

CZ5 – Mixed Use Zone

Zone Objectives

- a) Encourage higher density residential development in locations with convenient access to transport corridors, and commercial and employment centres
- b) Create an efficient and sustainable urban environment and provide for a diversity of living, working and recreation opportunities
- c) Maintain and enhance environmental amenity and undertake development using best practice environmentally sustainable development principles
- d) Encourage a standard of urban design that is consistent with selected major avenues, approach routes and other strategically located areas
- e) Encourage activities particularly at street frontage level that contribute to an active public realm

CZ5 – Mixed Use Zone Development Table

EXEMPT DEVELOPMENT Development approval not required, may need building approval On leased land, development must be authorised by a lease.
Exempt Development identified in Section 20 and Schedule 1 of the Planning and Development Regulation 2008.

ASSESSABLE DEVELOPMENT Development application required On leased land, development must be authorised by a lease.

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	CZ5 Mixed Use Zone Development Code	
Boarding house		
Car park		
Communications facility		
COMMUNITY USE		
Consolidation		
Demolition		
Emergency services facility		
Guest house		
Home business		Home Business General Code
Hotel		
Indoor recreation facility		
Minor use		
Motel		
Multi-unit housing		
NON RETAIL COMMERCIAL USE		
Outdoor recreation facility		
Parkland		
Pedestrian plaza		
Place of assembly		
Public transport facility		
Relocatable unit		
RESIDENTIAL USE	Residential Zones Single Dwelling Housing Development Code Residential Zones Multi Unit Housing Development Code CZ5 Mixed Use Zone Development Code	
Restaurant		
Serviced apartment		CZ5 Mixed Use Zone Development Code
SHOP		
Sign	Signs General Code	
Subdivision	CZ5 Mixed Use Zone Development Code	
Temporary use		

**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
Barton Section 27 (Figure 1)	Club	CZ5 Mixed Use Zone Development Code
	Drink establishment	
	Tourist resort	
Braddon Section 3 and 7 (Figure 3)	Club	
	Place of assembly	
	Scientific research establishment	
Braddon Section 8 Block 1 (Figure 3)	Club	
Dickson Section 6 Block 39 (Figure 3)	Tourist facility (Tourist information centre only)	
Bruce only along Battye Street, Braybrooke Street and Watkin Street (Figure 2)	Club	
	Hotel	
Bruce (Figure 2)	Defence installation	
	Drink establishment	
	Light industry	
	Place of assembly	
	Scientific research establishment	
	Store	
	Warehouse	
City Section 6 (Figure 4)	Club	
	Indoor entertainment facility	
	Place of assembly	
Dickson Section 1 and 33 (Figure 3)	Club	
	Place of assembly	
	Scientific research establishment	
Forrest Section 18 (Figure 6)	Club	
	Scientific research establishment	
Gungahlin District	Craft workshop	
	Drink establishment	
	Indoor entertainment facility	
	Tourist resort	
Kingston (areas a-e) (Figure 7)	Craft workshop	
	Major utility instillation	
	Place of assembly	
	Tourist facility (excluding Service station)	
Kingston (area a) (Figure 7)	Light industry	
	Scientific research establishment	
	Service station	

**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
Kingston (area b) (Figure 7)	Aquatic recreation facility (except on blocks adjacent to Jerrabomberra Creek)	CZ5 Mixed Use Zone Development Code
	Club	
	Drink establishment	
	Indoor entertainment facility	
	Tourist resort	
Kingston (area c) (Figure 7)	Aquatic recreation facility (except on blocks adjacent to Jerrabomberra Creek)	
	Club	
	Drink establishment	
	Indoor entertainment facility	
	Light industry	
	Municipal depot	
	Scientific research establishment	
Tourist resort		
Kingston (area d) (Figure 7)	Scientific research establishment	
	Service station	
Kingston (area e) (Figure 7)	Drink establishment	
	Indoor entertainment facility	
	Light industry	
	Scientific research establishment	
Lyneham Section 50 Blocks 12, 24 and 25 Section 53 Block 1 (Figure 3)	Club	
	Place of assembly	
	Scientific research establishment	
Oaks Estate (Figure 8)	Craft workshop	
	Light industry	
	Warehouse	
Turner Section 58 Block 2, 8, and 9 (Figure 3)	Club	
	Place of assembly	
	Scientific research establishment	
Part Block 1179 Weston Creek	Municipal Depot	Non-Urban Zones Development 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

Development listed below is prohibited development except where it is listed elsewhere in the Development Table.

