

NUZ4 – River Corridor Zone

Zone Objectives

- a) Conserve the ecological and cultural values of the ACT's major river corridors
- b) Protect stream flow, water quality and flood plains from adverse impacts
- c) Ensure that the type and intensity of development is sustainable
- d) Provide opportunities for a range of ecologically sensitive water and land based recreational activities
- e) Ensure compatibility between land uses, water uses and the general character of the rivers
- f) Provide opportunities for appropriate environmental education and scientific research activities
- g) Prevent development that would significantly increase fire hazard

NUZ4 – River Corridor 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		
Demolition		
Farm tourism		
Land management facility		
MAJOR UTILITY INSTALLATION		
Minor use		
Nature conservation area		
Parkland		
Road		
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 1553 (Figure 1)	Treatment plant	Non-Urban Zones Development Code
Fyshwick Block 10 Section 59 & Block 2 Section 62 (Figure 2)		
Molonglo and Murrumbidgee River Corridors (Figures 3-8)	Group or organised camp	
	Overnight camping area	
	Tourist facility	
Dairy Flat, Fyshwick	Educational establishment	
P4 – Plantation forestry overlay	Communications facility	
	Outdoor recreation facility	
	Overnight camping area	
	Plantation forestry	
	Scientific research establishment	
	Tourist facility	

**MINIMUM ASSESSMENT TRACK
IMPACT**

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

A development application can not be made

Development listed below is prohibited development except where it is an ancillary use, minor use or temporary use as defined in Volume 2 Section 3 – Definitions.

Airport	NON-RETAIL COMMERCIAL USE
Animal care facility	Offensive industry
Animal husbandry	Overnight camping area
Aquatic recreation facility	Outdoor entertainment facility
Boarding house	Outdoor recreation facility
Bulk landscape supplies	Pedestrian plaza
Car park	Place of assembly
Cemetery	Plant and equipment hire establishment
Civic administration	Plantation forestry
Club	Playing field
COMMERCIAL ACCOMMODATION USE	Produce market
Communications facility	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 organized camp	Special dwelling
Hazardous industry	Stock/sale yard
Hazardous waste facility	Store
Incineration facility	Tourist facility
Indoor entertainment facility	Transport depot
Indoor recreation facility	Vehicle sales
Industrial trades	Veterinary hospital
Land fill site	Warehouse
Light industry	

Liquid fuel depot	Waste transfer station
Mining industry	Zoological facility
Mobile home park	
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

