

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 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	multi-unit housing
boarding house	NON RETAIL COMMERCIAL USE
car park	outdoor recreation facility
communications facility	parkland
COMMUNITY USE	pedestrian plaza
consolidation	place of assembly
demolition	public transport facility
development in a location and of a type identified in a precinct map as additional merit track development	relocatable unit
emergency services facility	RESIDENTIAL USE
guest house	restaurant
home business	serviced apartment
hotel	SHOP
indoor recreation facility	sign
minor use	subdivision
motel	temporary use
MINIMUM ASSESSMENT TRACK IMPACT	
Development listed below requires a development application and is assessed in the impact track	
1. Development that is not: <ul 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 124 or section 125 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.	
5. Varying a lease to 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	liquid fuel depot
airport	MAJOR UTILITY INSTALLATION
animal care facility	mining industry
animal husbandry	mobile home park
aquatic recreation facility	municipal depot
bulk landscape supplies	nature conservation area
caravan park/camping ground	offensive industry
cemetery	overnight camping area
civic administration	plant and equipment hire establishment
club	plantation forestry
corrections facility	produce market
craft workshop	railway use
defence installation	recyclable materials collection
development in a location and of a type identified in a precinct map as additional prohibited development	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	varying a lease to add a use listed as "prohibited development" in this development table
indoor entertainment facility	hotel
industrial trades	incineration facility
land fill site	land fill site
land management facility	land management facility
light industry	liquid fuel depot
	zoological facility

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 *ancillary, minor or temporary use*. For example, a *store* alone is prohibited, but could be considered if it is ancillary to a *shop* which is an assessable development under the merit track.

