blocks 7 and 8 and Section 152 Blocks 5 and 6 (refer Town Centre Precinct Code)	Service station	No development code applies. Refer to the relevant Precinct Code.
Deakin, All blocks (Figure 1)	Defence installation	
	Scientific research establishment	
Griffith Sections 18, 19, 25, 26, 84 and 87, Kingston Section 14 and Fyshwick Section 6 (Canberra Avenue Corridor) (Figure 3)	Scientific research establishment	
Griffith Section 19 Block 2 and Section 25 Blocks 1 and 2 (Figure 3)	Service station	
Group Centres (refer Group Centres Precinct Code)	Funeral parlour	
	Light industry	
	Veterinary hospital	
Group Centres (refer Group Centres Precinct Code) except Griffith Section 2 and Kingston Sections 19, 20 and 22	Service station	
Kambah Sections 274, 275 and 277 (Drakeford Drive Corridor) (Figure 4)	Service station	
	Store	
	Scientific research establishment	
	Warehouse	
Phillip Section 1 Block 7 (Yamba Drive Corridor) (Figure 5)	Scientific research establishment	

**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

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	Service station
Group or organised camp	Stock/sale yard
Hazardous industry	Store
Hazardous waste facility	Transport depot
Incineration facility	Vehicle sales
Industrial trades	Veterinary hospital
Land fill site	Warehouse
Land management facility	Waste transfer station
Light industry (except for Craft workshop)	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
Braddon Section 18 and 19 (City Centre) (Figure 6)	Place of assembly
	Place of worship
	SHOP (except for Personal services)
Braddon Section 21 and 29 (City Centre) (Figure 6)	Club
	COMMERCIAL ACCOMMODATION USE
	Community theatre
	Cultural facility
	Drink establishment
	Educational establishment
	Emergency services facility
	Financial establishment
	Indoor entertainment facility
	Indoor recreation facility
	Outdoor recreation facility
	Place of assembly
	Place of worship
	Religious associated use
	Restaurant
	SHOP
	Tourist facility

PROHIBITED DEVELOPMENT A development application can not be made	
Site Identifier	Development
Deakin (Figure 1)	Indoor entertainment facility
	Tourist facility
	Tourist resort
Deakin except on Section 35 Blocks 2 and 28 (Figure 1)	COMMERCIAL ACCOMMODATION USE
	RESIDENTIAL USE
Deakin except on Section 35 Block 28 (Figure 1)	Club
Deakin Section 35 Block 27 (Figure 1)	All uses except Health facility
Griffith Section 18 19 25 26 84 and 87 (Canberra Avenue Corridor) (Figure 3) Kambah Section 274, 275 and 277 (Drakeford Drive Corridor) (Figure 4) Kingston Section 14 Fyshwick Section 6 (Canberra Avenue Corridor) (Figure 3)	Drink establishment
	Indoor entertainment facility
	Tourist facility
	Tourist resort
Griffith Section 2 (Manuka Group Centre) (Figure 2) Kingston Section 19 and 20 (Kingston Group Centre) (Figure 2)	Club
	Drink establishment
	Indoor entertainment facility
	Indoor recreation facility
	Restaurant
	Shop (except for Arts, craft and sculpture dealer and Personal services)
	Tourist facility
	Tourist resort
Kingston Section 22 (Kingston Group Centre) (Figure 2)	Club
	Drink establishment
	Indoor entertainment facility
Mawson Section 57 (Mawson Group Centre) (Figure 9)	SHOP (except for Arts, craft and sculpture dealer and Personal services)
Phillip Section 23, 79 part and 104 (Woden Town Centre) (Figure 7)	RESIDENTIAL USE
Phillip Section 1 Block 7 (Yamba Drive Corridor) (Figure 5)	Drink establishment
	Indoor entertainment facility
	Restaurant (except where ancillary to other permitted use)
	SHOP
	Tourist facility
Turner Section 24, 35 and 45 (City Centre) (Figure 6)	COMMERCIAL ACCOMMODATION USE (except Guest house)
	Drink establishment
	Emergency services facility
	Financial establishment
	Indoor entertainment facility
	Place of assembly
	Restaurant
	Serviced apartments
	SHOP
Turner Section 41 and 43 (City Centre) (Figure 6)	Place of assembly
	Place of worship
	SHOP (except for Personal services)
Wanniassa Section 132, (Erindale Group Centre) (Figure 8)	SHOP (except for Arts, craft and sculpture dealer and Personal services)

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	CZ2 Business Zone Outside Centres Precinct Code
Northbourne Avenue 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

