

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 | minor road |
| car park | minor use |
| civic administration | NON RETAIL COMMERCIAL USE |
| club | outdoor recreation facility |
| COMMERCIAL ACCOMMODATION USE | parkland |
| communications facility | pedestrian plaza |
| COMMUNITY USE | place of assembly |
| consolidation | public transport facility |
| craft workshop | recyclable materials collection |
| demolition | RESIDENTIAL USE |
| development in a location and of a type identified in a precinct map as additional merit track development | restaurant |
| drink establishment | SHOP |
| emergency services facility | sign |
| home business | subdivision |
| indoor entertainment facility | temporary use |
| indoor recreation facility | tourist facility |
| 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 *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.