



ACT
Government

Part D

District Policies

D10 – Non-Urban
District Policy

Table of Contents

1. District Area	4
2. Land Use Table	4
3. Policy Outcomes	7
4. Assessment Outcomes	7
Specific assessment outcomes.....	8
5. Assessment Requirements.....	8
Belconnen	8
Coree	8
Coree – Uriarra Village	8
Coree – Lower Molonglo Water Quality Control Centre	8
Coree –Plantation Forestry	8
Greenway – Murrumbidgee River Corridor (non urban)	8
Gungahlin – Eucalypt Plantation	8
Paddy’s River	8
Stromlo.....	9
Stromlo – Lower Molonglo Water Quality Control Centre	9
Stromlo – Plantation Forestry	9
Tennent –Plantation Forestry	9
Tuggeranong (non-urban)	9
6. Figures – Assessable and Prohibited Development	10
Figure 1 Belconnen	10
Figure 2 Booth.....	11
Figure 3 Coree	12
Figure 4 Cotter River	13
Figure 5 Gungahlin	14
Figure 6 Hall	15

Figure 7 Jerrabomberra	16
Figure 8 Kowen	17
Figure 9 Majura	18
Figure 10 Mount Clear	19
Figure 11 Paddys River	20
Figure 12 Rendezvous Creek	21
Figure 13 Stromlo	22
Figure 14 Tennent	23
Figure 15 Tuggeranong	24
Figure 16 Weston Creek	25
7. Figures – Development Requirements	26
Figure 17 Coree	26
Figure 18 Gungahlin	27
Figure 19 Stromlo	28
Figure 20 Tennent	29
Figure 21 Tuggeranong	30

1. District Area

This policy applies to land in the ACT not included in other district policies.

Maps detailing specific assessment outcomes and requirements are included at the end of this policy.

2. Land Use Table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Belconnen	NUZ3	treatment plant	Nil	Blocks 1586, 1551 (AD1 Figure 1)
Belconnen	NUZ4	landfill site, recycling facility, recyclable materials collection	Nil	Block 1329 (AD2 Figure 1)
Belconnen	NUZ3	Nil	outdoor recreational facility	PD1 Figure 1
Booth	NUZ5	Nil	agriculture	PD1 Figure 2
Coree	NUZ4	group or organised camp, overnight camping area, tourist facility	Nil	AD1 Figure 3
Coree	NUZ2	community activity centre, cultural facility, early childhood education and care, educational establishment, health facility, place of worship, religious associated use, home business, scientific research establishment, single dwelling housing	Nil	AD2 Figure 3
Coree	NUZ4	communications facility, outdoor recreation facility, overnight	Nil	AD3 Figure 3

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		camping area, plantation forestry, scientific research establishment		
Coree	NUZ5	outdoor recreation facility, plantation forestry	Nil	AD4 Figure 3
Coree	NUZ5	Nil	agriculture	PD1 Figure 3
Cotter River	NUZ5	Nil	agriculture	PD1 Figure 4
Greenway	NUZ4	group or organised camp overnight camping area Tourist facility	Nil	Part Block 20 Section 46 Greenway
Gungahlin	NUZ1	place of assembly	Nil	AD1 Figure 5
Hall	NUZ3	cemetery	Nil	AD1 Figure 6
Jerrabomberra	NUZ1	Mining industry	Nil	AD1 Figure 7
Jerrabomberra	NUZ1	landfill site, recycling facility, recyclable materials collection, storage facility, warehouse, waste transfer station	Nil	AD2 Figure 7
Jerrabomberra	NUZ1	car park, freight transport facility, general industry, hazardous industry, hazardous waste facility, light industry offensive industry, recycling facility, recyclable materials collection, storage facility, warehouse, waste transfer station	agriculture, animal care facility, intensive animal farming, caravan park / camping ground, cemetery, community activity centre, corrections facility, educational establishment, farm tourism, health facility, land management facility, municipal depot, nature conservation area, outdoor recreation facility, place of worship, scientific research establishment, residential care accommodation, tourist facility, transport depot, veterinary hospital, woodlot	AD3 Figure 7 PD1 Figure 7
Kowen	NUZ2	plantation forestry, scientific research establishment, tourist facility	stock/sale yard	AD1 Figure 8 PD1 Figure 8
Majura	NUZ1	plantation forestry	Nil	AD1 Figure 9
Majura	NUZ3	overnight camping area plantation forestry tourist facility	Nil	AD2 Figure 9
Mount Clear	NUZ5	Nil	agriculture	PD1 Figure 10