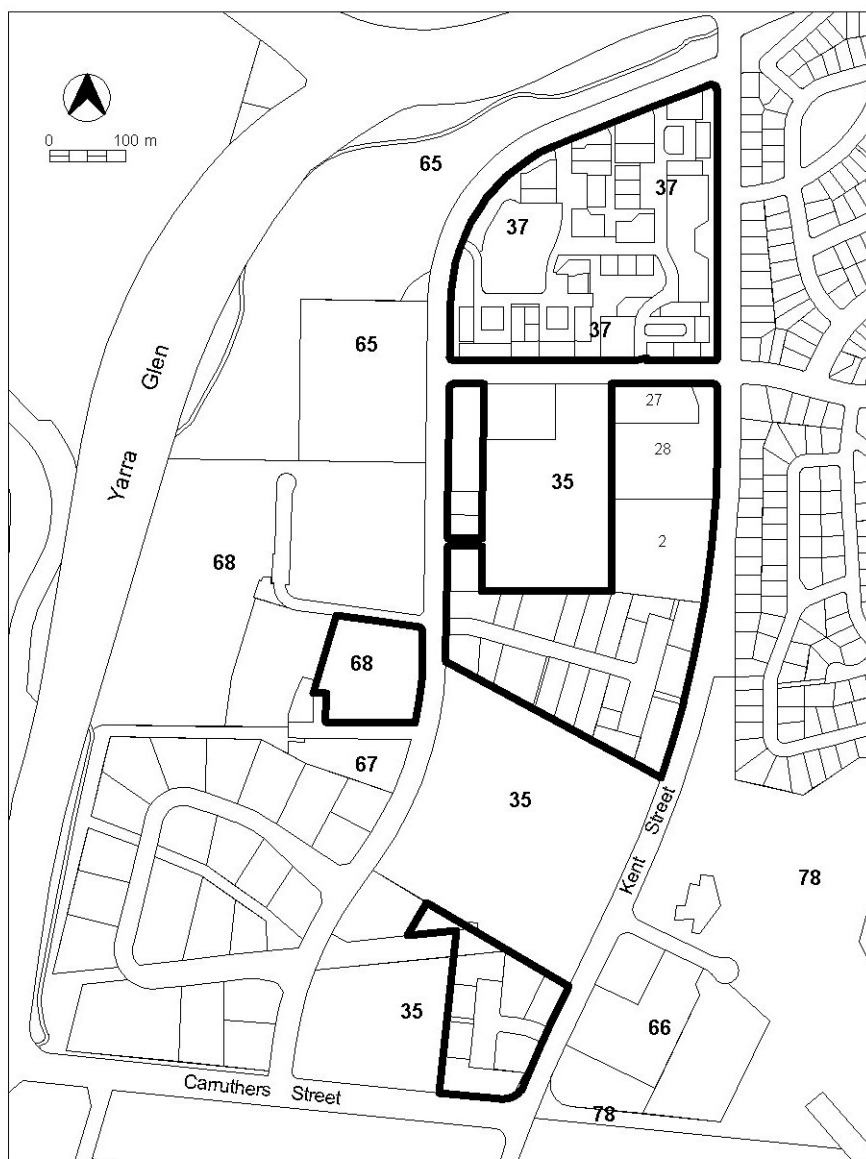


Figure 1 Deakin Office Sites

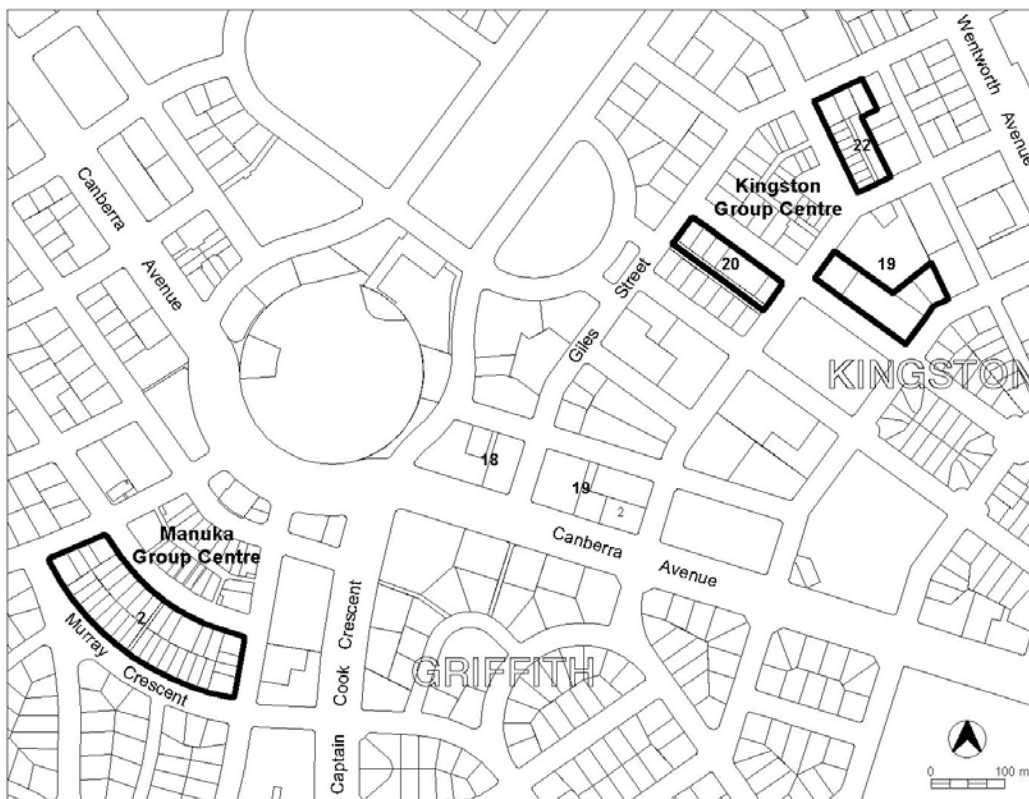


Figure 2 Manuka (Griffith) and Kingston Group Centres

