### **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	sign
indentified in a precinct map as additional merit	
track development	
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:
  - 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 animal care facility mining industry mobile home park aquatic recreation facility municipal depot boarding house bulk landscape supplies caravan park/camping ground car park cemetery place of assembly civic administration plant and equipment hire establishment community use corrections facility craft workshop defence installation development in a location and of a type identified dink establishment drink establishment erecycling facility sand and gravel extraction service station service station service station development in this development table indoor entertainment facility veterinary hospital indoor recreation facility indoor recreation facility	in this development table as assessable under the	e code, merit or impact track.
animal husbandry aquatic recreation facility boarding house NON-RETAIL COMMERCIAL USE bulk landscape supplies 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 produce market corrections facility public transport facility craft workshop defence installation development in a location and of a type identified in a precinct map as additional prohibited development drink establishment RESIDENTIAL USE drive-in cinema restaurant remergency services facility retirement village freight transport facility sand and gravel extraction funeral parlour general industry shop group or organised camp hazardous industry hazardous waste facility transport depot home business varying a lease to add a use listed as "prohibited development" in this development table incineration facility vehicle sales indoor recreation facility indoor recreation facility warehouse land fill site zoological facility  vereinger station land fill site	airport	liquid fuel depot
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bulk landscape supplies caravan park/camping ground car park cemetery cemetery civic administration club plantation forestry playing field produce market corrections facility craft workshop defence installation development in a location and of a type identified divice in cinema emergency services facility refight transport facility refight transport facility refight transport facility sand and gravel extraction fundating fundation f	aquatic recreation facility	municipal depot
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civic administration plant and equipment hire establishment club plantation forestry 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 drink establishment RESIDENTIAL USE drive-in cinema restaurant restaurant restaurant emergency services facility retirement village freight transport facility sand and gravel extraction service station general industry shop group or organised camp stock/sale yard hazardous industry store hazardous waste facility transport depot home business varying a lease to add a use listed as "prohibited development" in this development table incineration facility veterinary hospital indoor recreation facility warehouse industrial trades waste transfer station  land fill site zoological facility	car park	pedestrian plaza
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 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 organised camp stock/sale yard hazardous industry store hazardous waste facility transport depot home business varying a lease to add a use listed as "prohibited development" in this development table incineration facility veterinary hospital indoor recreation facility warehouse industrial trades waste transfer station land fill site	cemetery	place of assembly
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COMMUNITY USE  corrections facility  craft workshop  defence installation  development in a location and of a type identified in a precinct map as additional prohibited development  drink establishment  drink establishment  drive-in cinema  emergency services facility  freight transport facility  general industry  group or organised camp  hazardous waste facility  home business  lincineration facility  indoor recreation facility  produce market  public transport facility  recycling facility  retirement village  restaurant  service station  service station  stock/sale yard  hazardous industry  store  hazardous waste facility  transport depot  home business  varying a lease to add a use listed as "prohibited development" in this development table  incineration facility  vehicle sales  indoor entertainment facility  veterinary hospital  indoor recreation facility  warehouse  industrial trades  waste transfer station  land fill site	club	plantation forestry
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industrial trades waste transfer station zoological facility	indoor entertainment facility	veterinary hospital
land fill site zoological facility	indoor recreation facility	warehouse
11191111	industrial trades	waste transfer station
light industry	land fill site	zoological facility
	light 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* is prohibited, but could be considered if it is ancillary to a *parkland* which is an assessable development under the merit track.