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Paddy's River	NUZ5	educational establishment	Nil	AD1 Figure 11
	NUZ5	outdoor recreation facility, plantation forestry	Nil	AD2 Figure 11
Paddy's River	NUZ2	plantation forestry, scientific research establishment, tourist facility	Nil	AD3 Figure 11
Paddy's River	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	AD4 Figure 11
Paddy's River	NUZ5	Nil	agriculture	PD1 Figure 11
Paddy's River	NUZ2	Nil	stock / sale yard	PD2 Figure 11
Rendezvous Creek	NUZ5	Nil	agriculture	PD1 Figure 12
Stromlo	NUZ4	group or organised camp, overnight camping area, tourist facility	Nil	AD1 Figure 13
Stromlo	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	AD2 Figure 13
Tennent	NUZ5	outdoor recreation facility, plantation forestry	Nil	AD1 Figure 14
Tennent	NUZ5	Nil	agriculture	PD1 Figure 14
Tuggeranong	CZ6	service station	Nil	AD1 Figure 15
Tuggeranong	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	AD2 Figure 15
Tuggeranong	NUZ2	service station	Nil	Block 1405
Weston Creek	NUZ4	group or organised camp, overnight camping area, tourist facility	Nil	AD1 Figure 16

3. Policy Outcomes

Development proposals in the Non-Urban District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district.

The desired policy outcomes to be achieved for Non-Urban District include:

1. Maintain and conserve the significant cultural and natural heritage resources, the river corridors and the ecological integrity and biodiversity values and habitats of the non-urban areas.
 2. Provide a predominantly non-urban natural landscape setting for a range of uses which require larger sites and/or a location outside the urban area.
 3. Provide for activities requiring clearance zones or protection from conflicting development such as landfill sites, quarries, and water quality control treatment plants.
 4. Promote development, including in the Harman industrial area, that does not adversely impact or visually intrude on the landscape and environmental quality of the non-urban setting.
 5. Promote type and intensity of development that is ecologically sensitive and sustainable.
 6. Retain and enhance the existing rural village character of Hall and Uriarra and preserve their heritage significance in a distinctive non-urban natural landscape setting.
 7. Provide for the productive and sustainable use of land for agriculture including livestock grazing and plantation forestry.
 8. Provide for other uses which are compatible with the use of the land for agriculture.
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4. Assessment Outcomes

Consistent with the district policy outcomes, development proposals in the Non-Urban District must demonstrate that they are consistent with any area specific assessment outcomes that may apply, as well as the relevant zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral will be required.

Specific assessment outcomes

There are no area specific assessment outcomes to consider for the Non-Urban District. Development needs to comply with relevant zone assessment outcomes.

5. Assessment Requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the Non-Urban District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

Development proposals in the Non-Urban District must meet the following requirements. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Belconnen	1. Ancillary use does not include any type of residential use.	Blocks 1601, 1602, 1605, 1642, 1614, 1553
Coree	2. Ancillary use does not include any type of residential use.	RC1 Block 63
Coree – Uriarra Village	3. The maximum number of dwellings in the precinct is 100. 4. Development utilises existing infrastructure and encourage urban design that reduces potable water consumption and increases recycling of wastewater	RC2 Figure 17
Coree – Lower Molonglo Water Quality Control Centre	5. Within the clearance zone, development is compatible with the treatment plant, subject to the objectives and controls in the relevant zone and the uses do not provide for on-going habitation by people	RC3 Figure 17
Coree – Plantation Forestry	6. Agriculture is limited to livestock grazing, excluding horse agistment. 7. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.	RC4 Figure 17
Greenway – Murrumbidgee River Corridor (non urban)	8. Campsites and tourist facilities are of low intensity on large blocks permitting point source retention of stormwater run-off and opportunities for large scale landscaping. 9. Development, including existing uses, incorporates measures to minimise impacts on the ecology and improve the visual character of the locality.	Part Block 20 Section 46 Greenway
Gungahlin – Eucalypt Plantation	10. Existing eucalypt plantations may be harvested provided they are replaced with appropriate native vegetation. Additional plantations are not permitted	RC1 Figure 18
Paddy's River	11. Agriculture (where permitted) is limited to livestock grazing excluding horse agistment where appropriate.	

