

# PART E7: NON-URBAN ZONES POLICY

## 1.1 Zone Maps

Maps, including maps that identifies land use zones, are published on the Territory Planning Authority's website.

This Non-Urban Zones Policy applies to all development in non-urban zones (NUZ1 to NUZ5).

## 1.2 Land Use Table

The following table identifies permissible land uses and development types (marked 'Y') in Non-Urban zones.

The uses listed require development approval unless they meet the 'exempt development' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

Uses not listed in the table are prohibited. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

District policies specify additional types of development and land uses that are permissible or prohibited in districts.

Development Type	NUZ1	NUZ2	NUZ3	NUZ4	NUZ5
Agriculture	Y	Y	Y	Y	Y
Ancillary use	Y	Y	Y	Y	Y
Animal care facility	Y	Y	-	-	-
Aquatic Recreation facility	-	-	-	Y	-
Bulk landscape supplies	Y	Y	-	-	-
Caravan Park/camping ground	Y	-	-	-	-
Caretaker's residence	-	Y	-	-	Y
Cemetery	Y	-	-	-	-
Commercial accommodation unit	-	Y	-	-	-
Communications facility	Y	Y	Y	-	Y
Community activity centre	Y	-	-	-	-
Complementary use	Y	Y	Y	Y	Y
Consolidation	Y	Y	Y	Y	Y
Data Centre	Y	-	-	-	-
Defence installation	Y	-	-	-	-
Demolition	Y	Y	Y	Y	Y
Distribution reservoir	Y	Y	Y	Y	Y
Drone facility	Y				
Ecotourism	Y	Y	Y	Y	Y
Educational establishment	Y	-	-	-	-

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Development Type	NUZ1	NUZ2	NUZ3	NUZ4	NUZ5
Emergency services facility	Y	Y	Y	-	-
Farm tourism	Y	Y	Y	Y	Y
Group or organized camp	Y	Y	Y	-	Y
Health facility	Y	-	-	-	-
Intensive animal farming	Y	Y	-	-	-
Land management facility	Y	Y	Y	Y	Y
Major electrical sub-station	Y	Y	Y	Y	Y
Major electricity storage facility	Y	Y	Y	Y	Y
Major gross pollutant trap	Y	Y	Y	Y	Y
Major pump station	Y	Y	Y	Y	Y
Major road	Y	Y	Y	Y	Y
Major service conduits	Y	Y	Y	Y	Y
Minor road	Y	Y	Y	Y	Y
Minor use	Y	Y	Y	Y	Y
Municipal depot	Y	-	-	-	-
Nature conservation area	Y	Y	Y	Y	Y
Outdoor education establishment	-	-	Y	-	Y
Outdoor recreation facility	Y	Y	Y	-	-
Overnight camping facility	-	Y	-	-	Y
Parkland	Y	Y	Y	Y	Y
Place of worship	Y	-	-	-	-
Power generation station	Y	Y	Y	Y	Y
Produce market	Y	-	-	-	-
Residential care accommodation	Y	-	-	-	-
Restaurant	Y	-	-	-	-
Scientific research establishment	Y	-	Y	-	Y
Service station	Y	-	-	-	-
Sign	Y	Y	Y	Y	Y
Stock/sale yard	-	Y	-	-	-
Subdivision	Y	Y	Y	Y	Y
Temporary use	Y	Y	Y	Y	Y
Tourist facility	Y	-	-	-	-
Transport depot	Y	-	-	-	-
Treatment plant	Y	Y	Y	Y	Y
Varying a lease, except where prohibited.	Y	Y	Y	Y	Y
Urban lake, pond and/or retardation basin	Y	Y	Y	Y	Y
Utility hydrogen production facility	Y	Y	Y	Y	Y
veterinary clinic	Y	-	-	-	-
Veterinary hospital	Y	-	-	-	-
Water storage dam	Y	Y	Y	Y	Y
Woodlot	Y	Y	Y	Y	Y

### **1.3 Policy Outcomes**

Development proposals in Non-Urban zones will be assessed having regard to the policy outcomes to be achieved for the relevant zone.

#### **NUZ1 – Broadacre Zone**

The fundamental desired outcome for the NUZ1 zone is to provide for in a predominantly rural landscape setting a range of uses which require larger sites and/or a location outside urban area.

Other important desired outcomes to be achieved in the NUZ1 zone:

1. Provide for activities requiring clearance zones or protection from conflicting development.
2. Promote development that does not adversely impact or visually intrude on the landscape and environmental quality of the locality.
3. Limit, where appropriate, development to uses that do not undermine the future use of land which may be required for urban and other purposes.

#### **NUZ2 – Rural Zone**

The fundamental desired outcome for the NUZ2 zone is to conserve the distinctive rural landscape setting of Canberra and maintain its ecological integrity.

