

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 | |
| Consolidation | |
| 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 | 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. |
| SHOP | |
| Sign | Signs General Code |
| 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 |
|---|---|---|
| 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

Development listed below is prohibited development except where it is an ancillary use, minor use or temporary use as defined in Volume 2 Section 3 – Definitions.

| | |
|--|--|
| 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 |

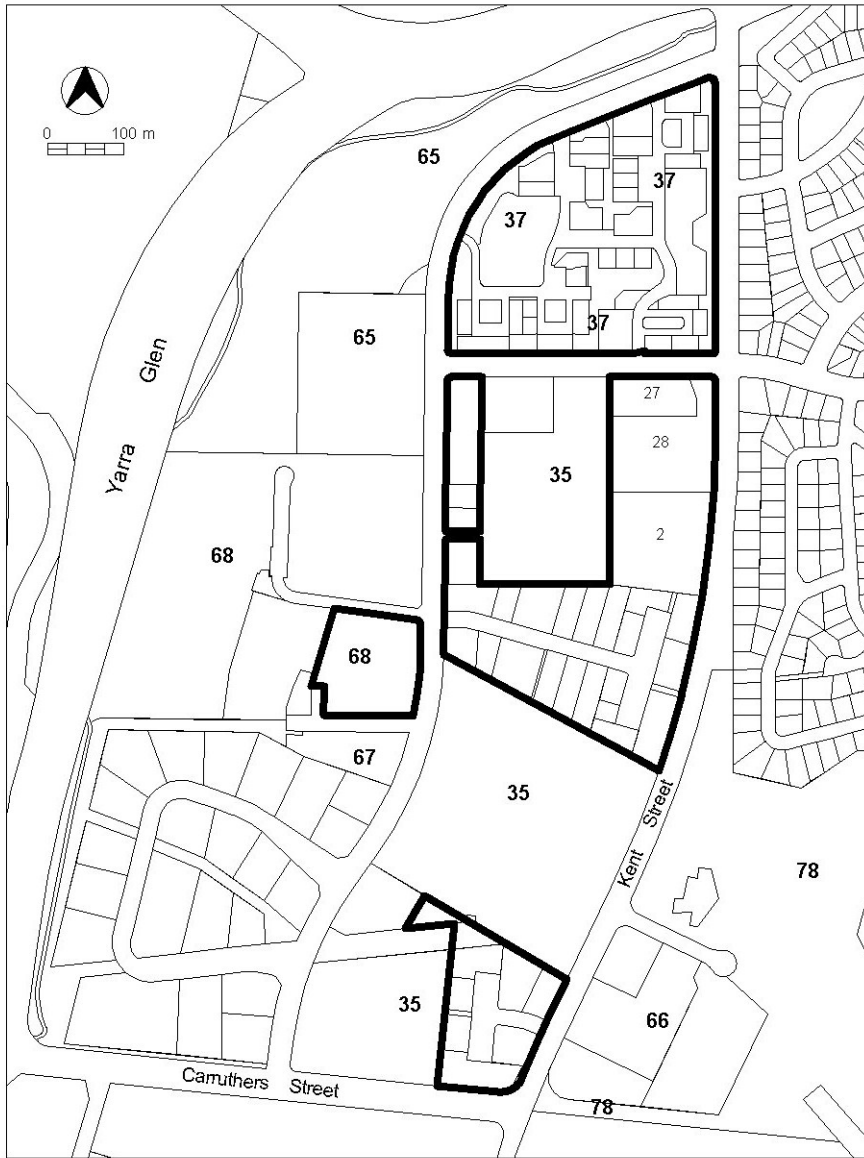


Figure 1 Deakin Office Sites

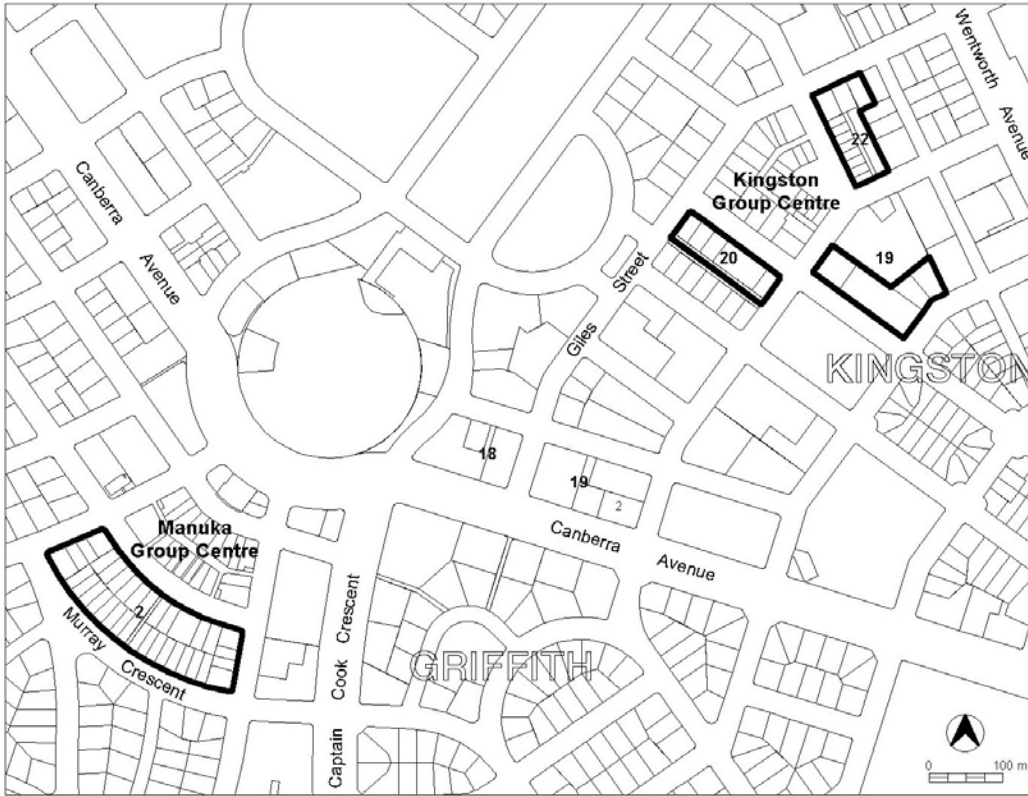


Figure 2 Manuka (Griffith) and Kingston Group Centres



Figure 3 Canberra Avenue Corridor

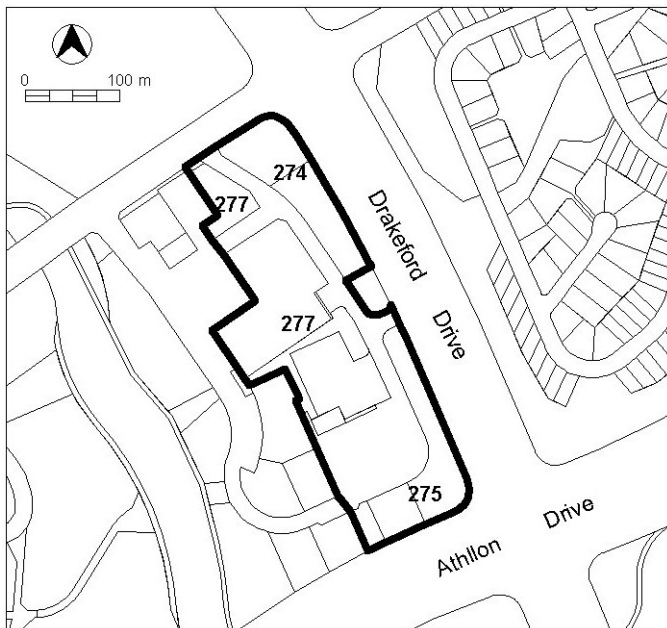


Figure 4 Drakeford Drive Corridor (Kambah)

