

NUZ1 – Broadacre Zone

Zone Objectives

- a) Make provision in a predominantly rural landscape setting for a range of uses which require larger sites and/or a location outside urban areas
- b) Make provision for activities requiring clearance zones or protection from conflicting development
- c) Ensure that development does not adversely impact or visually intrude on the landscape and environmental quality of the locality
- d) Ensure, where appropriate, that development and the use of land does not undermine the future use of land which may be required for urban and other purposes

NUZ1 – Broadacre 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	
agriculture	minor road
ancillary use	minor use
animal care facility	municipal depot
animal husbandry	nature conservation area
caravan park/camping ground	outdoor recreation facility
cemetery	parkland
communications facility	place of worship
community activity centre	residential care accommodation
consolidation	scientific research establishment
defence installation	service station
demolition	sign
development in a location and of a type identified in a precinct map as additional merit track development	subdivision
educational establishment	temporary use
emergency services facility	tourist facility
farm tourism	transport depot
health facility	varying a lease (where not prohibited, code track or impact track assessable)
land management facility	veterinary hospital
major road	woodlot
MAJOR UTILITY INSTALLATION	
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.	
airport	liquid fuel depot
aquatic recreation facility	light industry
boarding house	mining industry
bulk landscape supplies	mobile home park
business agency	motel
caretakers residence	multi-unit housing
car park	offensive industry
child care centre	office
civic administration	overnight camping area
club	pedestrian plaza
community theatre	place of assembly
commercial accommodation unit	plant and equipment hire establishment
craft workshop	plantation forestry
cultural facility	produce market
development in a location and of a type identified in a precinct map as additional prohibited development	public agency
drink establishment	public transport facility
drive-in cinema	railway use
financial establishment	recyclable materials collection
freight transport facility	recycling facility
funeral parlour	religious associated use
general industry	restaurant
group or organized camp	sand and gravel extraction
guest house	SHOP
hazardous industry	secondary residence
hazardous waste facility	stock/sale yard
home business	store
hospital	supportive housing
hotel	tourist resort
incineration facility	varying a lease to add a use listed as "prohibited development" in this development table
indoor entertainment facility	vehicle sales
indoor recreation facility	warehouse
industrial trades	waste transfer station
land fill site	zoological facility
RELEVANT CODE	
Development proposals must comply with the Non Urban 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 *car park* alone is prohibited, but could be considered if it is ancillary to an *outdoor recreation facility* which is an assessable development under the merit track.