

RURAL

ZONE NO. 1(a) RURAL 40 HECTARES

1. Objectives of the zone

The objectives of this zone are:-

- To promote the conservation of economic units of productive agricultural land.
- To discourage fragmentation of landholdings into areas which are inadequate to support viable commercial agricultural practices.
- To permit the development of appropriate agricultural landuses and prevent development of inappropriate non-agricultural landuses.
- To discourage alienation of good farming land while at the same time permitting selected non-agricultural landuses such as rural industries which are in keeping with the principle zone objectives and which will not adversely affect agricultural productivity.
- To permit the development of a number of rural retreats and horse rider and training schools, subject to compliance with suitable performance standards and provided agricultural productivity is not adversely affected and development does not occur on lands subject to environmental hazards such as bushfire or flood.
- To ensure that development does not detract from existing rural character or create unreasonable or uneconomic demands for provision or extension of public amenities and services.

2. Without consent

Agriculture; forestry.

3. Only with consent

Any purpose other than that permitted by item 2 or prohibited by item 4.

4. Prohibited

Amusement centres; animal boarding establishments; boarding houses; bulk stores; bus depot; bus station; car repair stations; cluster housing; commercial premises; general store; hotel; industries other than rural industries and home industries; junk yards; liquid fuel depots; mines; motels; motor showrooms; recreation facility; refreshment rooms; residential flat buildings; road transport terminal; taverns; service stations; shops; transport terminals; warehouses and caravan parks

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- Community facilities.
- Community facility structures - rooms and halls; community art centre; and welfare office; interim community centre.
- Public open space.
- Embellishments, landscaping and passive open space; routes and systems; lighting and amenities; art structures; sports court facilities; sport grounds facilities and amenities; structures, facilities and land required.
- Stormwater drainage purposes.
- Construction and landscaping of swales; retention basins; inlet and systems; and water based recreation.
- Local and primary roads; construction of primary road works; traffic control.



Zone No 3 (d) Business Automotive**1 Objectives of zone**

The objectives of this zone are:

- (a) to provide opportunities for the development of automotive orientated activities and activities generating numerous short duration vehicle movements in positions with exposure and controlled access, and
- (b) to ensure that such development fulfils a transitional land use role.

2 Without development consent

Nil.

3 Only with development consent

Auto electricians' workshops; automotive spare parts sales; bus depots; bus stations; car battery supplies and repairs; car repair stations; motor showrooms; service stations; agricultural machinery sales and repairs; motels; refreshment rooms; transport terminals; utility installations (other than gas holders or generating works).

4 Prohibited

Any purpose other than a purpose included in item 3.