

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 is not required. Building approval may be required. On leased land, development must be authorised by a lease.	
Development identified in the Planning and Development Act 2007 as exempt (see sections 133 and 134 of the Act and 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 listed below requires a development application and is assessed in the code track	
Development	
No development identified.	
MINIMUM ASSESSMENT TRACK MERIT	
Development listed below requires a development application and is assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) or specified as prohibited development in a precinct map.	
Development	
ancillary use	public transport facility
car park	recyclable materials collection
civic administration	RESIDENTIAL USE
club	restaurant
COMMERCIAL ACCOMMODATION USE	SHOP
communications facility	sign
COMMUNITY USE	subdivision
consolidation	temporary use
craft workshop	tourist facility
demolition	RESIDENTIAL USE
development in a location and of a type identified in a precinct map as additional merit track development	restaurant
drink establishment	service station
emergency services facility	SHOP
home business	store
indoor entertainment facility	subdivision
indoor recreation facility	temporary use
minor use	tourist facility
NON RETAIL COMMERCIAL USE	transport depot
outdoor recreation facility	vehicle sales
parkland	veterinary hospital
pedestrian plaza	warehouse
place of assembly	sign
MINIMUM ASSESSMENT TRACK IMPACT	
Development listed below requires a development application and is assessed in the impact track	
1. Development that is not: <ol style="list-style-type: none"> a. Exempt code track or merit track development; or b. Prohibited development other than development that is permitted under s137 of the Planning and Development Act 2007. 	
2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.	
3. Development that is authorised by a lease and listed as a prohibited use in this table.	

4. Development declared under section 123 or section 124 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.	
5. Varying a lease add a use assessable under the impact track.	
PROHIBITED DEVELOPMENT	
Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.	
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
development in a location and of a type identified in a precinct map as additional prohibited development	recycling facility
drive-in cinema	road
farm tourism	sand and gravel extraction
freight transport facility	scientific research establishment
funeral parlour	service station
general industry	stock/sale yard
group or organised camp	store
hazardous industry	transport depot
hazardous waste facility	varying a lease to add a use listed as "prohibited development" in this development table
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	
RELEVANT CODE	
Development proposals must comply with the Commercial Zones Development Code.	
NOTE ABOUT ANCILLARY, MINOR AND TEMPORARY USE	
Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as <i>ancillary, minor or temporary use</i> . For example, a <i>store</i> alone is prohibited, but could be considered if it is ancillary to a <i>shop</i> which is an assessable development under the merit track.	