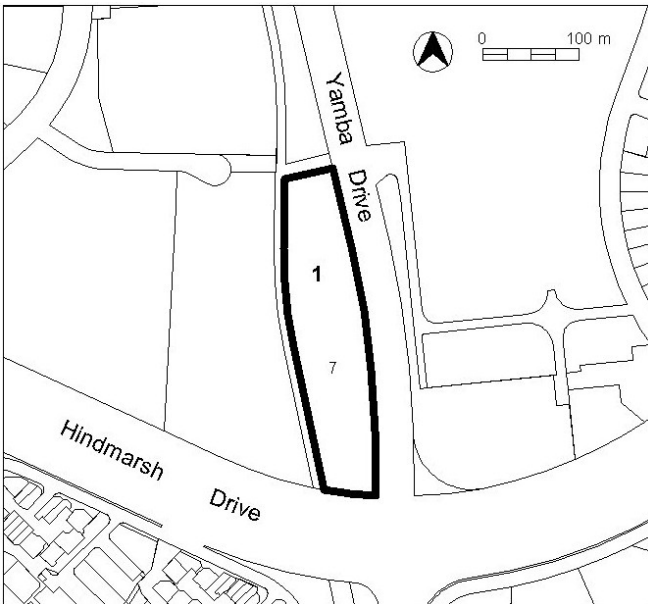


Figure 5 Yamba Drive Corridor (Phillip)

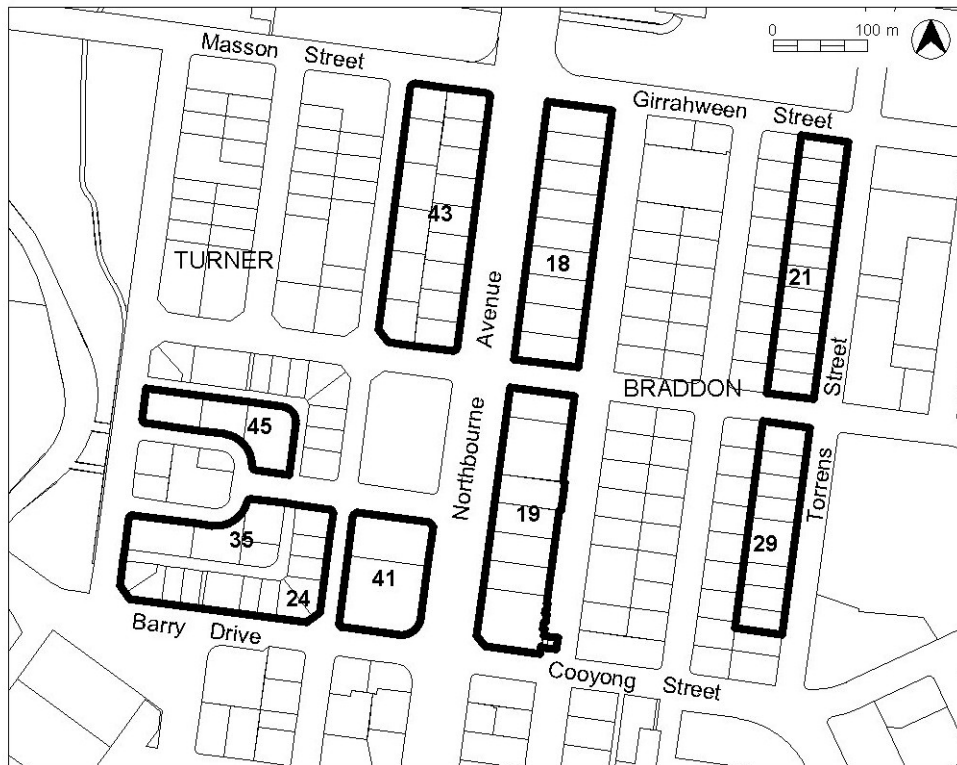


Figure 6 City Centre (Braddon and Turner)