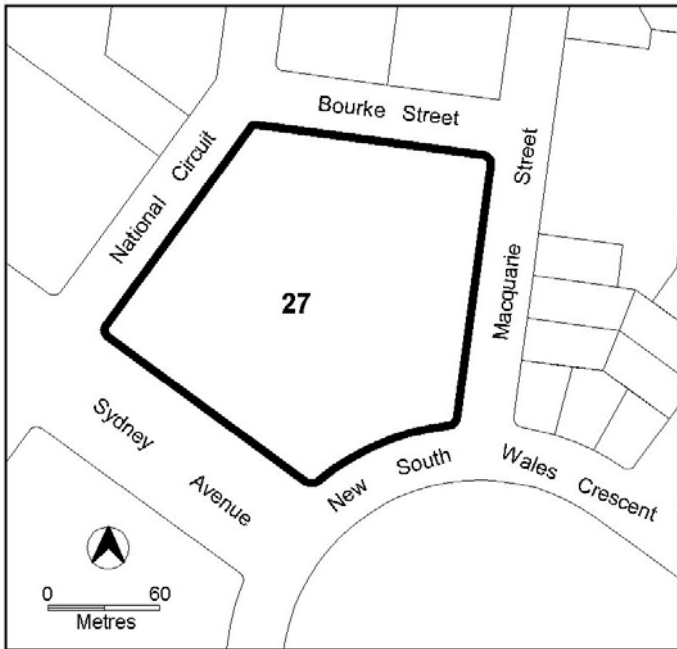


Figure 1 Barton Section 27

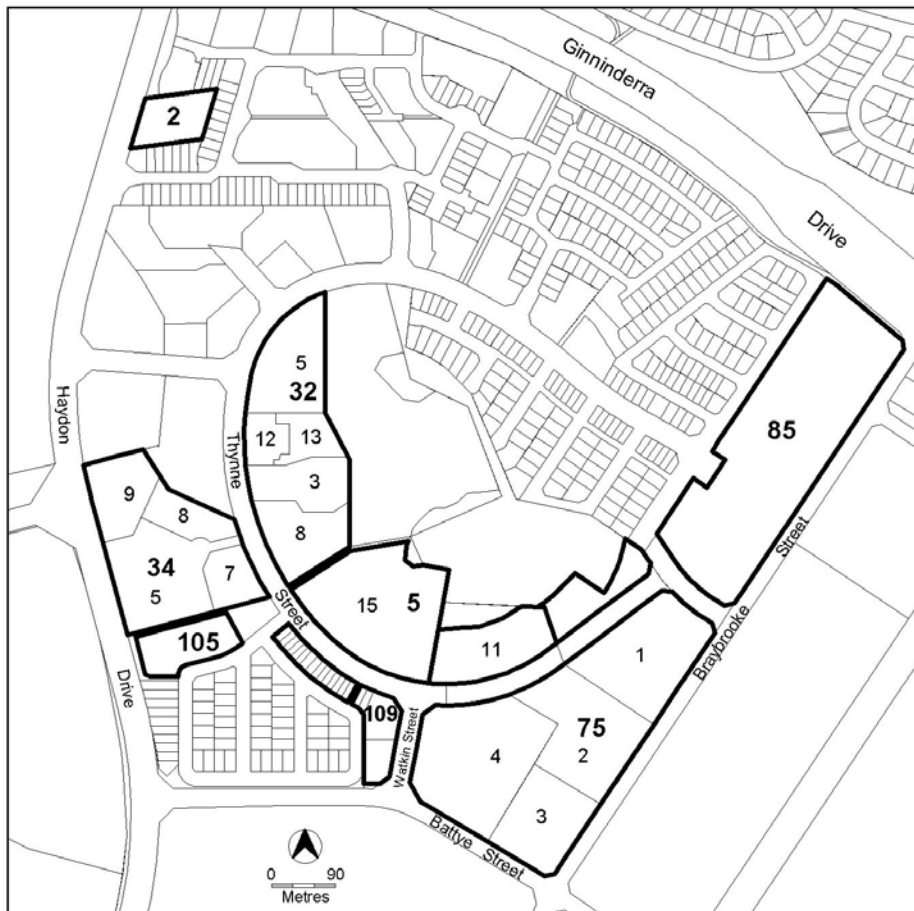