Locality	Assessment requirement	Reference
	12. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.	
Stromlo	13. Ancillary use does not include any type of residential use.	RC1 Block 488
Stromlo – Lower Molonglo Water Quality Control Centre	14. Within the clearance zone, development is compatible with the treatment plant, subject to the objectives and controls in the relevant zone and the uses do not provide for on-going habitation by people.	RC2 Figure 19
Stromlo – Plantation Forestry	15. Agriculture is limited to livestock grazing, excluding horse agistment. 16. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.	RC3 Figure 19
Tennent – Plantation Forestry	17. Agriculture is limited to livestock grazing, excluding horse agistment. 18. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.	RC1 Figure 20
Tuggeranong (non-urban)	19. Agriculture (where permitted) is limited to livestock grazing excluding horse agistment where appropriate. 20. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.	RC1 Figure 21

6. Figures – Assessable and Prohibited Development

Figure 1 Belconnen

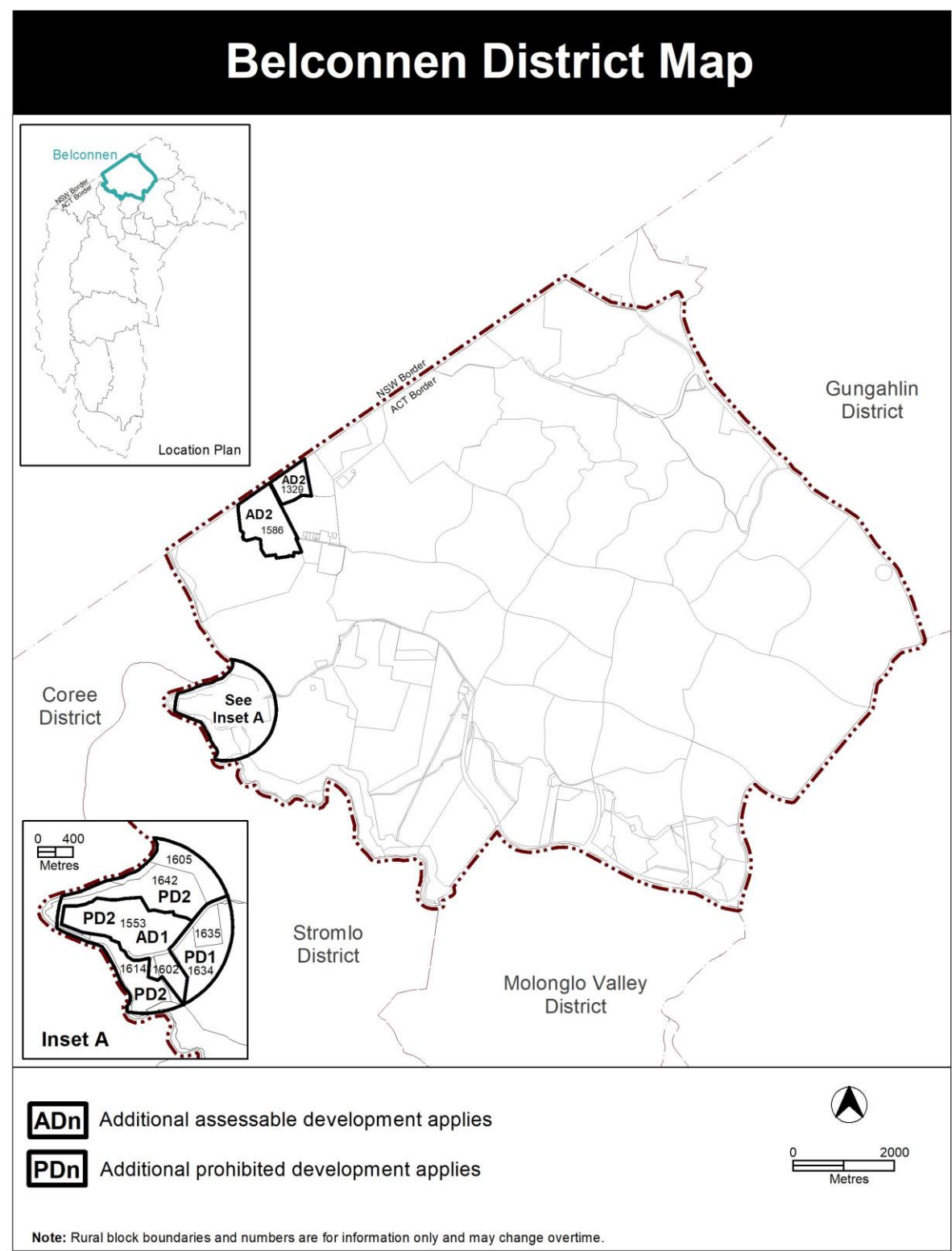


