

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

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.

| | |
|-------------------------------|--|
| 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 | Transport depot |
| 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 | |

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 |

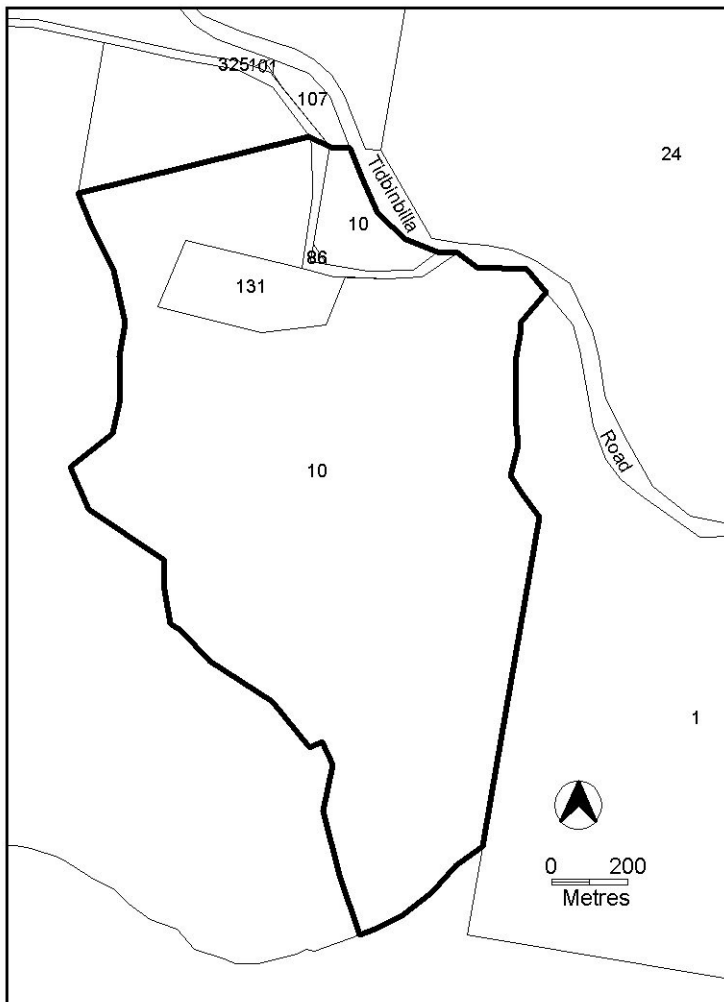


Figure 1 Birrigai, Paddy's River