

TSZ2 - Services Zone

Zone Objectives

- a) Make provision for essential municipal services such as water, energy, transport and waste disposal
- b) Ensure that development is carried out in an economic, safe, environmentally sensitive manner and does not unacceptably affect the health and safety of any nearby residents
- c) Ensure that there is minimal impact on adjacent land uses due to any municipal services development
- d) Ensure that development is compatible with the surrounding landscape, especially in areas of high visibility, and that appropriate measures are taken to soften the impact of development on the landscape
- e) Limit the impact of electro-magnetic interference from development on electrical appliances in nearby premises
- f) Enable the development of transport facilities that are accessible and efficient for passengers and goods handling

TSZ2 - Services 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 |
| cemetery | municipal depot |
| communications facility | public transport facility |
| consolidation | railway use |
| demolition | recyclable materials collection |
| development in a location and of a type identified in a precinct map as additional merit track development | recycling facility |
| emergency services facility | sign |
| freight transport facility | store |
| hazardous waste facility | subdivision |
| incineration facility | temporary use |
| land fill site | transport depot |
| major road | waste transfer station |
| 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: <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 | mobile home park |
| airport | nature conservation area |
| animal care facility | NON-RETAIL COMMERCIAL USE |
| animal husbandry | offensive industry |
| aquatic recreation facility | outdoor recreation facility |
| boarding house | overnight camping area |
| bulk landscape supplies | parkland |
| caravan park/camping ground | pedestrian plaza |
| civic administration | place of assembly |
| club | plant and equipment hire establishment |
| COMMUNITY USE | plantation forestry |
| COMMERCIAL ACCOMMODATION USE | playing field |
| corrections facility | produce market |
| craft workshop | public agency |
| defence installation | relocatable unit |
| development in a location and of a type identified in a precinct map as additional prohibited development | RESIDENTIAL USE |
| drink establishment | restaurant |
| drive-in cinema | retirement village |
| farm tourism | sand and gravel extraction |
| funeral parlour | scientific research establishment |
| general industry | service station |
| group or organised camp | SHOP |
| hazardous industry | stock/sale yard |
| home business | tourist facility |
| indoor entertainment facility | varying a lease to add a use listed as "prohibited development" in this development table |
| indoor recreation facility | vehicle sales |
| industrial trades | veterinary hospital |
| land management facility | warehouse |
| light industry | woodlot |
| liquid fuel depot | zoological facility |
| mining industry | |

RELEVANT CODE

Development proposals must comply with the Transport and Services Zone Development Code.

NOTE ABOUT ANCILLARY AND MINOR 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 *SHOP* alone is prohibited, but could be considered if it is ancillary to a *public transport facility* which is an assessable development under the merit track.