Figure 2 Bruce

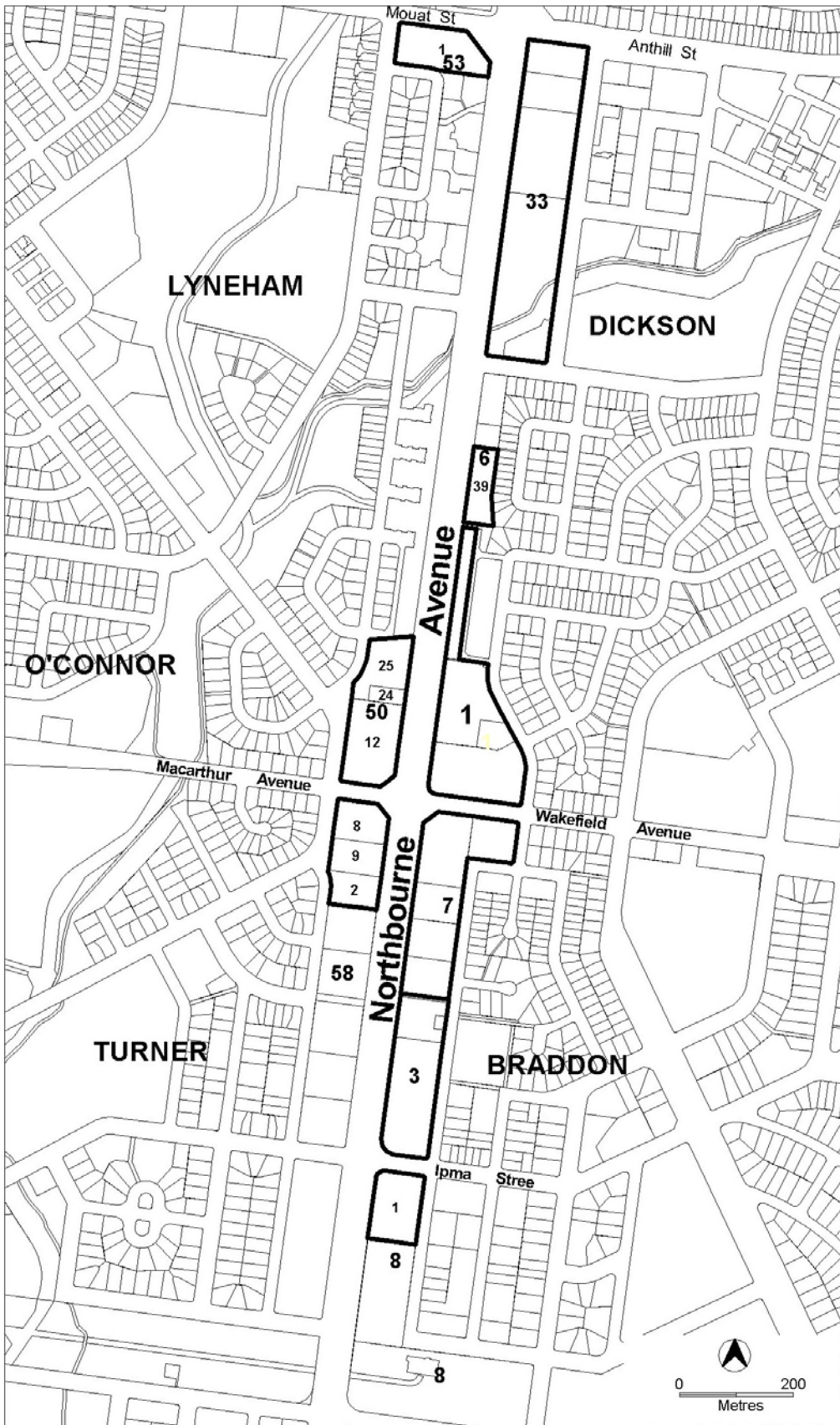


Figure 3 Northbourne Avenue (Braddon, Dickson, Lyneham and Turner)

