

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

| EXEMPT DEVELOPMENT | |
|--|-----------------------------------|
| 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) | |
| ASSESSABLE DEVELOPMENT | |
| Development application required. On leased land, development must be authorised by a lease. | |
| MINIMUM ASSESSMENT TRACK CODE | |
| Development listed below requires a development application and is assessed in the code track | |
| Development | |
| No development identified. | |
| MINIMUM ASSESSMENT TRACK MERIT | |
| 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. | |
| Development | |
| agriculture | minor use |
| ancillary use | nature conservation area |
| communications facility | overnight camping area |
| consolidation | parkland |
| 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 road | tourist facility |
| MAJOR UTILITY INSTALLATION | woodlot |
| minor road | |
| MINIMUM ASSESSMENT TRACK IMPACT | |
| Development listed below requires a development application and is assessed in the impact track | |
| 1. Development that is not: <ol style="list-style-type: none"> a. Exempt code track or merit track development; or b. Prohibited development other than development that is permitted under s137 of the Planning and Development Act 2007. | |
| 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.