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

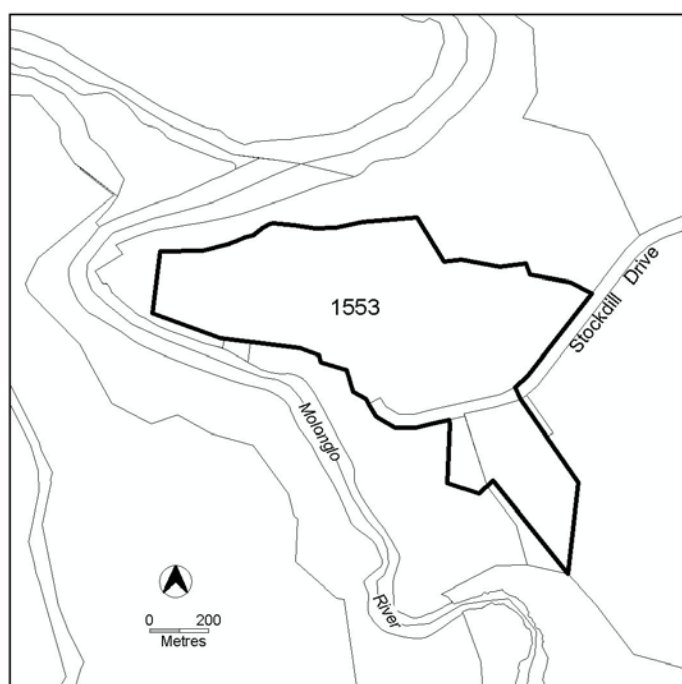


Figure 1 Lower Molonglo Water Quality Control Centre, Belconnen

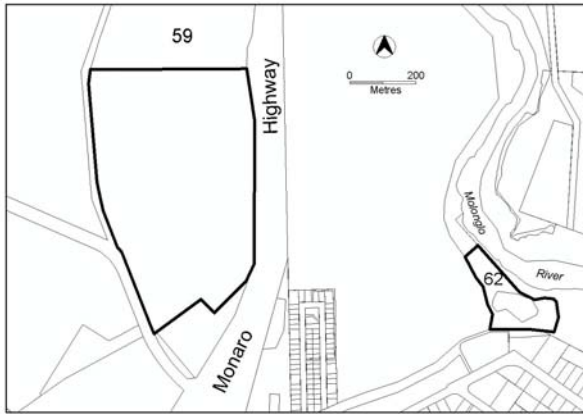


Figure 2 Fyshwick Sewerage Works and Majura Pumping Station, Fyshwick

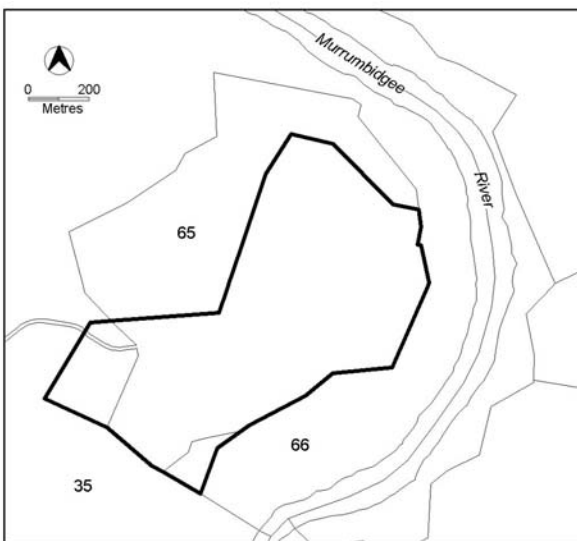


Figure 3 Murrumbidgee River Corridor, Coree

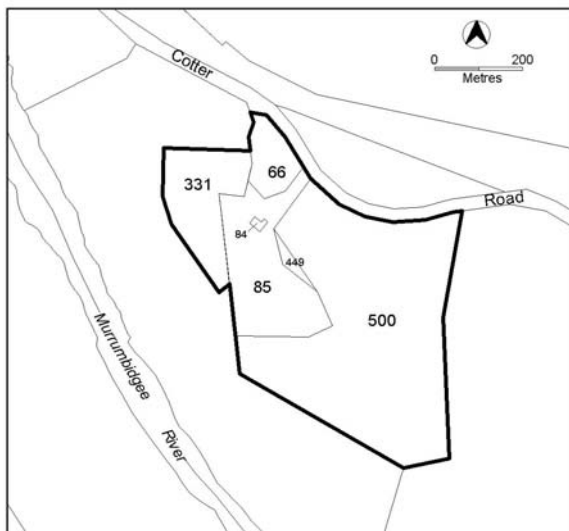