Agriculture	MAJOR UTILITY INSTALLATION
Airport	Mining industry
Animal care facility	Mobile home park
Animal husbandry	Municipal depot
Aquatic recreation facility	Nature conservation area
Bulk landscape supplies	Offensive industry
Caravan park/camping ground	Overnight camping area
Cemetery	Plant and equipment hire establishment
Civic administration	Plantation forestry
Club	Produce market
Corrections facility	Railway use
Craft workshop	Recyclable materials collection
Defence installation	Recycling facility
Drink establishment	Road
Drive-in cinema	Sand and gravel extraction
Farm Tourism	Scientific research establishment
Freight transport facility	Service station
Funeral parlour	Stock/sale yard
General industry	Store
Group or organized camp	Tourist facility
Hazardous industry	Tourist resort
Hazardous waste facility	Transport depot
Incineration facility	Vehicle sales
Indoor entertainment facility	Veterinary hospital
Industrial trades	Warehouse
Land fill site	Waste transfer station
Land management facility	Woodlot
Light industry	Zoological facility
Liquid fuel depot	

PROHIBITED DEVELOPMENT	
A development application can not be made	
Specific areas have developments that are prohibited in those areas. These areas and the additional developments are listed below	
Site Identifier	Development
Forrest Section 34 and 35 (Figure 6)	Business agency
	Financial establishment
	Indoor recreation facility
	Public agency
	Restaurant
	SHOP
Forrest Section 35 (Figure 6)	Hotel
	Motel
Deakin Section 12 (Figure 5)	Financial establishment
	Indoor recreation facility
	Office
Deakin Section 49 (Figure 5)	SHOP (all shops other than Art craft and sculpture dealer)
Kingston (area a) (Figure 7)	Hotel
Kingston (areas a, b and c) (Figure 7)	Place of worship
	Religious associated use
Kingston (area d) (Figure 7)	Hotel
Kingston (area e) (Figure 7)	Boarding house
	Child care centre
	Hotel
	Motel
	Place of worship
	Religious associated use.
Oaks Estate (Figure 8)	Hotel
	Motel
	NON RETAIL COMEMRCIAL
	Service station
Oaks Estate except on Section 7 Blocks 4 and 14 and Section 10 Block 4 (Figures 8 and 9)	SHOP
Oaks Estate except fronting Railway Street on Section 7 Blocks 4, 5 and 6 (Figures 8 and 9)	Restaurant

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:	
Northbourne Avenue Precinct Code	
GENERAL CODES	
The following General Codes may be called up by Development or Precinct 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

