

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 2007	
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	

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