

NUZ3 – Hills, Ridges and Buffer Zone

Zone Objectives

- a) Conserve the environmental integrity of the hill system as a visual backdrop and a unified landscape setting for Canberra
- b) Provide opportunities for appropriate recreational uses
- c) Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors
- d) Provide predominantly open buffer spaces for the visual separation of towns and to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities
- e) Provide opportunities for appropriate environmental education and scientific research activities

NUZ3 – Hills, Ridges and Buffer 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	outdoor education establishment
consolidation	outdoor recreation facility
demolition	parkland
development in a location and of a type identified in a precinct map as additional merit track development	scientific research establishment
farm tourism	sign
land management facility	subdivision
major road	temporary use
MAJOR UTILITY INSTALLATION	varying a lease (where not prohibited, code track or impact track assessable)
minor road	woodlot
MINIMUM ASSESSMENT TRACK IMPACT	
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"> a. Exempt, code track or merit track development (see section 132 of the Planning and Development Act 2007); 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
car park	overnight camping area
caravan park/camping ground	pedestrian plaza
cemetery	place of assembly
civic administration	plant and equipment hire establishment
club	plantation forestry
COMMERCIAL ACCOMMODATION USE	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	RESIDENTIAL USE
drink establishment	restaurant
drive-in cinema	retirement village
emergency services facility	sand and gravel extraction
freight transport facility	service station
funeral parlour	SHOP
general industry	stock/sale yard
group or organised camp	store
hazardous industry	tourist facility
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	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* 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.