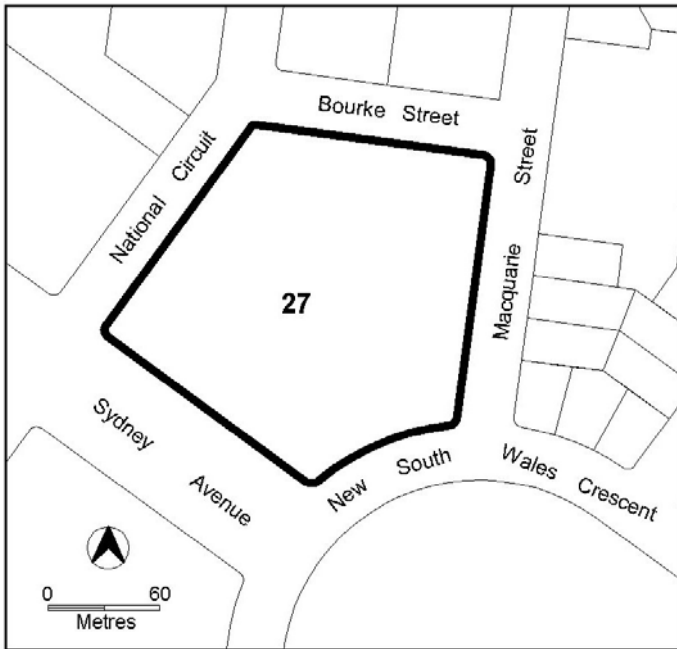


Figure 1 Barton Section 27



Figure 2 Bruce

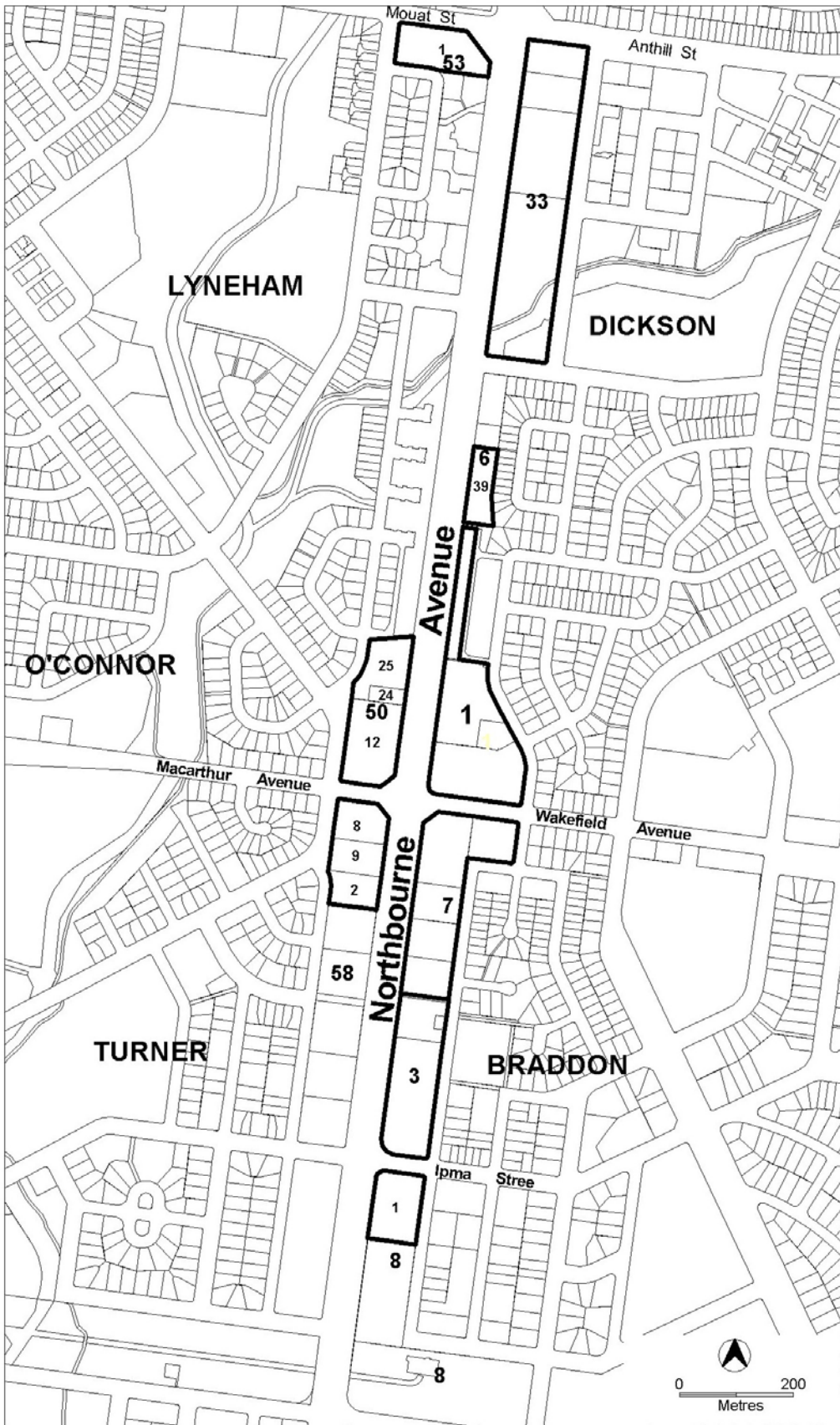


Figure 3 Northbourne Avenue (Braddon, Dickson, Lyneham and Turner)