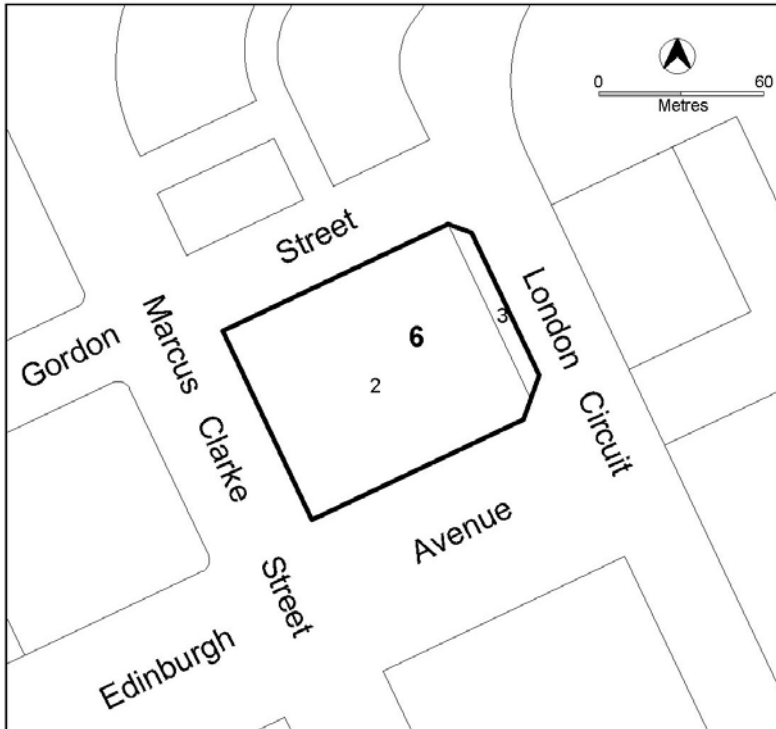


Figure 4 City Section 6

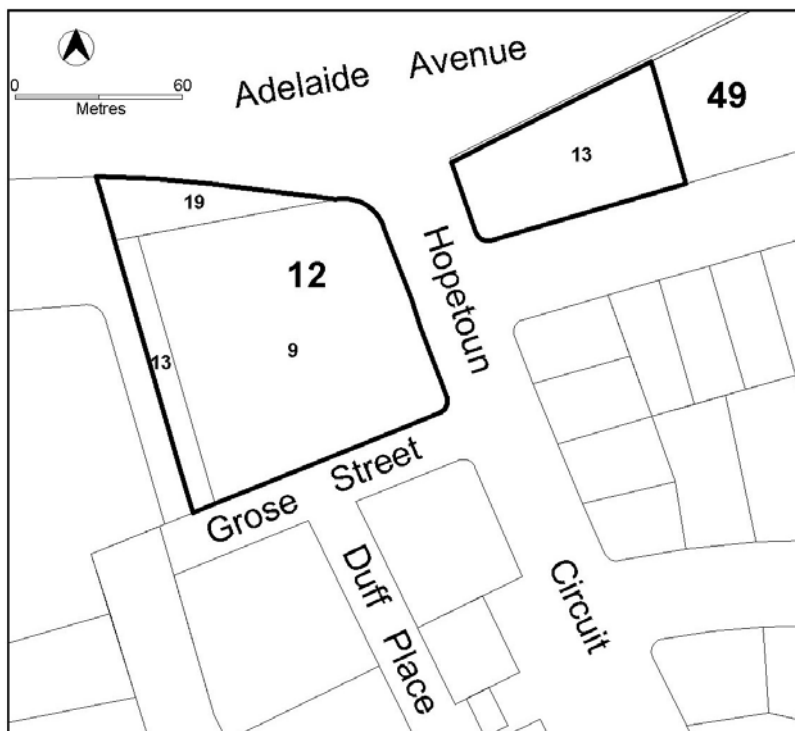


Figure 5 Deakin Section 12 and Section 49

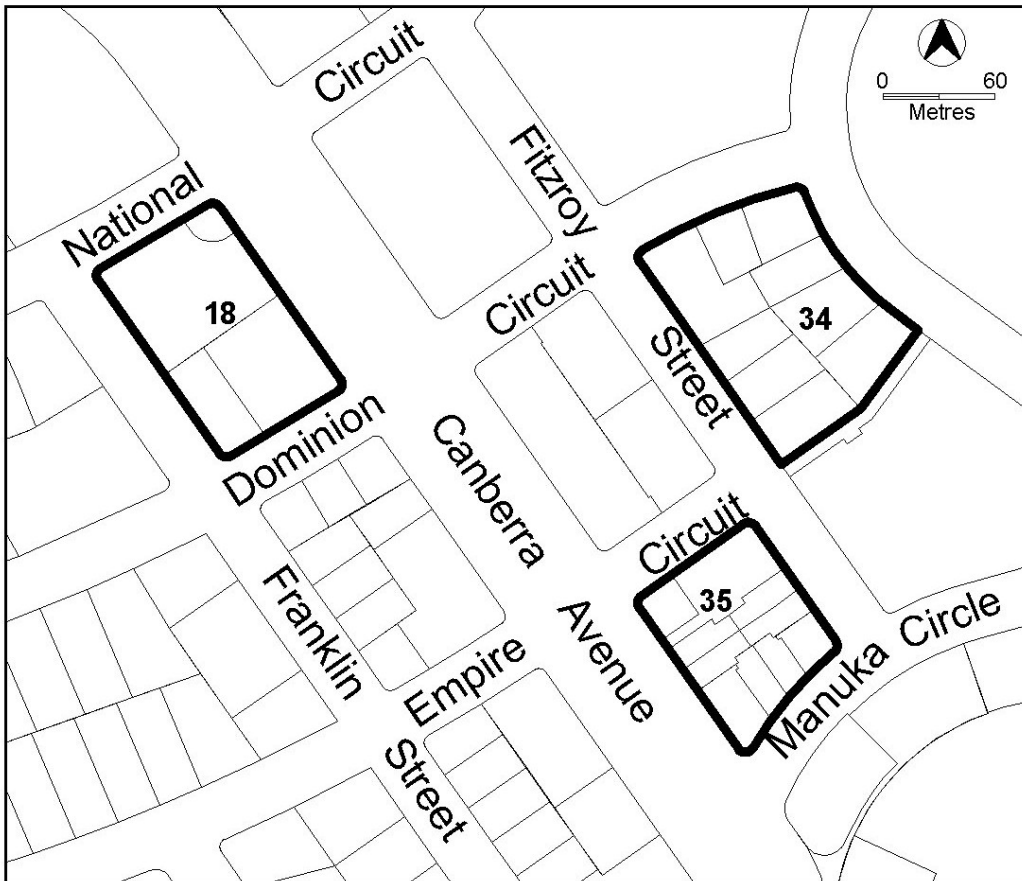


