

NUZ3 – Hills, Ridges and Buffers 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 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 Code Track		
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 (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		
Demolition		
Farm tourism		
Land management facility		
MAJOR UTILITY INSTALLATION		
Minor use		
Nature conservation area		
Outdoor recreation facility		
Parkland		
Road		
Scientific research establishment		
Sign		
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
Belconnen Block 1586 (Figure1)	Landfill site	Non-Urban Zones Development Code
P4 – Plantation forestry overlay	Overnight camping area	
	Plantation forestry	
	Tourist facility	
MINIMUM ASSESSMENT TRACK IMPACT		
Development application required and assessed in the Impact Track. See also Schedule 4 of the Planning and Development Act 2007		
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
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	Overnight camping area
Bulk landscape supplies	Pedestrian plaza
Car park	Place of assembly
Caravan park/camping ground	Plant and equipment hire establishment
Cemetery	Plantation forestry
Civic administration	Playing field
Club	Produce market
COMMERCIAL ACCOMMODATION USE	Public transport facility
COMMUNITY USE	Railway use
Corrections facility	Recyclable materials collection
Craft workshop	Recycling facility
Defence installation	Relocatable unit
Drink establishment	RESIDENTIAL USE
Drive-in cinema	Restaurant
Emergency services facility	Retirement complex
Freight transport facility	Sand and gravel extraction
Funeral parlour	Service station
General industry	SHOP
Group or organised camp	Stock/sale yard
Hazardous industry	Store
Hazardous waste facility	Subdivision
Incineration facility	Tourist facility
Indoor entertainment facility	Transport depot
Indoor recreation facility	Vehicle sales
Industrial trades	Veterinary hospital
Land fill site	Warehouse
Light industry	Waste transfer station
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
	Nature conservation area
	Tourist facility

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:
No Codes identified

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

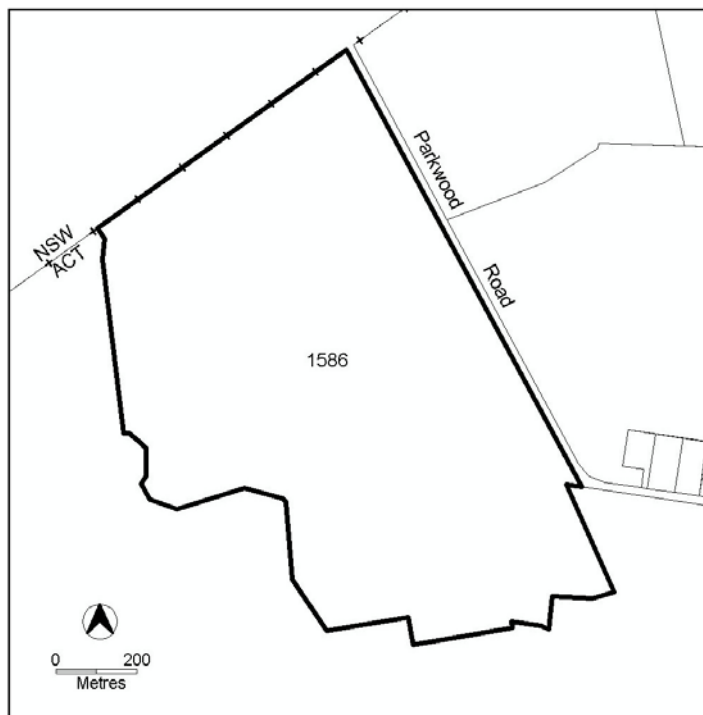


Figure 1 Belconnen Landfill, Belconnen