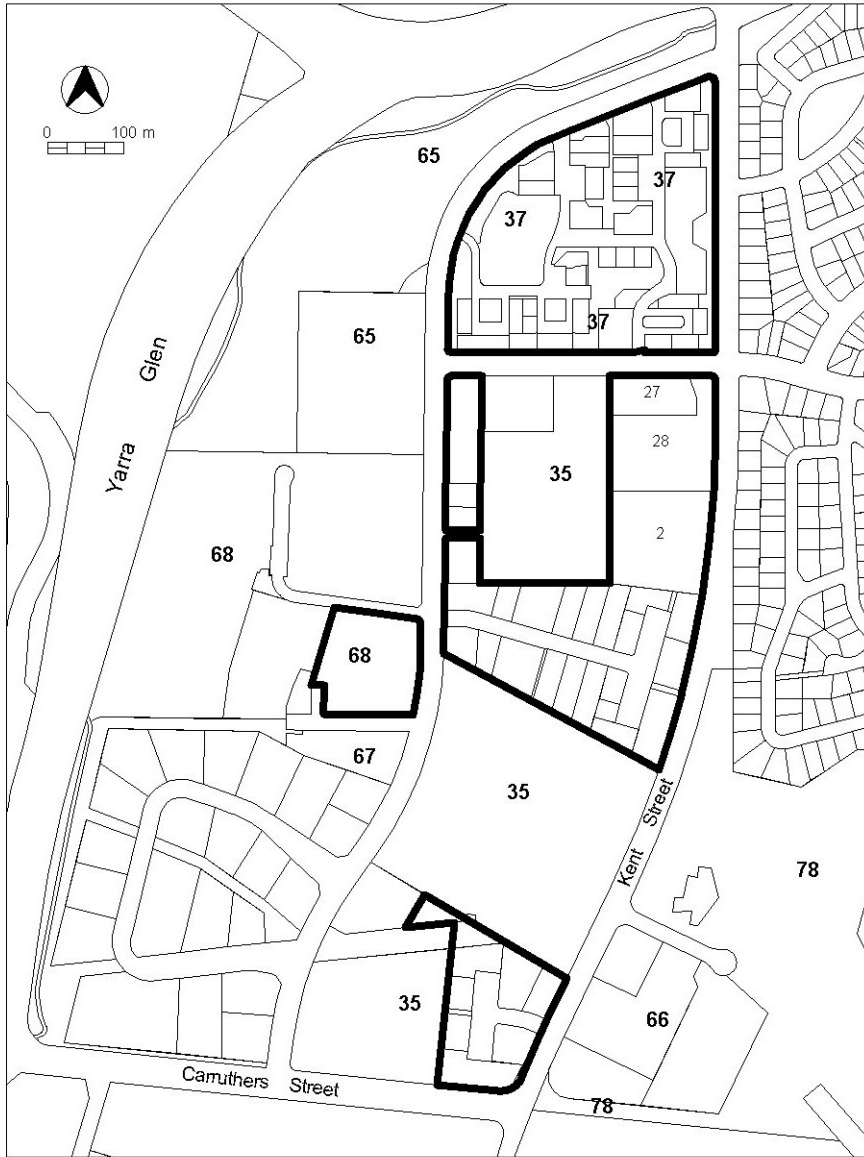


Figure 1 Deakin Office Sites

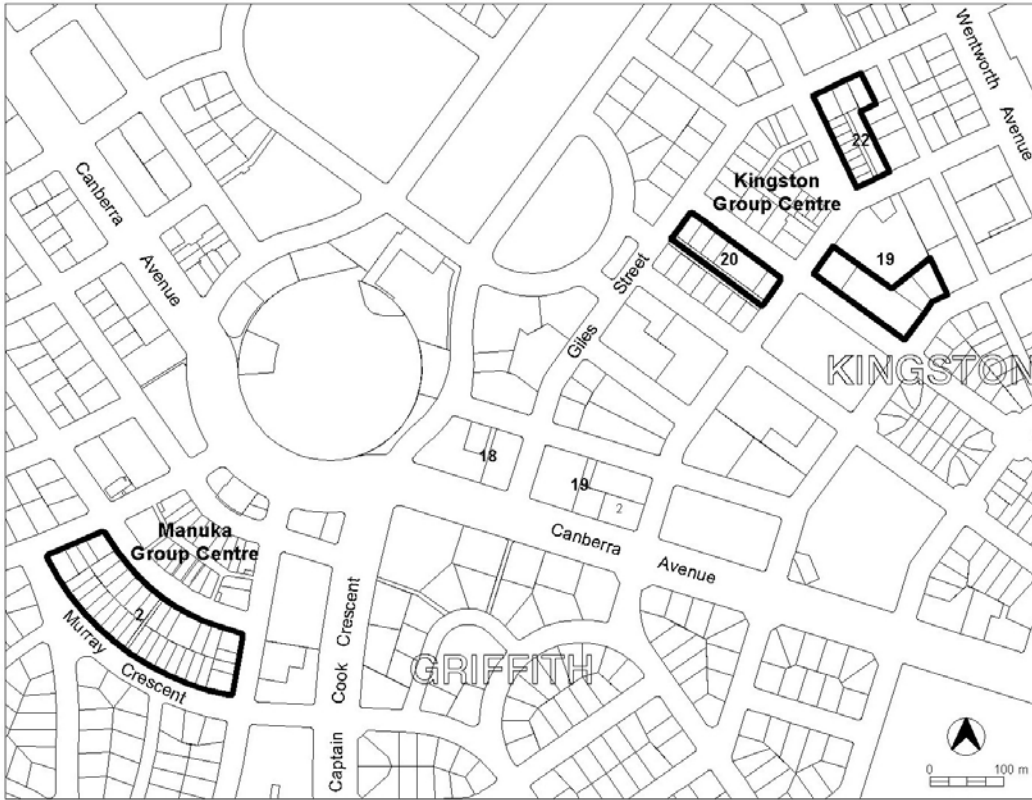


Figure 2 Manuka (Griffith) and Kingston Group Centres



Figure 3 Canberra Avenue Corridor

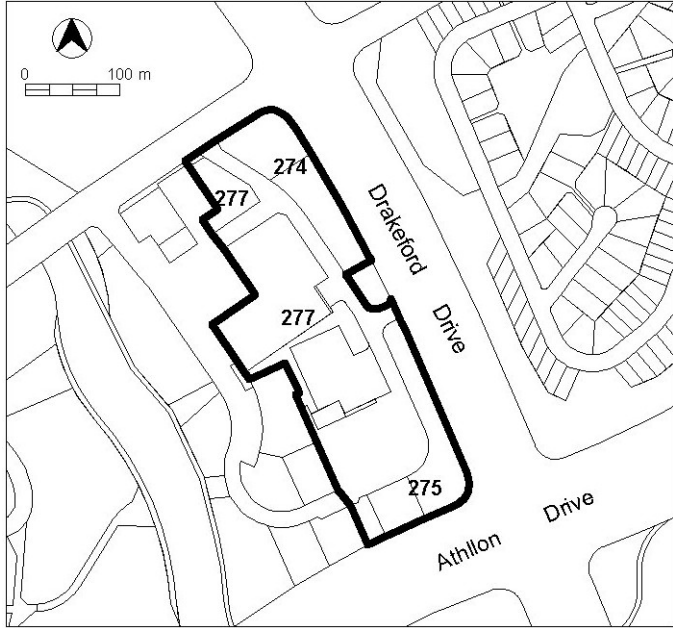