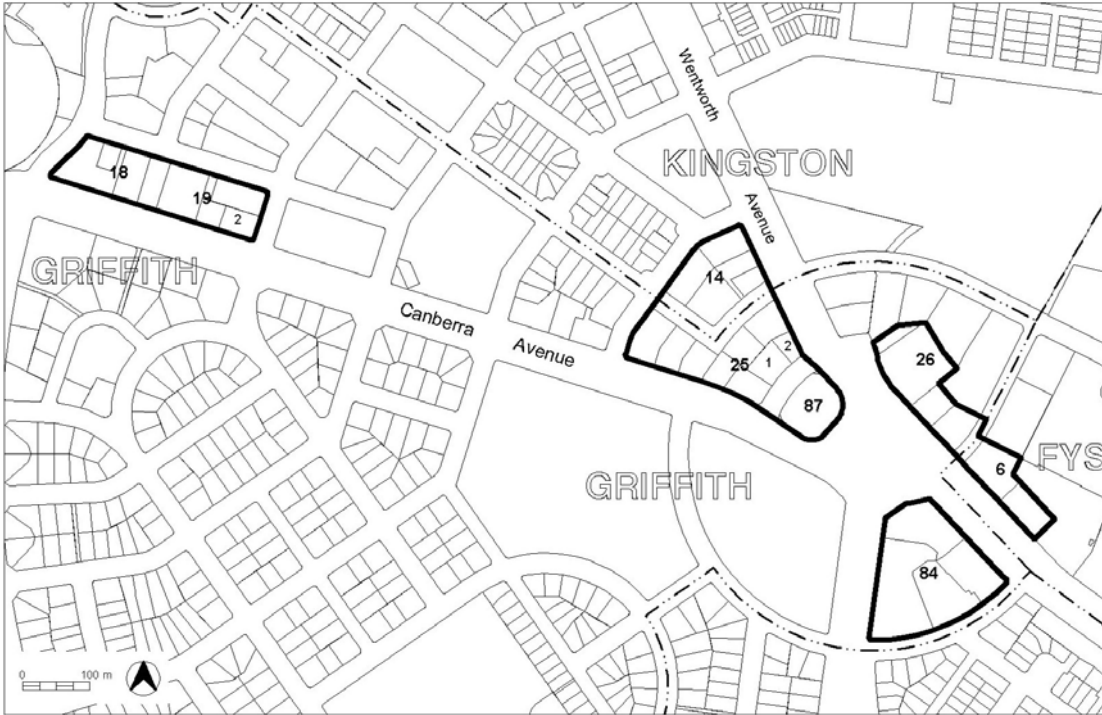


Figure 3 Canberra Avenue Corridor

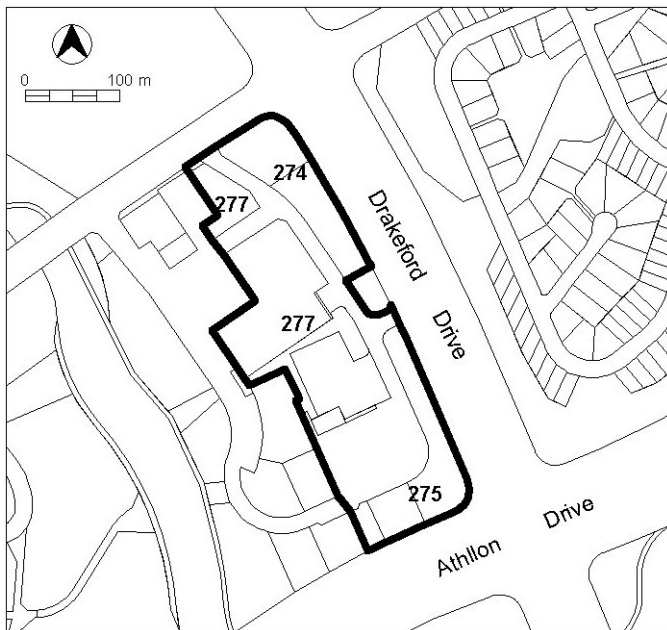


Figure 4 Drakeford Drive Corridor (Kambah)