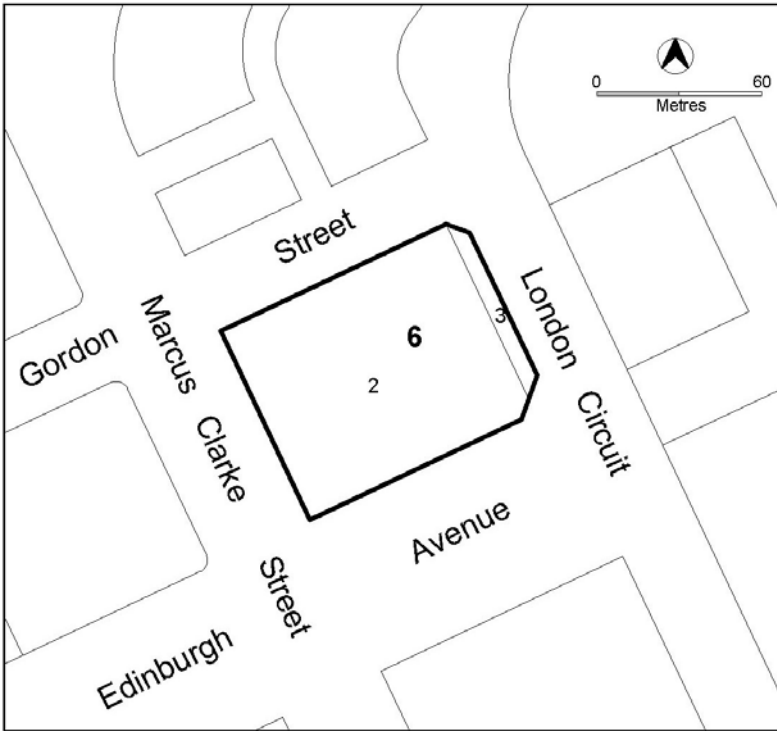


Figure 4 City Section 6

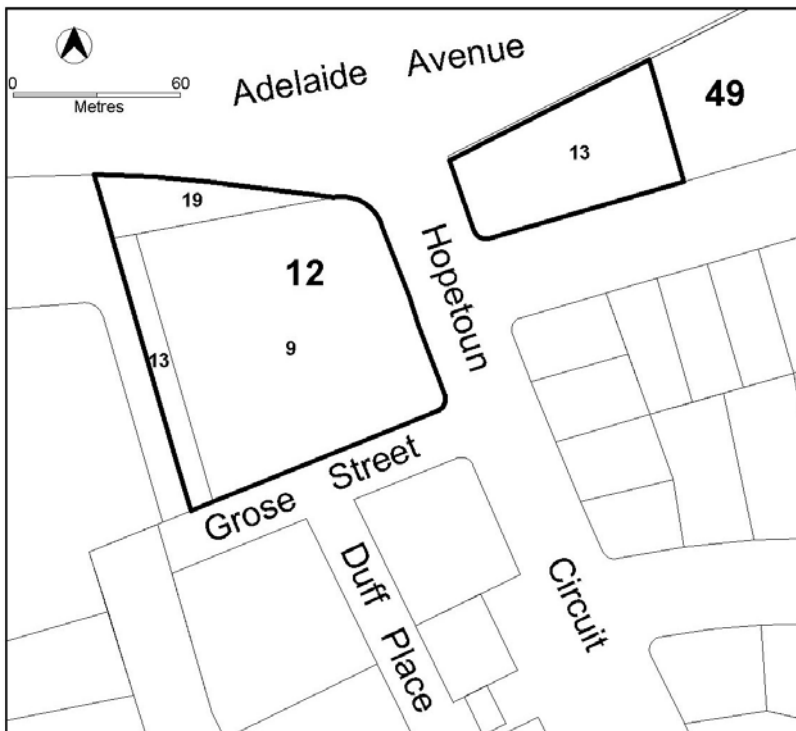


Figure 5 Deakin Section 12 and Section 49

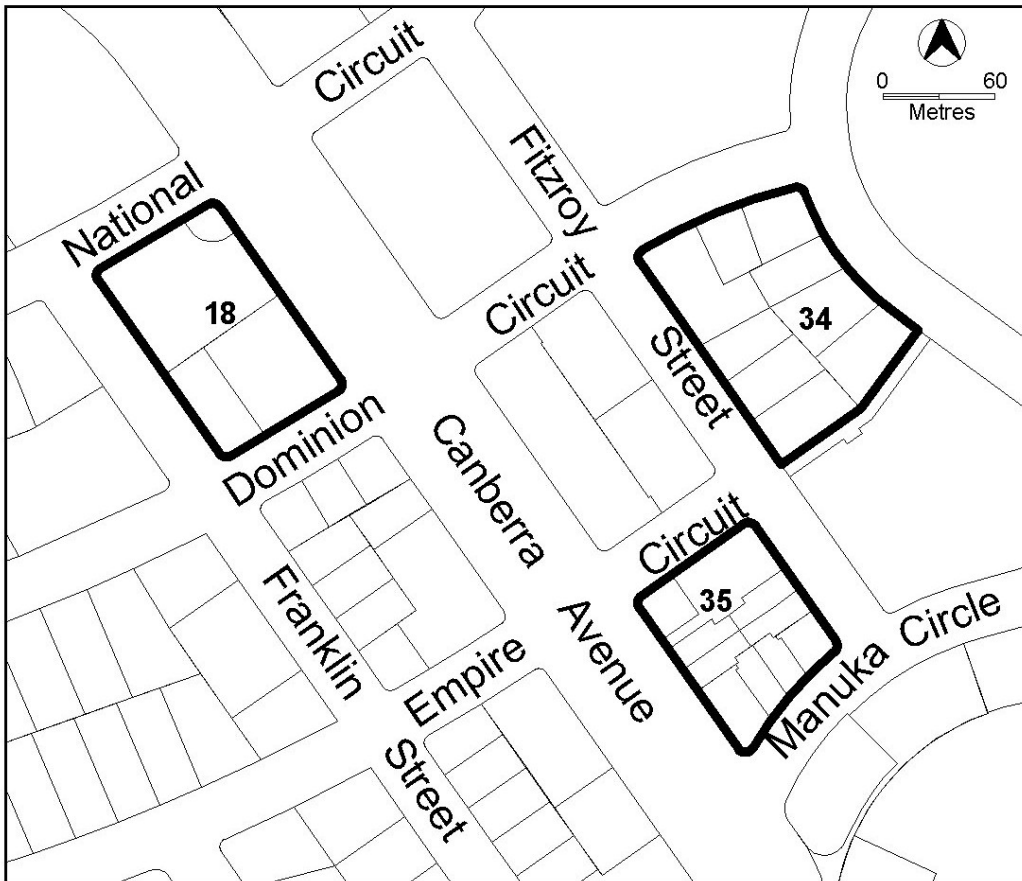


