

## **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 DEVELOPMENT</b>	
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)	
<b>ASSESSABLE DEVELOPMENT</b>	
Development application required. On leased land, development must be authorised by a lease.	
<b>MINIMUM ASSESSMENT TRACK CODE</b>	
Development listed below requires a development application and is assessed in the code track	
<b>Development</b>	
No development identified.	
<b>MINIMUM ASSESSMENT TRACK MERIT</b>	
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.	
<b>Development</b>	
agriculture	nature conservation area
ancillary use	overnight camping area
communications facility	parkland
consolidation	road
demolition	scientific research establishment
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 UTILITY INSTALLATION	tourist facility
minor use	woodlot
<b>MINIMUM ASSESSMENT TRACK IMPACT</b>	
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"> <li>a. Exempt code track or merit track development; or</li> <li>b. Prohibited development other than development that is permitted under s137 of the Planning and Development Act 2007.</li> </ul>	
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.

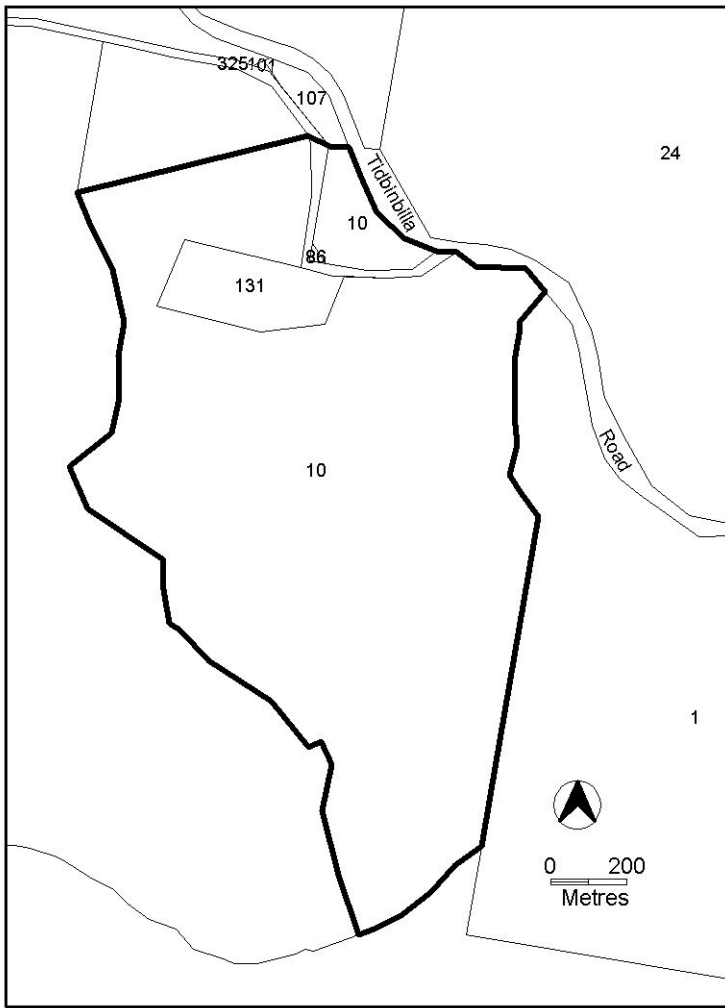
airport	liquid fuel depot
animal care facility	mining industry
animal husbandry	mobile home park
aquatic recreation facility	municipal depot
boarding house	NON-RETAIL COMMERCIAL USE
bulk landscape supplies	offensive industry
caravan park/camping ground	outdoor recreation facility
car park	pedestrian plaza
cemetery	place of assembly
civic administration	plant and equipment hire establishment
club	plantation forestry
COMMERCIAL ACCOMMODATION USE	playing field
COMMUNITY USE	produce market
corrections facility	public transport facility
craft workshop	railway use
defence installation	recyclable materials collection
development in a location and of a type identified in a precinct map as additional prohibited development	recycling facility
drink establishment	relocatable unit
drive-in cinema	RESIDENTIAL USE
emergency services facility	restaurant
freight transport facility	retirement village
funeral parlour	sand and gravel extraction
general industry	service station
group or organised camp	shop
hazardous industry	stock/sale yard
hazardous waste facility	store
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

### 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 *ancillary, minor or temporary use*. For example, a *car park* is prohibited, but could be considered if it is ancillary to a *parkland* which is an assessable development under the merit track.



**Figure 1 Birrigai, Paddy's River**