Other important desired outcomes to be achieved in the NUZ2 zone:

1. Conserve sufficient wildlife habitats to adequately protect native plant and animal species.
2. Provide for the productive and sustainable use of land for agriculture.
3. Provide for other uses which are compatible with the use of the land for agriculture.
4. Maintain land parcels that are appropriate in size for their approved uses.
5. Offer leases for time periods which reflect planning intentions for the locality.
6. Reinforce a clear definition between urban and rural land.

#### **NUZ3 – Hill Ridges and Buffer Zone**

The fundamental desired outcome for the NUZ3 zone is to conserve the environmental integrity of the hill system as a visual backdrop and a unified landscape setting for Canberra.

Other important desired outcomes to be achieved in the NUZ3 zone:

1. Provide opportunities for appropriate recreational uses.
2. Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors.
3. 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.
4. Provide opportunities for appropriate environmental education and scientific research activities.

#### **NUZ4 – River Corridor Zone**

The fundamental desired outcome for the NUZ4 zone is to conserve the ecological and cultural values of the ACT's major river corridors.

Other important desired outcomes to be achieved in the NUZ4 zone:

1. Protect stream flow, water quality and flood plains from adverse impacts.
2. Promote type and intensity of development that is sustainable.
3. Provide opportunities for a range of ecologically sensitive water and land based recreational activities.
4. Maintain compatibility between land uses, water uses and the general character of the rivers.

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5. Provide opportunities for appropriate environmental education and scientific research activities.
6. Prevent development that would significantly increase fire hazard.

### **NUZ5 – Mountains and Bushland Zone**

The fundamental desired outcome for the NUZ5 zone is to protect existing and future water supply.

Other important desired outcomes to be achieved in the NUZ5 zone:

1. 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.
2. Maintain the mountains and bush lands area as an important visual background to Canberra.
3. Provide opportunities for appropriate recreational use.
4. Protect and conserve the significant cultural and natural heritage resources and their landscape context.
5. Provide and manage access to Namadgi National Park and related areas for recreation and essential management purposes consistent with the objectives.
6. Provide opportunities for the area to be used for appropriate environmental education, research, and scientific study.
7. Maintain compatibility between land uses, water and water catchment uses and the natural character of the mountain and bushland areas.
8. 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 bushlands.

## **1.4 Assessment requirements**

Assessment requirements set the mandatory development controls within specific zones or for specific development types.

District policies also contain assessment requirements. Assessment requirements in district policies will prevail where inconsistencies occur.

All development proposals in Non-Urban zones will be assessed against the following requirements:

Control	Assessment requirement	Reference
Outdoor Recreation Facilities in NUZ2 and NUZ3 zones	1. In NUZ2 and NUZ3 zones, outdoor recreation facility excludes motor sport facilities, racecourses, stadiums, showgrounds.	

## **1.5 Assessment outcomes**

Development proposals in Non-Urban zones will be assessed having regard to the following assessment outcomes:

- 1) The stated policy outcomes.
- 2) The functionality and usability of the development for its intended purpose/use.

- 3) Reasonable privacy to adjoining and nearby properties.
- 4) The proposed development recognises and responds to the environmental values of the site and surrounds.
- 5) Setbacks – new development is sufficiently setback from property boundaries and other buildings/structures on site. Recognition of the existing development pattern and very low development density and nature of the zone will be considered in relevant setbacks.
- 6) Site disturbance including cut and fill is minimised where possible.
- 7) For residential development, demonstrates sufficient consideration of the applicable elements of the Housing Design Guide for:
  - a) land use and development
  - b) urban structure and site
  - c) building design and built form
  - d) access movement and place
  - e) sustainability and environment.
- 8) For new dwellings, development is consistent with the objectives, design criteria and design guidance within the Housing Design Guide. Important matters for assessment in this regard include:
  - a) visual privacy and interface
  - b) solar and daylight access
  - c) common circulation and spaces
  - d) apartment size and layout
  - e) ceiling heights
  - f) private open space and balconies
  - g) natural ventilation.
- 9) Any ancillary structures have minimal visual impact.
- 10) Non-residential development has minimal impacts to any surrounding natural and residential amenity.
- 11) Site constraints including noise, bushfire, flooding, contamination or hazardous materials.
- 12) Living infrastructure and permeable surfaces addresses impacts of urban heat and water infiltration.
- 13) Impacts on and connections with the natural environment.
- 14) Vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, and the visual impact to any roads or public places.
- 15) End-of-trip facilities where relevant.
- 16) Accessibility and adaptability provisions.
- 17) Water sensitive urban design (WSUD) provisions.
- 18) Minimisation of cut and fill.
- 19) Serviceability in terms of infrastructure and utility services.
- 20) Limited and suitable scale of any advertising or signs.
- 21) Consistency with the Crown lease.
- 22) Any applicable Statement of Environmental Effects.

## **1.6 Development compliance provisions**

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

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The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.