Figure 6 Forrest Section 18, 34 and 35

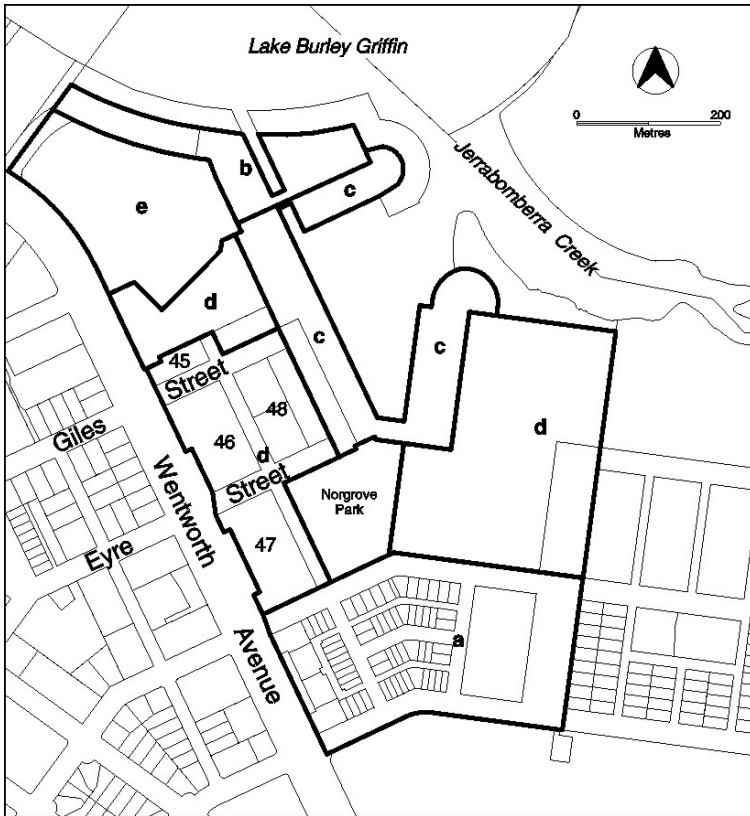


Figure 7 Kingston

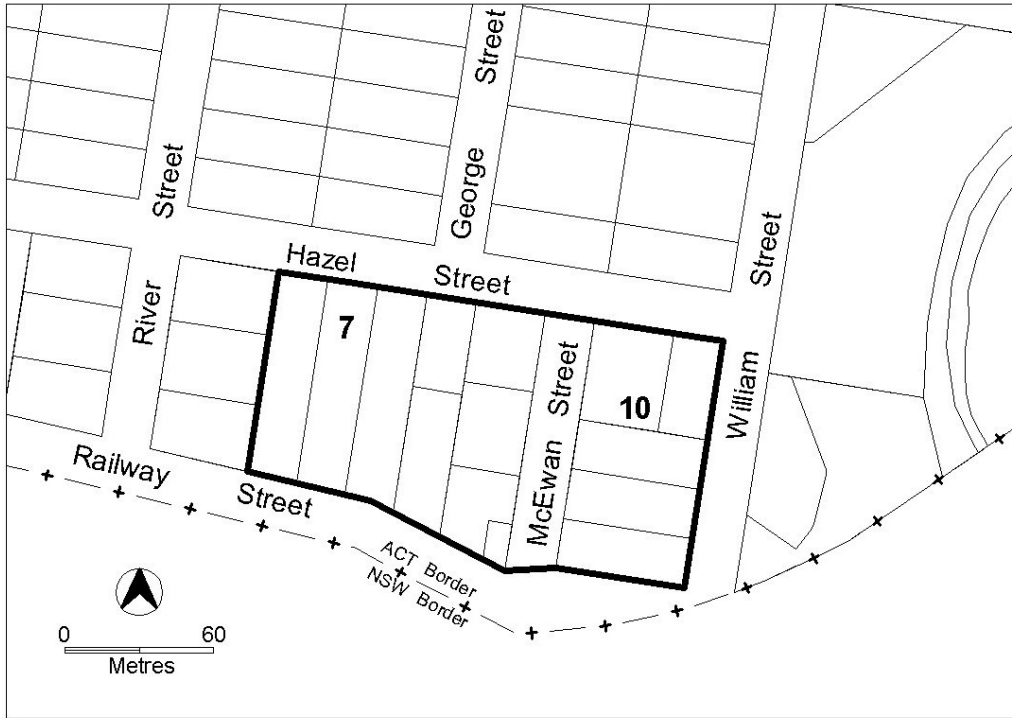


Figure 8 Oaks Estate Section 7 and Section 10

