

## **NUZ4 – River Corridor Zone**

### **Zone Objectives**

- a) Conserve the ecological and cultural values of the ACT's major river corridors
- b) Protect stream flow, water quality and flood plains from adverse impacts
- c) Ensure that the type and intensity of development is sustainable
- d) Provide opportunities for a range of ecologically sensitive water and land based recreational activities
- e) Ensure compatibility between land uses, water uses and the general character of the rivers
- f) Provide opportunities for appropriate environmental education and scientific research activities
- g) Prevent development that would significantly increase fire hazard

## NUZ4 – River Corridor Zone Development Table

|  |                          |
|--|--------------------------|
| <b>EXEMPT DEVELOPMENT</b>  |                          |
| Development approval is not required. Building approval may be required.<br>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.<br>On leased land, development must be authorised by a lease.  |                          |
| <b>MINIMUM ASSESSMENT TRACK<br/>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<br/>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                |
| consolidation  | nature conservation area |
| demolition   | parkland                 |
| 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 road   | woodlot                  |
| MAJOR UTILITY INSTALLATION   |                          |
| <b>MINIMUM ASSESSMENT TRACK<br/>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.   |                          |

| <b>PROHIBITED DEVELOPMENT</b>  |   |
|--|---|
| 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  | mining industry   |
| animal care facility   | NON-RETAIL COMMERCIAL USE   |
| animal husbandry   | offensive industry  |
| aquatic recreation facility  | overnight camping area  |
| boarding house   | outdoor entertainment facility  |
| bulk landscape supplies  | 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   |
| communications facility  | produce market  |
| COMMUNITY USE  | public transport facility   |
| corrections facility   | railway use   |
| craft workshop   | recyclable materials collection   |
| defence installation   | recycling facility  |
| development in a location and of a type identified in a precinct map as additional prohibited development  | relocatable unit  |
| drink establishment  | RESIDENTIAL USE   |
| drive-in cinema  | restaurant  |
| emergency services facility  | retirement village  |
| freight transport facility   | sand and gravel extraction  |
| funeral parlour  | service station   |
| general industry   | SHOP  |
| group or organized camp  | special dwelling  |
| hazardous industry   | stock/sale yard   |
| hazardous waste facility   | store   |
| home business  | tourist facility  |
| incineration facility  | transport depot   |
| indoor entertainment facility  | varying a lease to add a use listed as "prohibited development" in this development table |
| indoor recreation facility   | vehicle sales   |
| industrial trades  | veterinary hospital   |
| land fill site   | warehouse   |
| light industry   | waste transfer station  |
| liquid fuel depot  | zoological facility   |
| mobile home park   |   |
| <b>RELEVANT CODE</b>   |   |
| Development proposals must comply with the Non Urban Zones Development Code.   |   |
| <b>NOTE ABOUT ANCILLARY, MINOR AND TEMPORARY USE</b>   |   |
| Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as <i>ancillary, minor or temporary use</i> . For example, a <i>car park</i> is prohibited, but could be considered if it is ancillary to a <i>parkland</i> which is an assessable development under the merit track. |   |