Figure 4 Murrumbidgee River Corridor, Stromlo

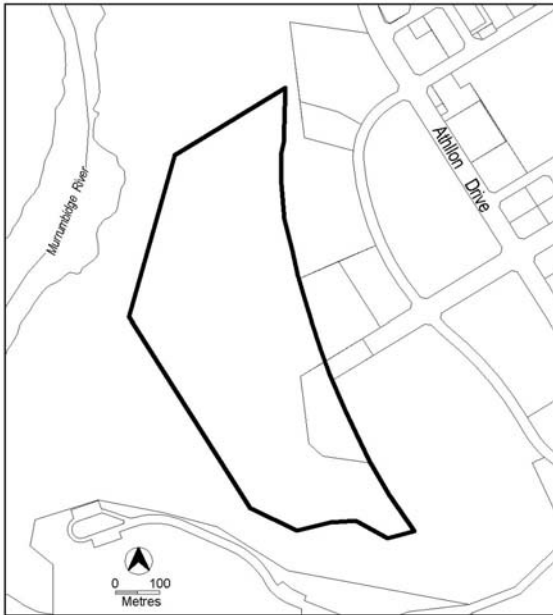


Figure 5 Murrumbidgee River Corridor, Greenway

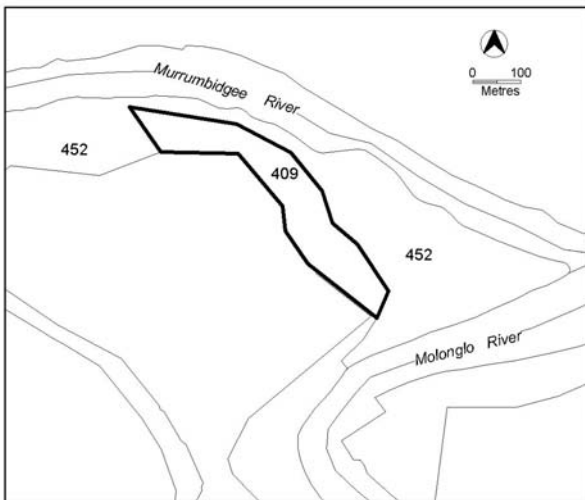


Figure 6 Murrumbidgee and Molonglo River Corridors, Stromlo

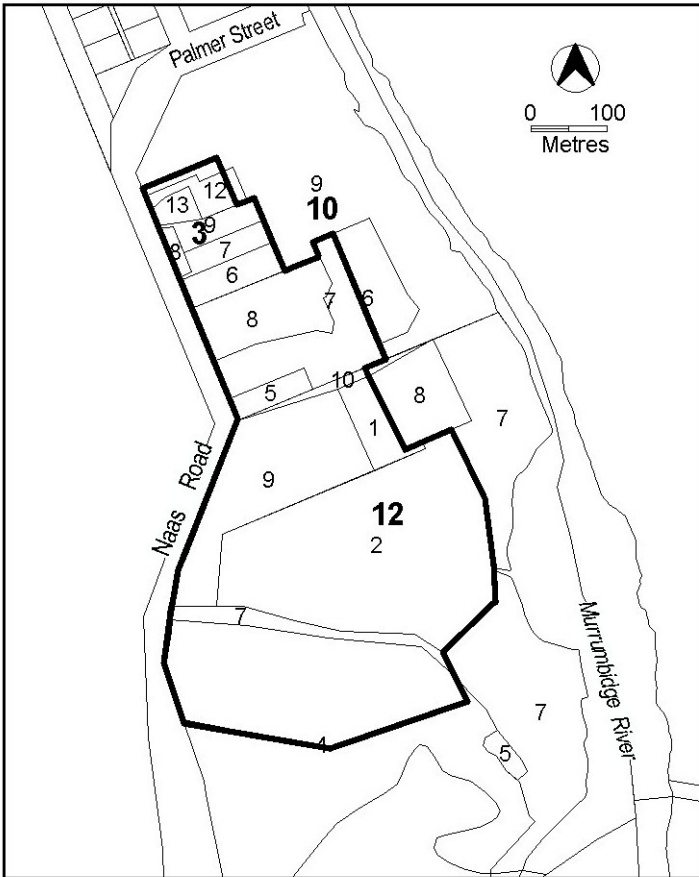


Figure 7 Murrumbidgee River Corridor, Tharwa

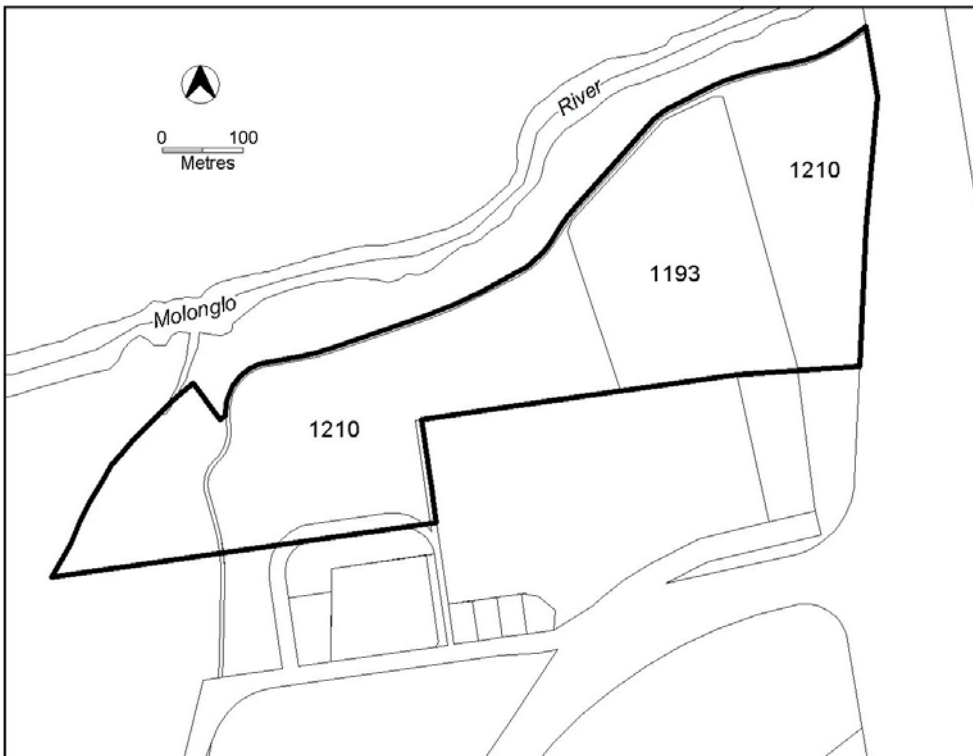


Figure 8 Molonglo River Corridor, Weston Creek