

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

EXEMPT
Development approval not required, may need building approval
Exempt Development identified in Section 20 and Schedule 1 of the <i>Planning and Development Regulation 2008</i> .

ASSESSABLE DEVELOPMENT	
Development application required	
MINIMUM ASSESSMENT TRACK CODE	
Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2007 (as Impact Track) or listed as prohibited in the Site Specific section below	
Development	Code

No development identified.

MINIMUM ASSESSMENT TRACK MERIT	
Development application required and assessed in the Merit Track, unless specified in Schedule 4 of the Planning and Development Act 2006	
Development	Code

Agriculture	Non-Urban Zones Development Code
Ancillary use	
Communications facility	
Demolition	
Farm tourism	
Group or organized camp	
Land management facility	
MAJOR UTILITY INSTALLATION	
Minor use	
Nature conservation area	
Outdoor recreation facility	
Overnight camping area	
Parkland	
Road	
Sign	
Stock/sale yard	
Subdivision	
Temporary use	
Woodlot	

Specific areas have additional developments that may be approved subject to assessment. These areas and the additional developments are listed below

Site Identifier	Additional Development	Code
Uriarra Village	Single dwelling housing	Rural Villages Precinct Code
	Home business	
	COMMUNITY USE	
	Scientific research establishment	
P4 – Plantation Forestry Overlay	Plantation forestry	Non-Urban Zones Development Code
	Scientific research establishment	
	Tourist facility	

**MINIMUM ASSESSMENT TRACK
IMPACT**

Development application required and assessed in the Impact Track.

1. A development that is not an Exempt, Code Track or Merit Track development where the development is allowed under an existing lease, (see section 134 of the Planning and Development Act 2007).
2. A development that would be permissible under the National Capital Plan but which is identified as prohibited development in this Table.
3. Development specified in Schedule 4 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.
4. Development declared under Section 123 and Section 124 of the Planning and Development Act 2007 and not listed as prohibited development in this Table.
5. Any development not listed in this Table.

PROHIBITED

A development application can not be made

- Any development not listed as assessable development in this Table and that appears in Volume 2 Section 3 – Definitions are prohibited, ie:
- | | |
|-------------------------------|--|
| Airport | Mobile home park |
| Animal care facility | Municipal depot |
| Animal husbandry | NON-RETAIL COMMERCIAL USE |
| Aquatic recreation facility | Offensive industry |
| Boarding house | Pedestrian plaza |
| Bulk landscape supplies | Place of assembly |
| Car park | Plant and equipment hire establishment |
| Cemetery | Plantation forestry |
| Caravan park/ camping ground | Playing field |
| 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 |
| Drink establishment | Relocatable unit |
| Drive-in cinema | RESIDENTIAL USE |
| Defence installation | Restaurant |
| Emergency services facility | Retirement complex |
| Freight transport facility | Sand and gravel extraction |
| Funeral parlour | Scientific research establishment |
| General industry | Service station |
| Hazardous industry | SHOP |
| Hazardous waste facility | Store |
| Incineration facility | Tourist facility |
| Indoor entertainment facility | Transport depot |
| Indoor recreation facility | Vehicle sales |
| Industrial trades | Warehouse |
| Land fill site | Waste transfer station |
| Light industry | Veterinary hospital |
| Liquid fuel depot | Zoological facility |
| Mining industry | |

Specific areas have developments that are prohibited in those areas. These areas and the additional developments are listed below

Site Identifier	Development
P4 – Plantation Forestry Overlay	Farm tourism
	Group or organised camp
	Nature conservation area
	Stock/ sale yard

OTHER CODES

PRECINCT CODES

Where a proposal is within an area covered by one of the following Precinct Codes, that Code applies in addition to any specified Development Code:

Rural Villages Precinct Code	
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GENERAL CODES

The following General Codes may be called up by Development Codes as relevant considerations in assessing a Development Application:

Access and Mobility	Parking and Vehicular Access
Bicycle Parking	Planning for Bushfire Risk Mitigation
Communications Facilities and Associated Infrastructure	Signs
Community and Recreation Facilities Location	Water Sensitive Urban Design
Crime Prevention Through Environmental Design	Water Use and Catchment