Figure 4 Drakeford Drive Corridor (Kambah)

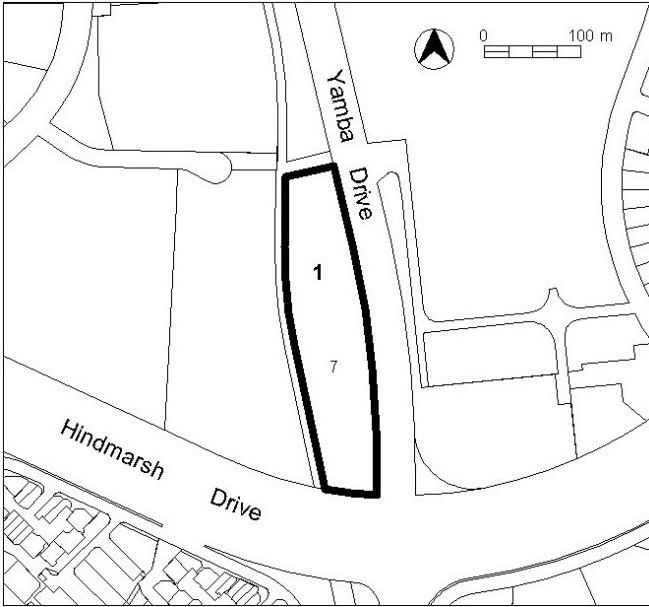


Figure 5 Yamba Drive Corridor (Phillip)

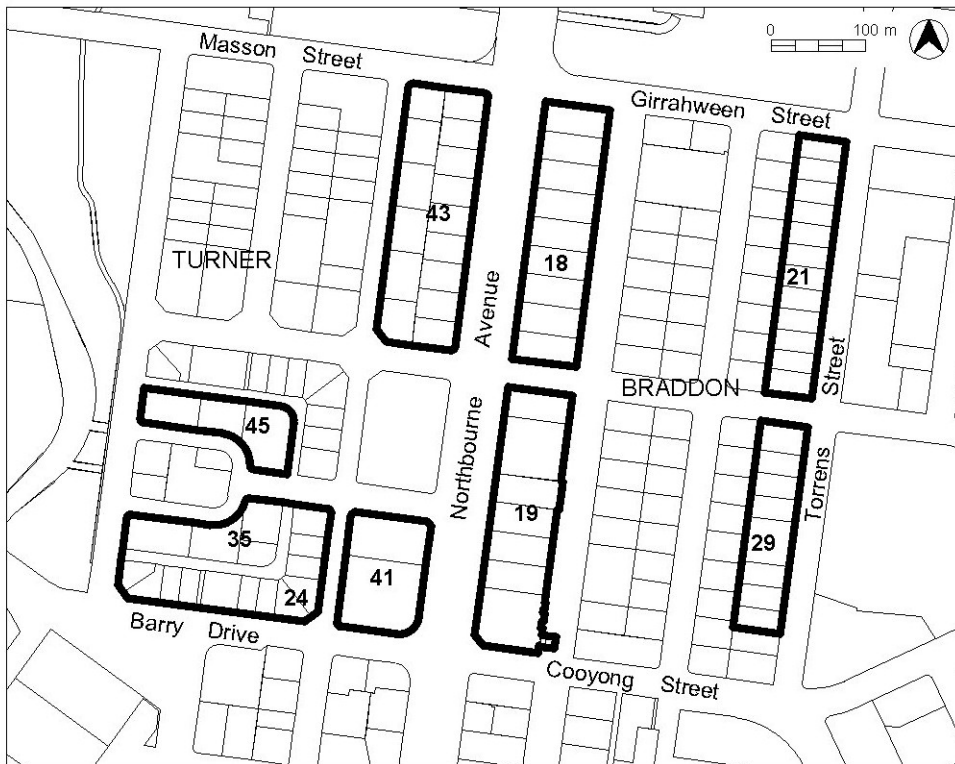


Figure 6 City Centre (Braddon and Turner)