Figure 6 Forrest Section 18, 34 and 35

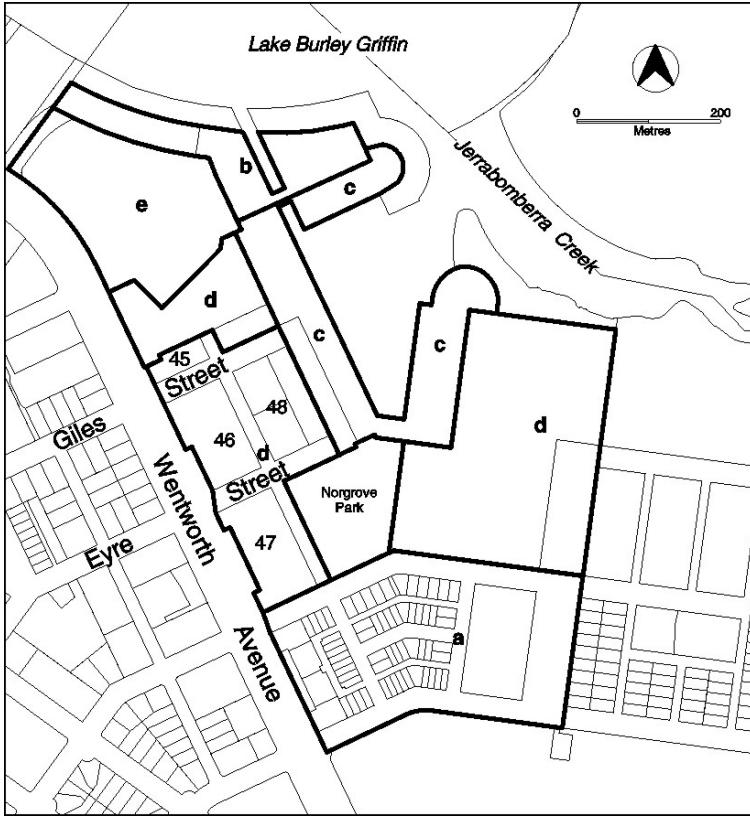


Figure 7 Kingston

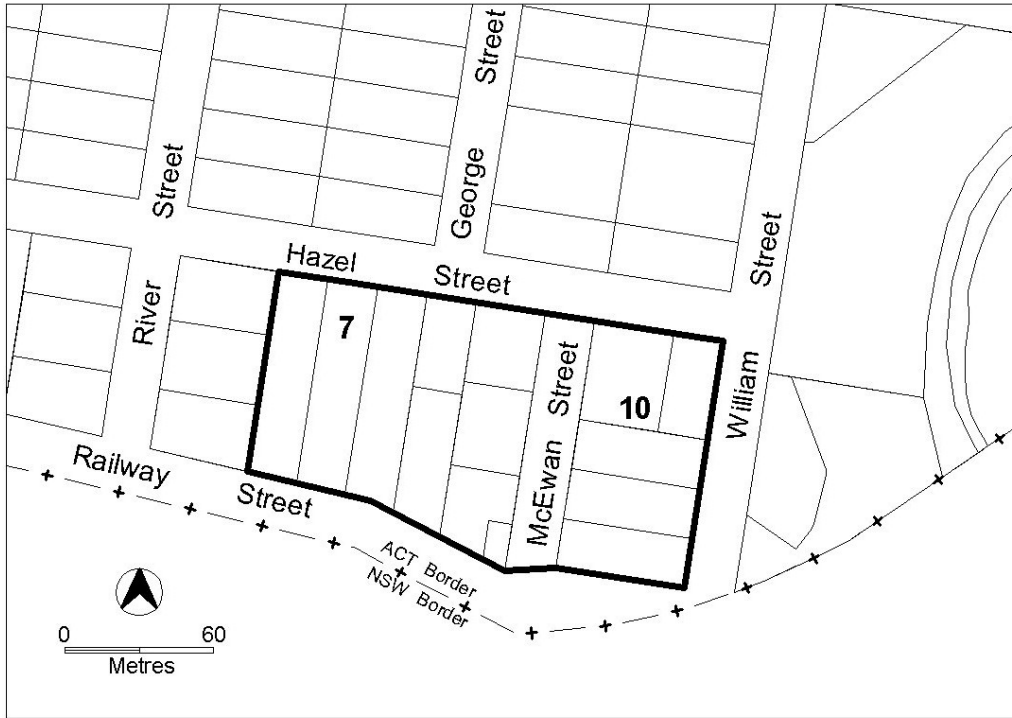


Figure 8 Oaks Estate Section 7 and Section 10

