

PRZ1 - Urban Open Space Zone

Zone Objectives

- a) Provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community
- b) Establish a variety of settings that will support a range of recreational and leisure activities as well as protect flora and fauna habitats and corridors, natural and cultural features and landscape character
- c) Allow for stormwater drainage and the protection of water quality, stream flows and stream environs in a sustainable, environmentally responsible manner and which provides opportunities for the community to interact with and interpret the natural environment
- d) Allow for ancillary uses that support the care, management and enjoyment of these open spaces including park maintenance depots, small-scale community activity centres
- e) Ensure that development does not unacceptably affect the landscape or scenic quality of the area, adequacy of open space for other purposes, access to open space, or amenity of adjoining residents
- f) Provide for integrated land and water planning and management

PRZ1 – Urban Open Space 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 use
aquatic recreation facility	municipal depot
communications facility	outdoor recreation facility
community activity centre	parkland
consolidation	playing field
demolition	sign
development in a location and of a type identified in a precinct map as additional merit track development	subdivision
major road	temporary use
MAJOR UTILITY INSTALLATION	varying a lease (where not prohibited, code track or impact track assessable)
minor road	
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 (see section 132 of the Planning and Development Act 2007); 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	mining industry
animal care facility	mobile home park
animal husbandry	nature conservation area
boarding house	NON-RETAIL COMMERCIAL USE
bulk landscape supplies	offensive industry
car park	overnight camping area
caravan park/camping ground	pedestrian plaza
cemetery	place of assembly
child care centre	place of worship
civic administration	plant and equipment hire establishment
club	plantation forestry
community theatre	produce market
COMMERCIAL ACCOMMODATION USE	public agency
corrections facility	public transport facility
craft workshop	railway use
cultural facility	recyclable materials collection
defence installation	recycling facility
development in a location and of a type identified in a precinct map as additional prohibited development	religious associated use
drink establishment	RESIDENTIAL USE
drive-in cinema	restaurant
educational establishment	retirement village
emergency services facility	sand and gravel extraction
farm tourism	scientific research establishment
freight transport facility	service station
funeral parlour	shop
general industry	stock/sale yard
group or organised camp	store
hazardous industry	tourist facility
hazardous waste facility	transport depot
health facility	varying a lease to add a use listed as "prohibited development" in this development table
home business	vehicle sales
hospital	veterinary hospital
incineration facility	warehouse
indoor entertainment facility	waste transfer station
indoor recreation facility	woodlot
industrial trades	zoological facility
land fill site	
land management facility	
light industry	

RELEVANT CODE

Development proposals must comply with the Parks and Recreation Zone 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 *car park* alone is prohibited, but could be considered if it is ancillary to a *playing field* which is an assessable development under the merit track.