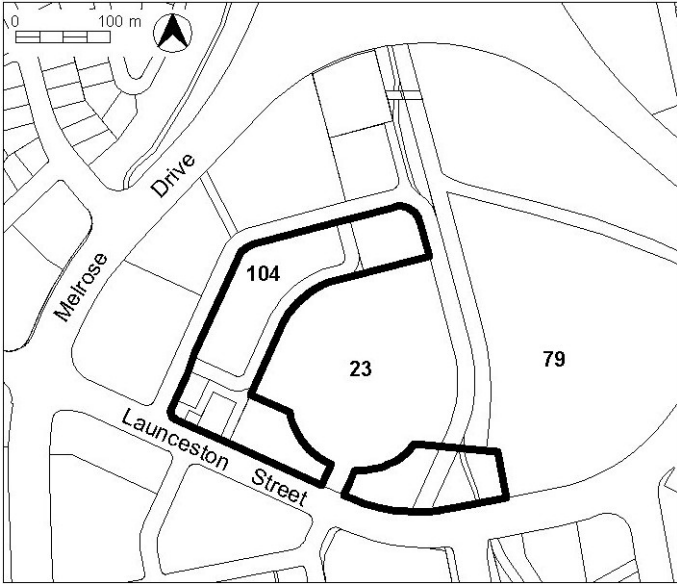


Figure 7 Woden Town Centre (Phillip)

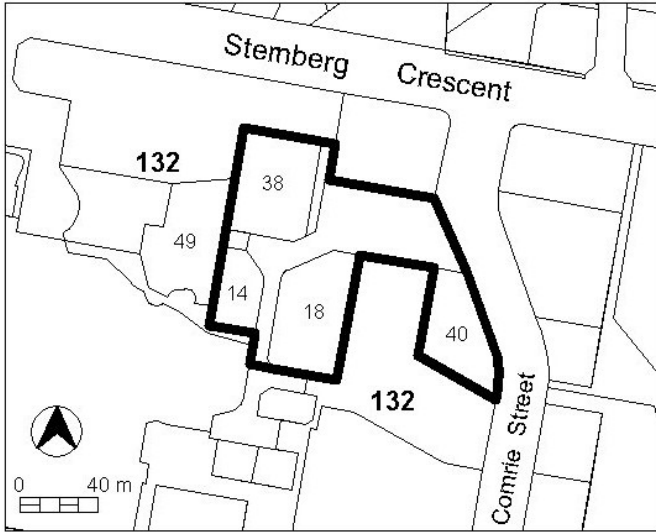


Figure 8 Erindale Group Centre (Wanniassa)

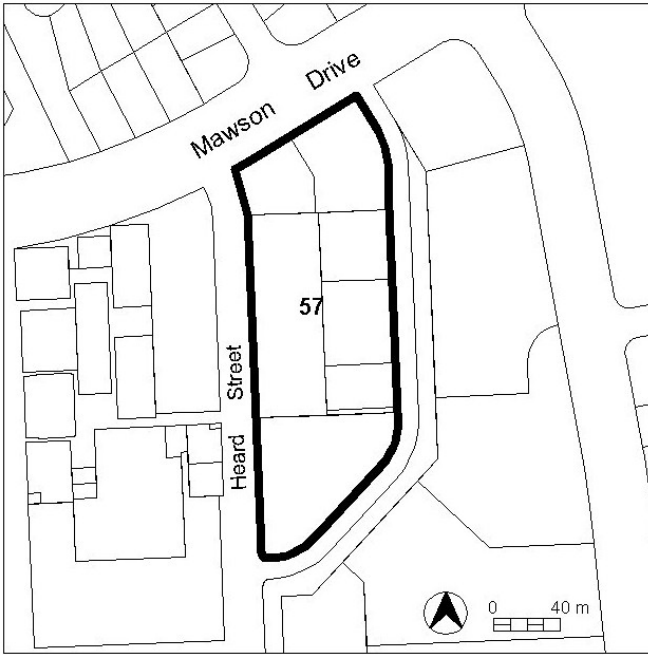


Figure 9 Mawson Group Centre