

NUZ4 – River Corridor Zone

Zone Objectives

- a) Conserve the ecological and cultural values of the ACT's major river corridors
- b) Protect stream flow, water quality and flood plains from adverse impacts
- c) Ensure that the type and intensity of development is sustainable
- d) Provide opportunities for a range of ecologically sensitive water and land based recreational activities
- e) Ensure compatibility between land uses, water uses and the general character of the rivers
- f) Provide opportunities for appropriate environmental education and scientific research activities
- g) Prevent development that would significantly increase fire hazard

NUZ4 – River Corridor 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
consolidation	nature conservation area
demolition	parkland
development in a location and of a type identified in a precinct map as additional merit track development	sign
farm tourism	subdivision
land management facility	temporary use
major road	varying a lease (where not prohibited, code track or impact track assessable)
MAJOR UTILITY INSTALLATION	woodlot
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.	
airport	mining industry
animal care facility	NON-RETAIL COMMERCIAL USE
animal husbandry	offensive industry
aquatic recreation facility	overnight camping area
boarding house	outdoor entertainment facility
bulk landscape supplies	outdoor recreation facility
car park	pedestrian plaza
cemetery	place of assembly
civic administration	plant and equipment hire establishment
club	plantation forestry
COMMERCIAL ACCOMMODATION USE	playing field
communications facility	produce market
COMMUNITY USE	public transport facility
corrections facility	railway use
craft workshop	recyclable materials collection
defence installation	recycling facility
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
emergency services facility	sand and gravel extraction
freight transport facility	service station
funeral parlour	SHOP
general industry	special dwelling
group or organized camp	stock/sale yard
hazardous industry	store
hazardous waste facility	tourist facility
home business	transport depot
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	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
light industry	zoological facility
liquid fuel depot	
mobile home park	
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 <i>ancillary, minor or temporary use</i> . For example, a <i>car park</i> is prohibited, but could be considered if it is ancillary to a <i>parkland</i> which is an assessable development under the merit track.	