

## **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

<b>EXEMPT DEVELOPMENT</b>		
Development approval not required, may need building approval On leased land, development must be authorised by a lease.		
Exempt Development identified in Section 20 and Schedule 1 of the <i>Planning and Development Regulation 2008</i> .		
<b>ASSESSABLE DEVELOPMENT</b>		
Development application required On leased land, development must be authorised by a lease.		
<b>MINIMUM ASSESSMENT TRACK CODE</b>		
Development application required and assessed in the Code Track		
Development	Code	
No development identified.		
<b>MINIMUM ASSESSMENT TRACK MERIT</b>		
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	
Agriculture	Non-Urban Zones Development Code	
Ancillary use		
Communications facility		
Consolidation		
Demolition		
Farm tourism		
Land management facility		
MAJOR UTILITY INSTALLATION		
Minor use		
Nature conservation area		
Overnight camping area		
Parkland		
Road		
Scientific research establishment		
Sign		
Subdivision		
Temporary use		
Tourist facility		
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
Birrigai, Paddys River (Figure 1)	Educational establishment	Non-Urban Zones Development Code
P4 – Plantation forestry overlay	Outdoor recreation facility	
	Plantation forestry	
<b>MINIMUM ASSESSMENT TRACK IMPACT</b>		
Development application required and assessed in the Impact Track.		
Development	Code	
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 DEVELOPMENT

A development application can not be made

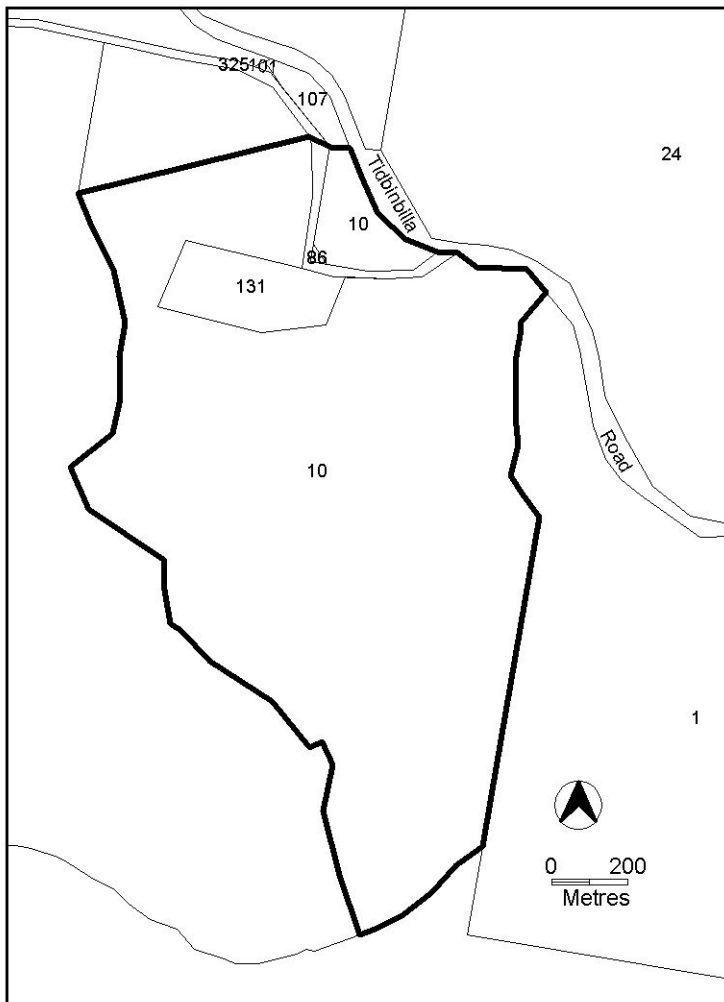
Development listed below is prohibited development except where it is listed elsewhere in the Development Table.

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
Drink establishment	Recycling facility
Drive-in cinema	Relocatable unit
Emergency services facility	RESIDENTIAL USE
Freight transport facility	Restaurant
Funeral parlour	Retirement Village
General industry	Sand and gravel extraction
Group or organised camp	Service station
Hazardous industry	SHOP
Hazardous waste facility	Stock/sale yard
Home business	Store
Incineration facility	Transport depot
Indoor entertainment facility	Vehicle sales
Indoor recreation facility	Veterinary hospital
Industrial trades	Warehouse
Land fill site	Waste transfer station
Light industry	Zoological facility

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

Site Identifier	Development
Bullen Ranges	Agriculture
Cotter Catchment	
Tidbinbilla Ranges	
Namadgi National Park	
P4 – Plantation forestry overlay	Farm tourism
	Nature conservation area

<b>OTHER CODES</b>	
<b>PRECINCT CODES</b>	
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:	
No Codes identified	
<b>GENERAL CODES</b>	
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



**Figure 1 Birrigai, Paddy's River**