

## **NUZ5 – Mountains and Bushland 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

<b>EXEMPT</b>	
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> .	

<b>ASSESSABLE DEVELOPMENT</b>	
Development application required	
<b>MINIMUM ASSESSMENT TRACK CODE</b>	
Development application required and assessed in the Code Track	
Development	Code

No development identified.

<b>MINIMUM ASSESSMENT TRACK MERIT</b>	
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	
Consolidation	
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	

<b>MINIMUM ASSESSMENT TRACK IMPACT</b>	
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

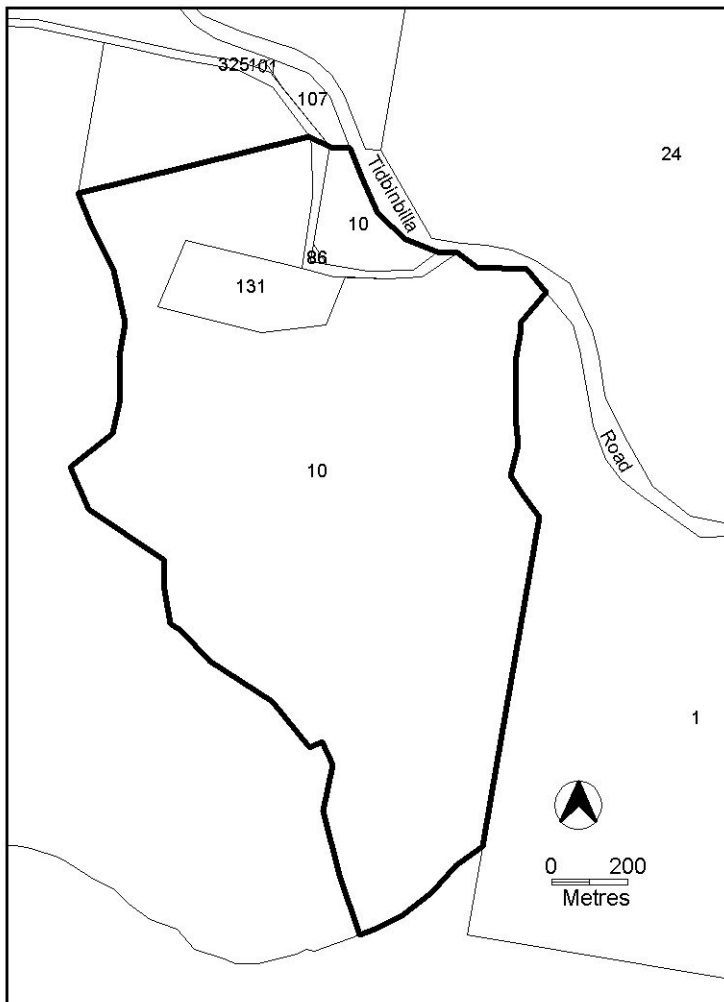
Development listed below is prohibited development except where it is an ancillary use, minor use or temporary use as defined in Volume 2 Section 3 – Definitions.

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

<b>OTHER CODES</b>	
<b>PRECINCT CODES</b>	
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	
<b>GENERAL CODES</b>	
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**