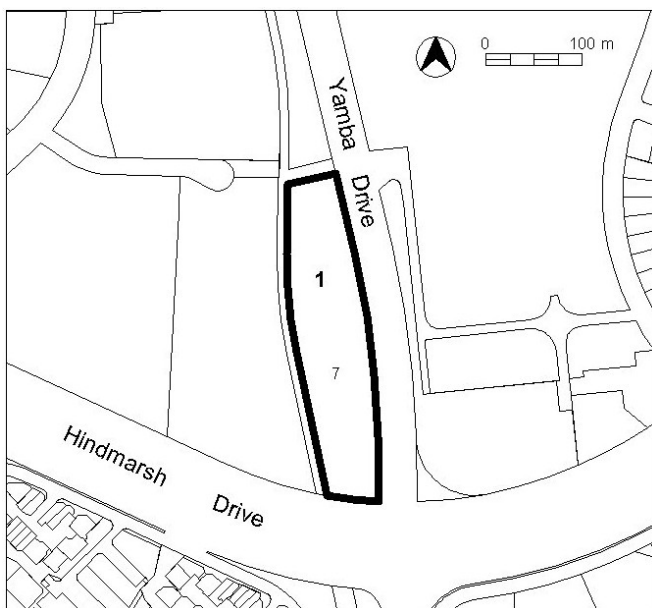


Figure 5 Yamba Drive Corridor (Phillip)

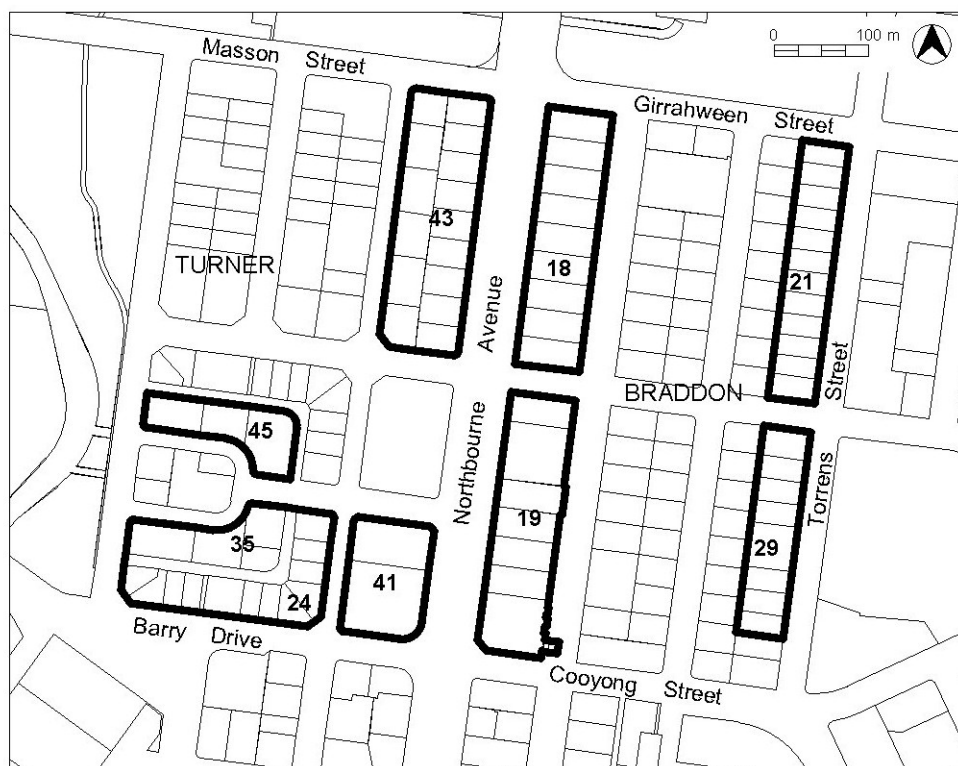


Figure 6 City Centre (Braddon and Turner)