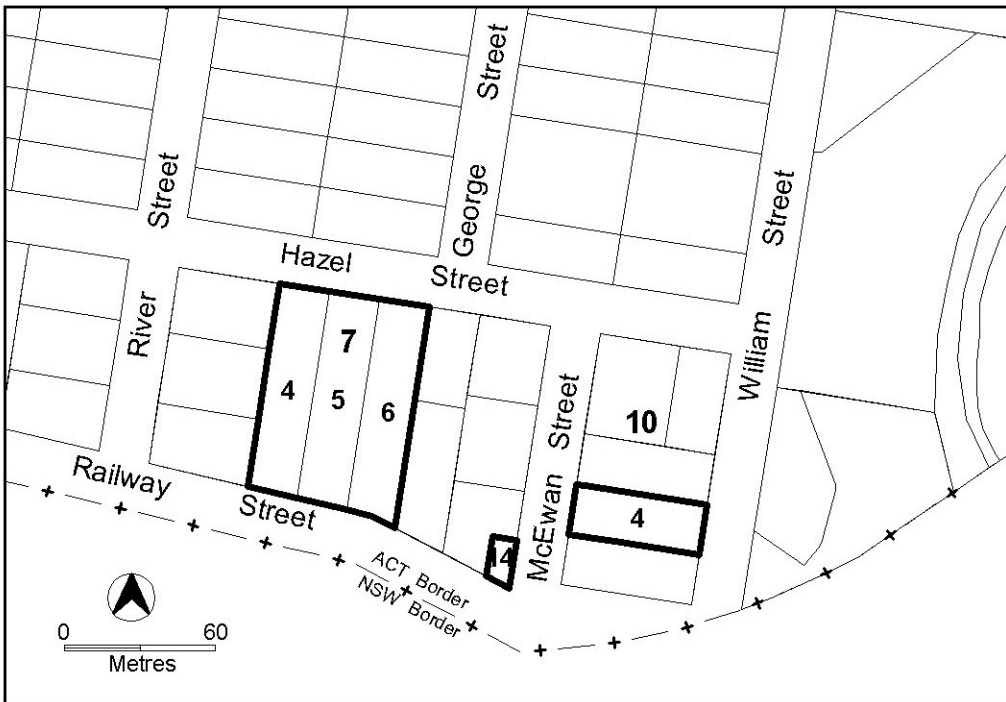


Figure 9 Oaks Estate Section 7 Section 10
 (Blocks exempted from additional prohibited development see Shop and Restaurant)