

NUZ5 – Mountains and Bushlands Zone

Zone Objectives

- a) Protect existing and future water supply
- b) Protect ecological resources by conserving vegetation communities in a relatively undisturbed state, maintaining a diversity of plant and animal habitats and assuring the maintenance of ecological functions within land and aquatic habitats
- c) Maintain the mountains and bush lands area as an important visual background to Canberra
- d) Provide opportunities for appropriate recreational use
- e) Protect and conserve the significant cultural and natural heritage resources and their landscape context
- f) Provide and manage access to Namadgi National Park and related areas for recreation and essential management purposes consistent with the objectives
- g) Ensure that the area may be used for appropriate environmental education, research and scientific study
- h) Ensure compatibility between land uses, water and water catchment uses and the natural character of the mountain and bushland areas
- i) Maintain and enhance the scenic and landscape character of the mountains and bushlands and associated areas and to ensure that any development is unobtrusive and compatible with its surroundings and the intrinsic landscape qualities of the mountains and bush lands

NUZ5 – Mountains and Bushland Zone Development Table

EXEMPT		
Development approval not required, may need building approval		
Exempt Development identified in Section 20 and Schedule 1 of the <i>Planning and Development Regulation 2008</i> .		
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	
Agriculture	Non-Urban Zones Development Code	
Ancillary use		
Communications facility		
Demolition		
Farm tourism		
Land management facility		
MAJOR UTILITY INSTALLATION		
Minor use		
Nature conservation area		
Overnight camping area		
Parkland		
Road		
Scientific research establishment		
Sign		
Subdivison		
Temporary use		
Tourist facility		
Woodlot		
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
Birrigai, Paddys River (Figure 1)	Educational establishment	Non-Urban Zones Development Code
P4 – Plantation forestry overlay	Outdoor recreation facility	
	Plantation forestry	
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 identified as prohibited development 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

Any development not listed as assessable development in this Table and that appears in Volume 2 Section 3 – Definitions are prohibited, ie:

Airport	Mining industry
Animal care facility	Mobile home park
Animal husbandry	Municipal depot
Aquatic recreation facility	NON-RETAIL COMMERCIAL USE
Boarding house	Offensive industry
Bulk landscape supplies	Outdoor recreation facility
Caravan park/camping ground	Pedestrian plaza
Car park	Place of assembly
Cemetery	Plant and equipment hire establishment
Civic administration	Plantation forestry
Club	Playing field
COMMERCIAL ACCOMMODATION USE	Produce market
COMMUNITY USE	Public transport facility
Corrections facility	Railway use
Craft workshop	Recyclable materials collection
Defence installation	Recycling facility
Drink establishment	Relocatable unit
Drive-in cinema	RESIDENTIAL USE
Emergency services facility	Restaurant
Freight transport facility	Retirement complex
Funeral parlour	Sand and gravel extraction
General industry	Service station
Group or organised camp	SHOP
Hazardous industry	Stock/sale yard
Hazardous waste facility	Store
Incineration facility	Subdivision
Indoor entertainment facility	Transport depot
Indoor recreation facility	Vehicle sales
Industrial trades	Veterinary hospital
Land fill site	Warehouse
Light industry	Waste transfer station
Liquid fuel depot	Zoological facility

Specific areas have developments that are prohibited in those areas. These areas and the additional developments are listed below

Site Identifier	Development
Bullen Ranges	Agriculture
Cotter Catchment	
Tidbinbilla Ranges	
Namadgi National Park	
P4 – Plantation forestry overlay	Farm tourism
	Nature conservation area

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	Parking and Vehicular Access
Bicycle Parking	Planning for Bushfire Risk Mitigation
Communications Facilities and Associated Infrastructure	Signs
Community and Recreation Facilities Location	Water Sensitive Urban Design
Crime Prevention Through Environmental Design	Water Use and Catchment

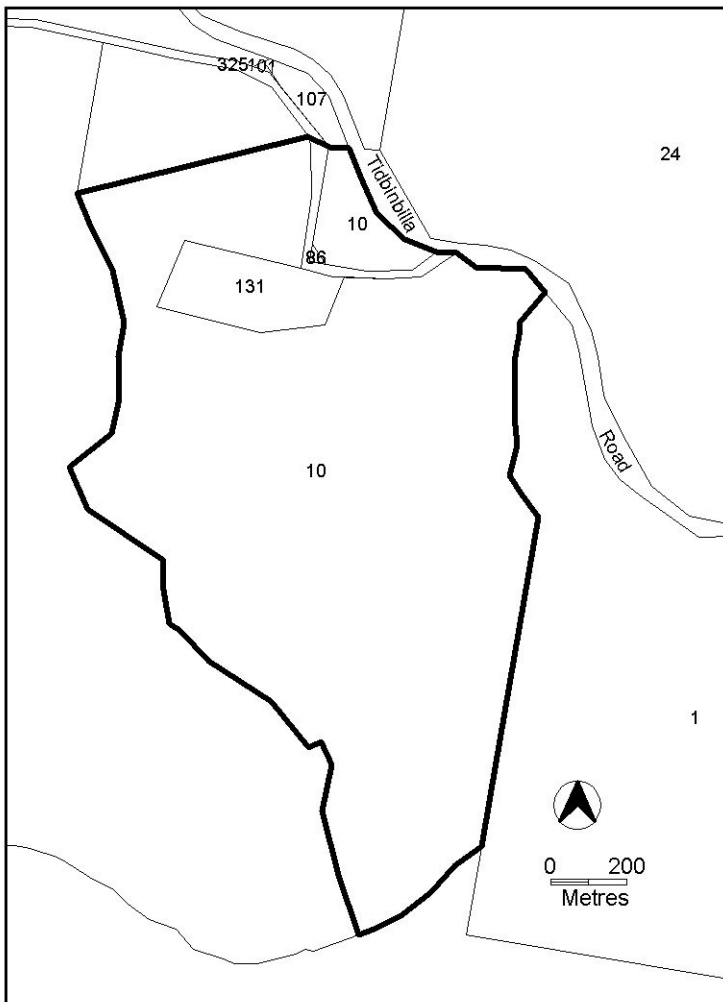


Figure 1 Birrigai, Paddy's River