

CZ4 – Local Centre Zone

Zone Objectives

- a) Provide for convenience retailing and other accessible, convenient shopping and community and business services to meet the daily needs of local residents
- b) Provide opportunities for business investment and local employment
- c) Ensure the mix of uses is appropriate to this level of the commercial hierarchy and enable centres to adapt to changing social and economic circumstances
- d) Maintain and enhance local residential and environmental amenity through appropriate and sustainable urban design
- e) Promote the establishment of a cultural and community identity that is representative of, and appropriate to, the place

CZ4 – Local Centre 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 CZ4 Local Centres Zone Precinct Code.
Car park	
COMMUNITY USE	
Demolition	
Guest house	
Indoor entertainment facility	
Indoor recreation facility	
Industrial trades	
Light industry	
Minor use	
NON RETAIL COMMERCIAL	
Parkland	
Pedestrian plaza	
RESIDENTIAL USE	
Restaurant	No development code applies. Refer to CZ4 Local Centres Zone Precinct Code.
Recyclable materials collection	
Service station	
SHOP	Signs General Code
Sign	
Subdivision	No development code applies. Refer to CZ4 Local Centres Zone Precinct Code.
Temporary use	
Veterinary hospital	

**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
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
Bruce Local Centre	Drink establishment	CZ4 Local Centres Zone Precinct Code
	Bulk landscape supplies	
Hall Local Centre	Plant and equipment hire establishment	Rural Villages Precinct Code

**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	MAJOR UTILITY INSTALLATION
Airport	Mining industry
Animal care facility	Mobile home park
Animal husbandry	Motel
Aquatic recreation facility	Municipal depot
Boarding house	Nature conservation area
Bulk landscape supplies	Offensive industry
Caravan park/camping ground	Outdoor recreation facility
Cemetery	Overnight camping area
Civic administration	Place of assembly
Club	Plant and equipment hire establishment
Communications facility	Plantation forestry
Corrections facility	Playing field
Defence installation	Produce market
Drink establishment	Public transport facility
Drive-in cinema	Railway use
Emergency services facility	Road
Farm Tourism	Recycling facility
Freight transport facility	Scientific research establishment
Funeral parlour	Stock/sale yard
General industry	Store
Group or organised camp	Tourist facility
Hazardous industry	Tourist resort
Hazardous waste facility	Transport depot
Hotel	Vehicle sales
Incineration facility	Warehouse
Land fill site	Waste transfer station
Land management facility	Woodlot
Liquid fuel depot	Zoological facility

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

Site Identifier	Development
No additional prohibited development identified	

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:	
CZ4 Local Centres Zone Precinct Code	Rural Villages 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