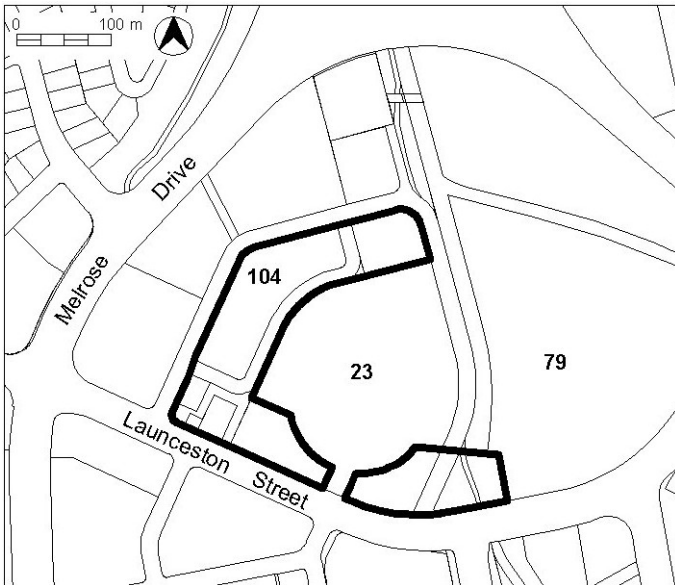


Figure 7 Woden Town Centre (Phillip)

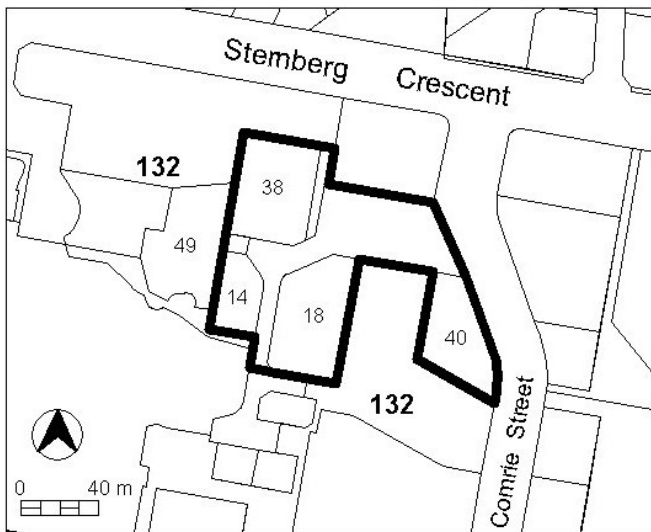


Figure 8 Erindale Group Centre (Wanniassa)

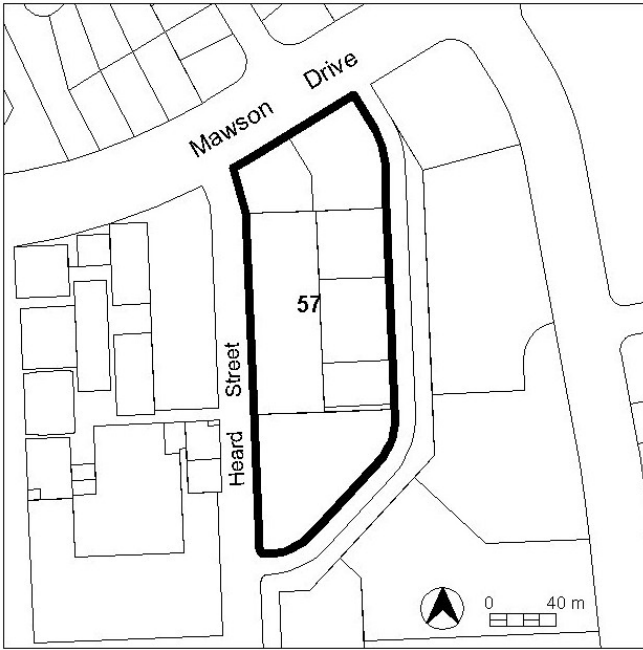


Figure 9 Mawson Group Centre