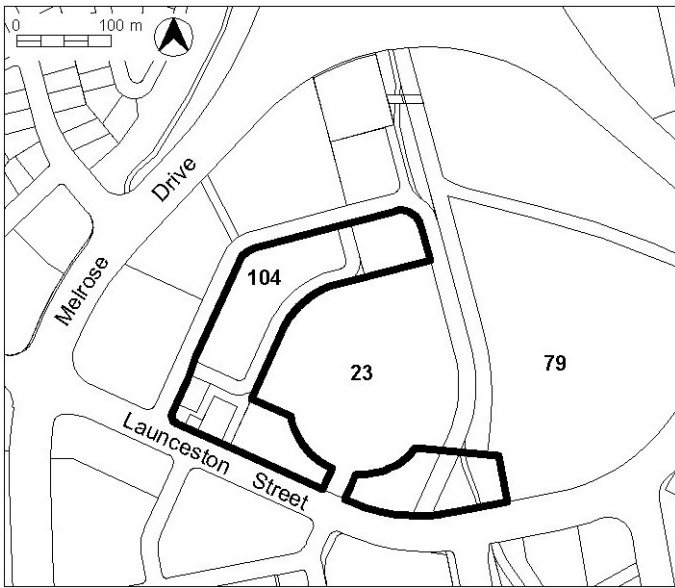


Figure 7 Woden Town Centre (Phillip)

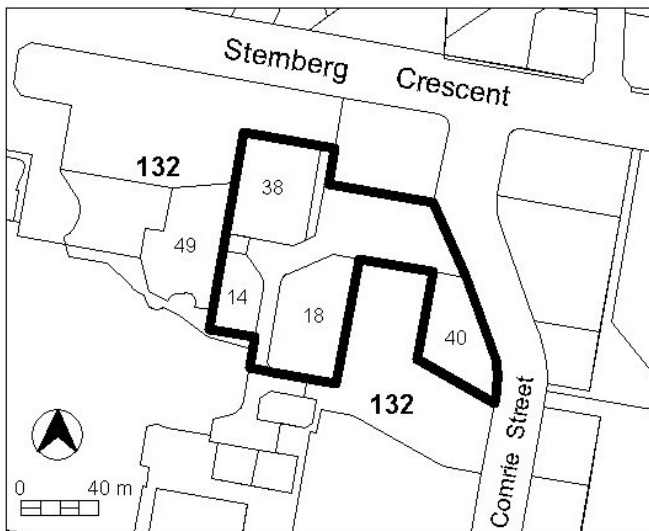


Figure 8 Erindale Group Centre (Wanniassa)

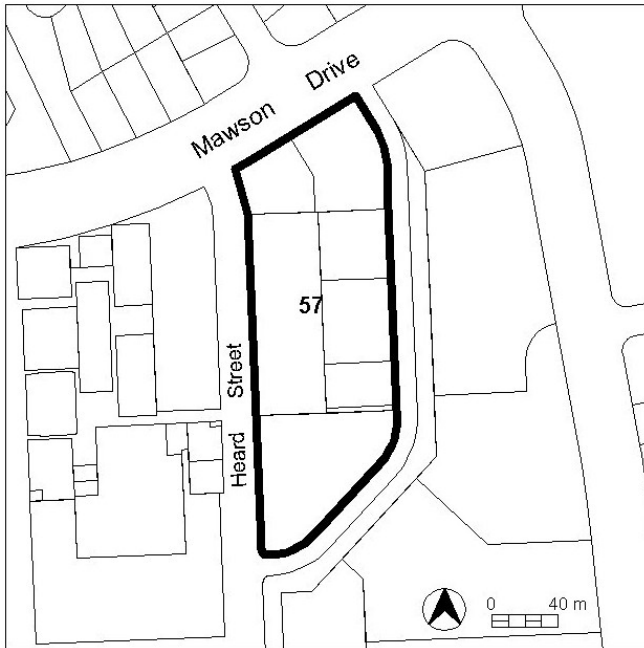


Figure 9 Mawson Group Centre