

## **NUZ2 – Rural Zone**

### **Zone Objectives**

- a) Conserve the distinctive rural landscape setting of Canberra and maintain its ecological integrity
- b) Conserve sufficient wildlife habitats to adequately protect native plant and animal species
- c) Make provision for the productive and sustainable use of land for agriculture
- d) Make provision for other uses which are compatible with the use of the land for agriculture
- e) Ensure that land parcels are appropriate in size for their approved uses
- f) Offer leases for time periods which reflect planning intentions for the locality
- g) Reinforce a clear definition between urban and rural land

## NUZ2 – Rural 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	minor road
ancillary use	minor use
communications facility	nature conservation area
consolidation	outdoor recreation facility
demolition	overnight camping area
development in a location and of a type identified in a precinct map as additional merit track development	parkland
farm tourism	sign
group or organized camp	stock/sale yard
land management facility	subdivision
major road	temporary use
MAJOR UTILITY INSTALLATION	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	mobile home park
animal husbandry	municipal depot
aquatic recreation facility	NON-RETAIL COMMERCIAL USE
boarding house	offensive industry
bulk landscape supplies	pedestrian plaza
car park	place of assembly
cemetery	plant and equipment hire establishment
caravan park/ camping ground	plantation forestry
civic administration	produce market
club	public transport facility
COMMERCIAL ACCOMMODATION USE	railway use
COMMUNITY USE	recyclable materials collection
corrections facility	recycling facility
craft workshop	religious associated use
defence installation	relocatable unit
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	scientific research establishment
funeral parlour	service station
general industry	SHOP
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	warehouse
industrial trades	waste transfer station
land fill site	veterinary hospital
light industry	zoological facility
mining industry	

## 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* alone is prohibited, but could be considered if it is ancillary to an *outdoor recreation facility* which is an assessable development under the merit track.