

TSZ1 - Transport Zone

Zone Objectives

- a) Make provision for a transport network that can provide for the efficient, safe and convenient movement of people and goods
- b) Ensure that major roads, light rail and transport infrastructure are developed in a comprehensive manner, including the provision of appropriate landscaping, street furniture and lighting, traffic control devices, and noise attenuation measures
- c) Make provision for public transport

TSZ1 - Transport 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
communications facility	pedestrian plaza
consolidation	public transport facility
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 service conduits	varying a lease (where not prohibited, code track or impact track assessable)
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 (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	mobile home park
airport	municipal depot
animal care facility	nature conservation area
animal husbandry	NON-RETAIL COMMERCIAL USE
aquatic recreation facility	offensive industry
boarding house	outdoor recreation facility
bulk landscape supplies	overnight camping area
caravan park/camping ground	parkland
cemetery	place of assembly
civic administration	plant and equipment hire establishment
club	plantation forestry
COMMUNITY USE	playing field
COMMERCIAL ACCOMMODATION USE	produce market
corrections facility	railway use
craft workshop	recyclable materials collection
development in a location and of a type identified in a precinct map as additional prohibited development	recycling facility
drink establishment	RESIDENTIAL USE
drive-in cinema	restaurant
emergency services facility	retirement village
farm tourism	sand and gravel extraction
freight transport facility	scientific research establishment
funeral parlour	service station
general industry	SHOP
group or organised camp	stock/sale yard
hazardous industry	store
hazardous waste facility	tourist facility
incineration facility	transport depot
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 fill site	warehouse
land management facility	waste transfer station
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, 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 *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.