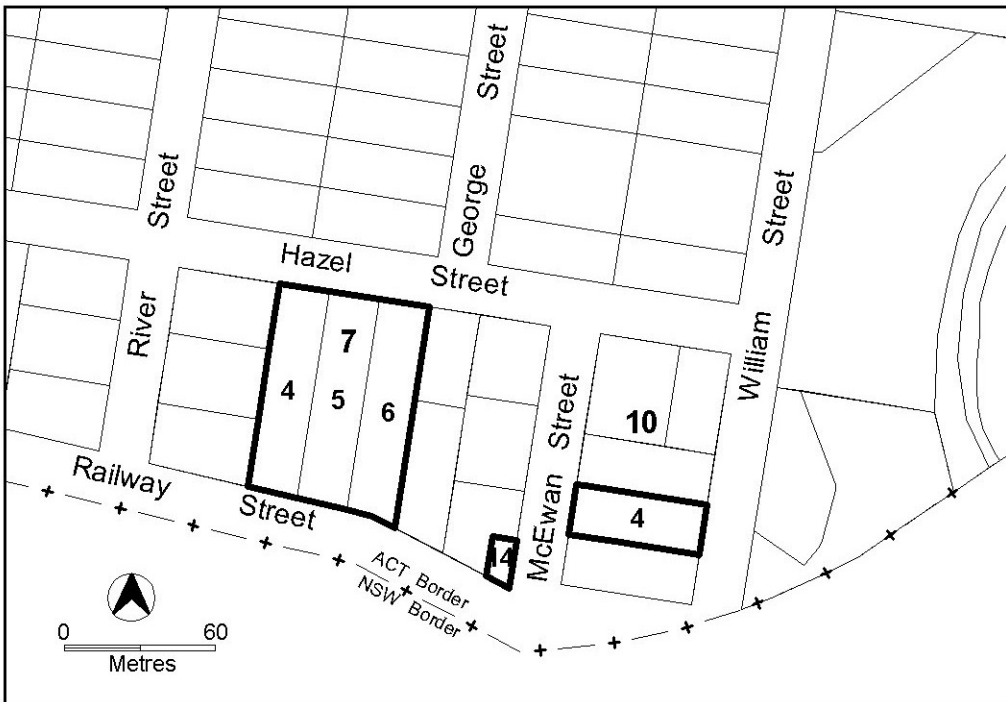


Figure 9 Oaks Estate Section 7 Section 10
 (Blocks exempted from additional prohibited development see Shop and Restaurant)