

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 approval not required, may need building approval		
Exempt Development identified in Section 20 and Schedule 1 of the Planning and Development Regulation 2008.		
ASSESSABLE DEVELOPMENT		
Development application required		
MINIMUM ASSESSMENT TRACK CODE		
Development application required and assessed in the Code Track		
Development	Code	
No development identified		
MINIMUM ASSESSMENT TRACK MERIT		
Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 (as Impact Track) or listed as prohibited in the Site Specific section below		
Development	Code	
Ancillary use	Transport and Services Zones Development Code	
Car park		
Cemetery		
Communications facility		
Consolidation		
Demolition		
Emergency services facility		
Freight transport facility		
Hazardous waste facility		
Incineration facility		
Land fill site		
MAJOR UTILITY INSTALLATION		
Minor use		
Municipal depot		
Public transport facility		
Railway use		
Recyclable materials collection		
Recycling facility		
Sign		
Store		
Subdivision		
Temporary use		
Transport depot		
Waste transfer station		
Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below		
Site Identifier	Additional Development	Code
No development identified		

**MINIMUM ASSESSMENT TRACK
IMPACT**

Development application required and assessed in the Impact Track.

Development	Code
1. A development that is not an Exempt, Code Track or Merit Track development where the development is allowed under an existing lease, (see section 134 of the Planning and Development Act 2007).	
2. A development that would be permissible under the National Capital Plan but which is not expressly listed elsewhere in this Table.	
3. Development specified in Schedule 4 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.	
4. Development declared under Section 123 and Section 124 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.	
5. Any development not listed in this Table.	

PROHIBITED

A development application can not be made

Development listed below is prohibited development except where it is an ancillary use, minor use or temporary use as defined in Volume 2 Section 3 – Definitions.

Agriculture	Nature conservation area
Airport	NON-RETAIL COMMERCIAL USE
Animal care facility	Offensive industry
Animal husbandry	Outdoor recreation facility
Aquatic recreation facility	Overnight camping area
Boarding house	Parkland
Bulk landscape supplies	Pedestrian plaza
Caravan park/camping ground	Place of assembly
Civic administration	Plant and equipment hire establishment
Club	Plantation forestry
COMMUNITY USE	Playing field
COMMERCIAL ACCOMMODATION USE	Produce market
Corrections facility	Public agency
Craft workshop	Relocatable unit
Defence installation	RESIDENTIAL USE
Drink establishment	Restaurant
Drive-in cinema	Retirement complex
Farm Tourism	Road
Funeral parlour	Sand and gravel extraction
General industry	Scientific research establishment
Group or organised camp	Service station
Hazardous industry	SHOP
Indoor entertainment facility	Stock/sale yard
Indoor recreation facility	Tourist facility
Industrial trades	Vehicle sales
Land management facility	Veterinary hospital
Light industry	Warehouse
Liquid fuel depot	Woodlot
Mining industry	Zoological facility
Mobile home park	

Specific areas have developments that are prohibited in those areas. These areas and the additional developments are listed below	
Site Identifier	Development
No development identified	

OTHER CODES	
PRECINCT CODES	
Where a proposal is within an area covered by one of the following Precinct Codes, that Code applies in addition to any specified Development Code:	
No codes identified	
GENERAL CODES	
The following General Codes may be called up by Development Codes as relevant considerations in assessing a Development Application:	
Access and Mobility	Planning for Bushfire Risk Mitigation
Bicycle Parking	Signs
Communications Facilities and Associated Infrastructure	WaterWays: Water Sensitive Urban Design
Crime Prevention Through Environmental Design	Water Use and Catchment
Parking and Vehicular Access	