Figure 2 Booth

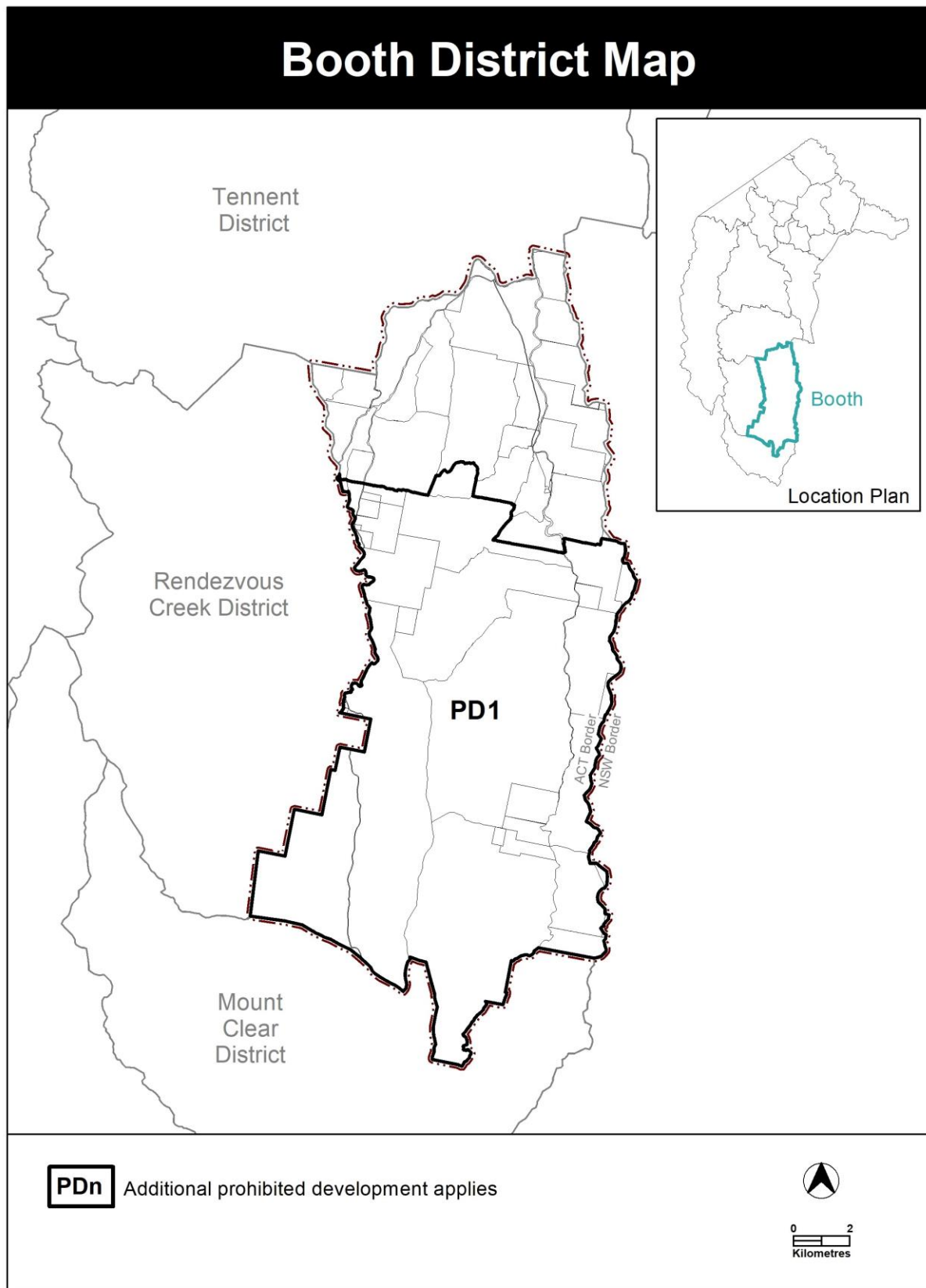


Figure 3 Coree

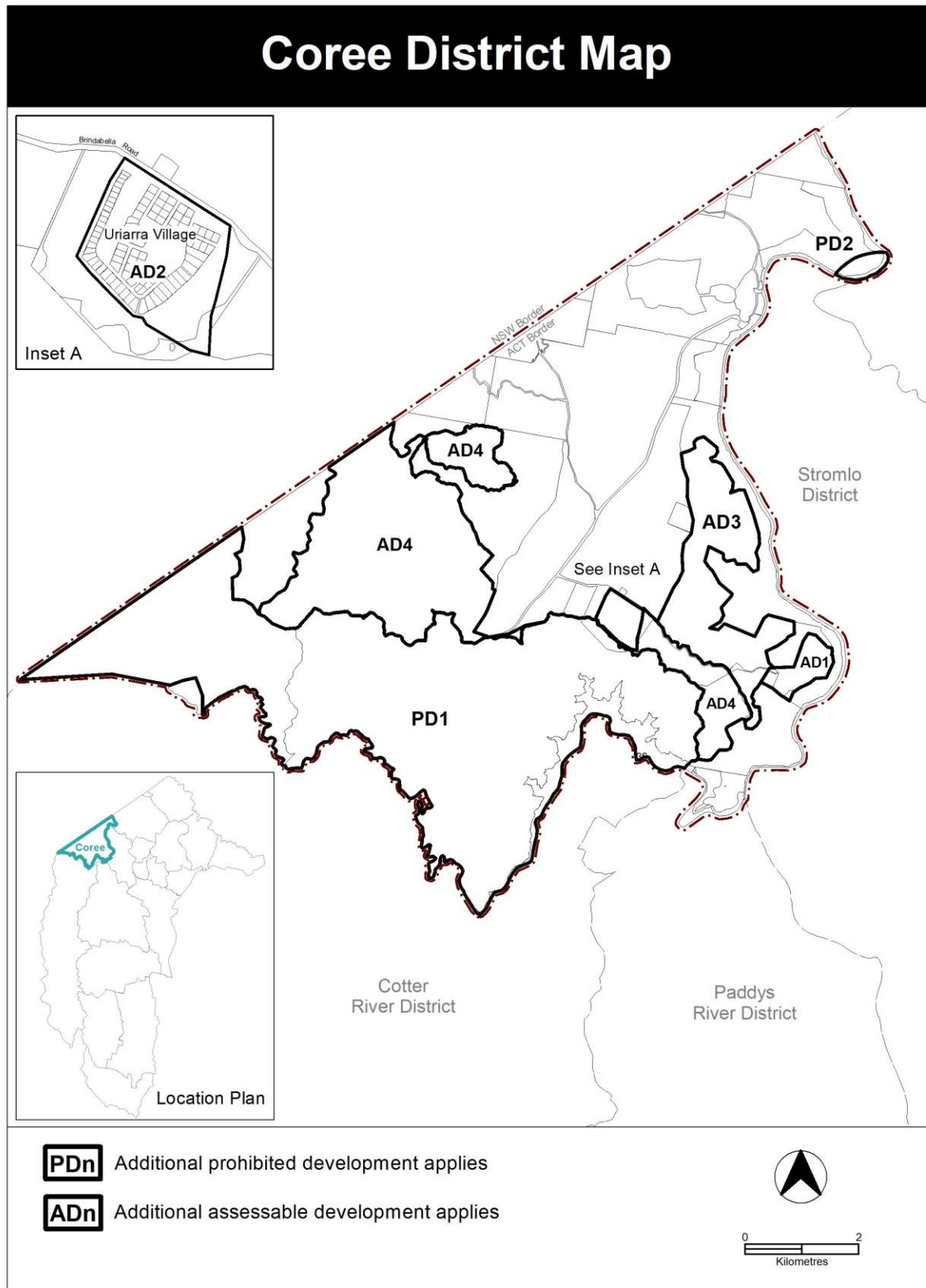


Figure 4 Cotter River

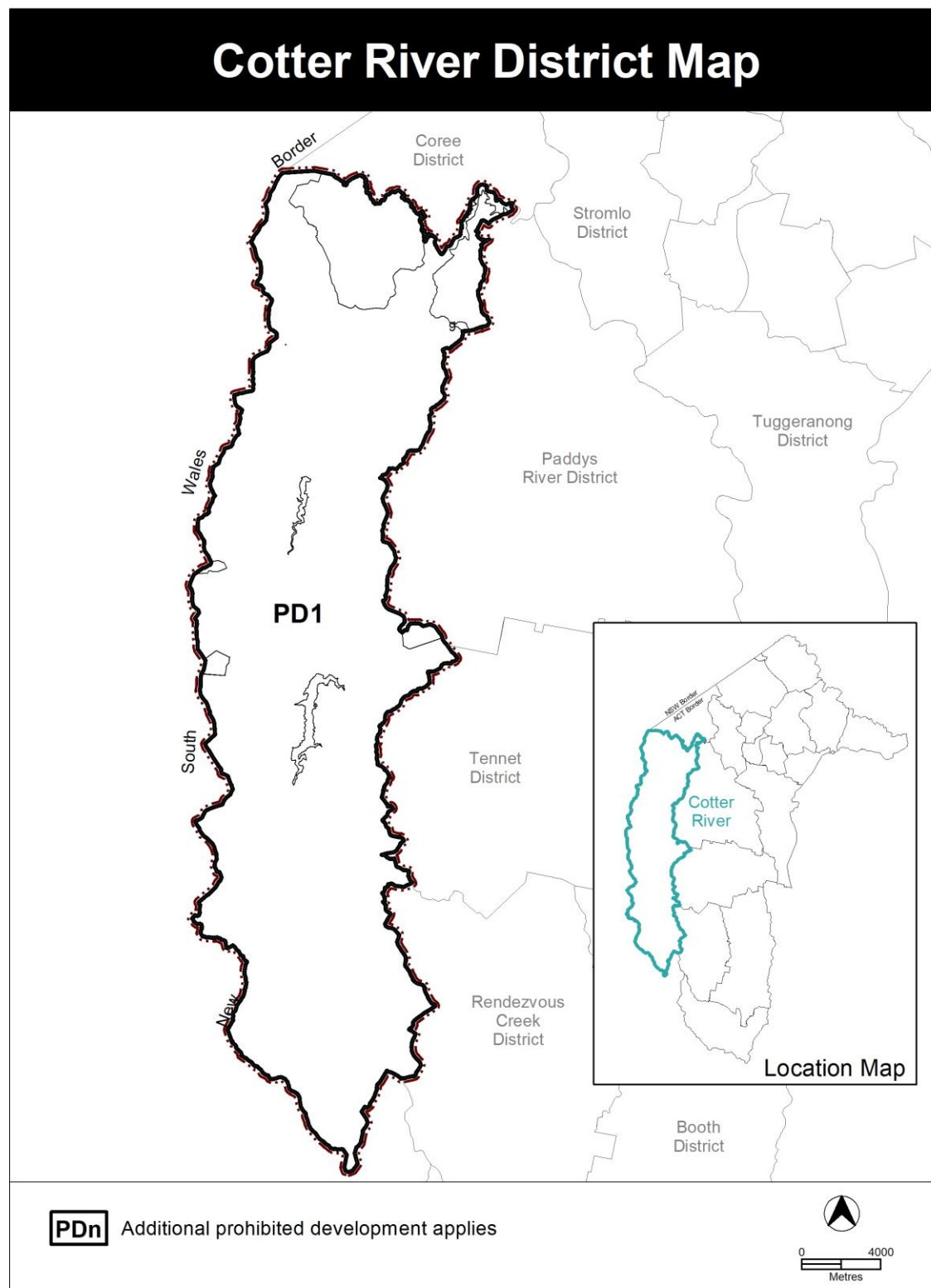


Figure 5 Gungahlin

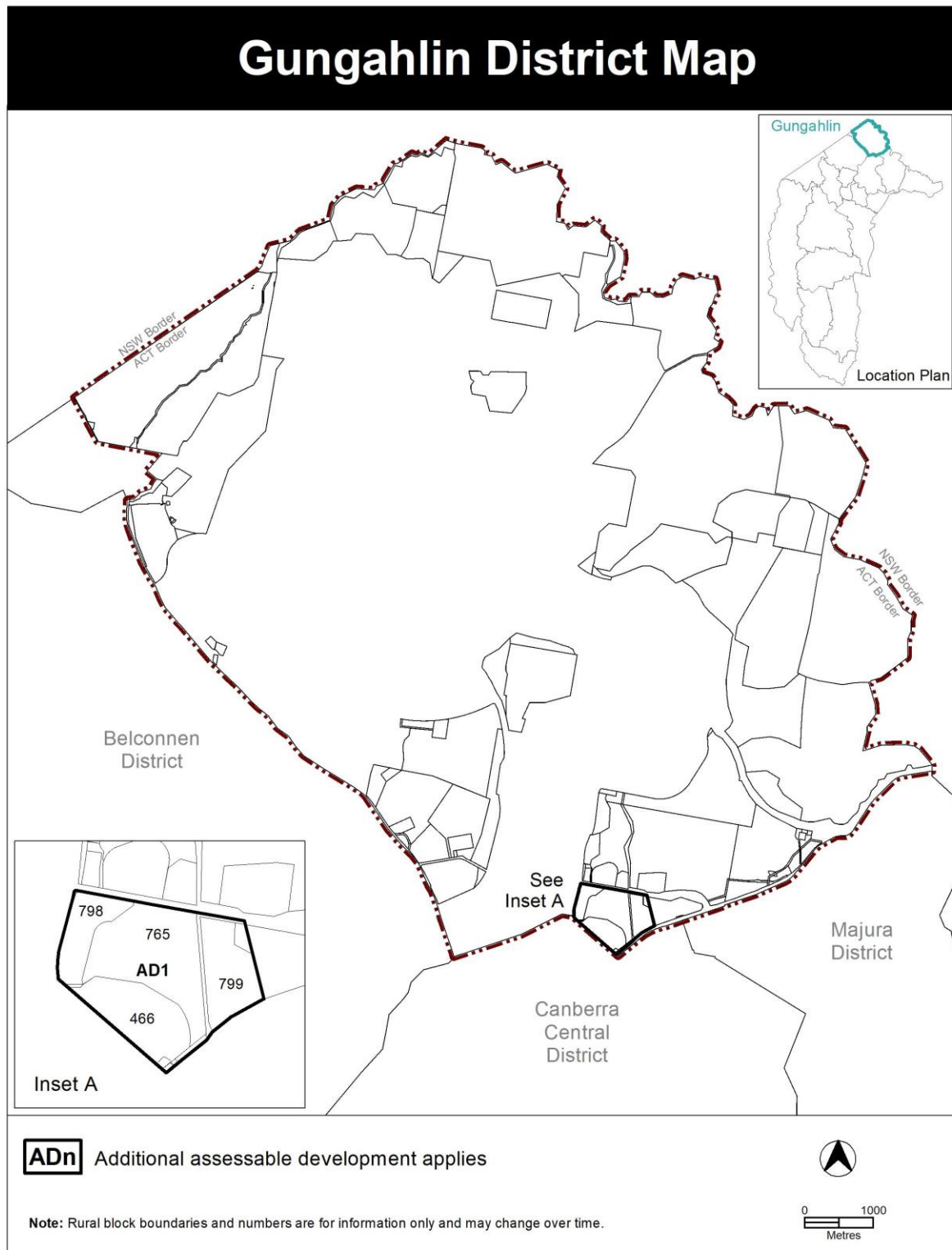


Figure 6 Hall

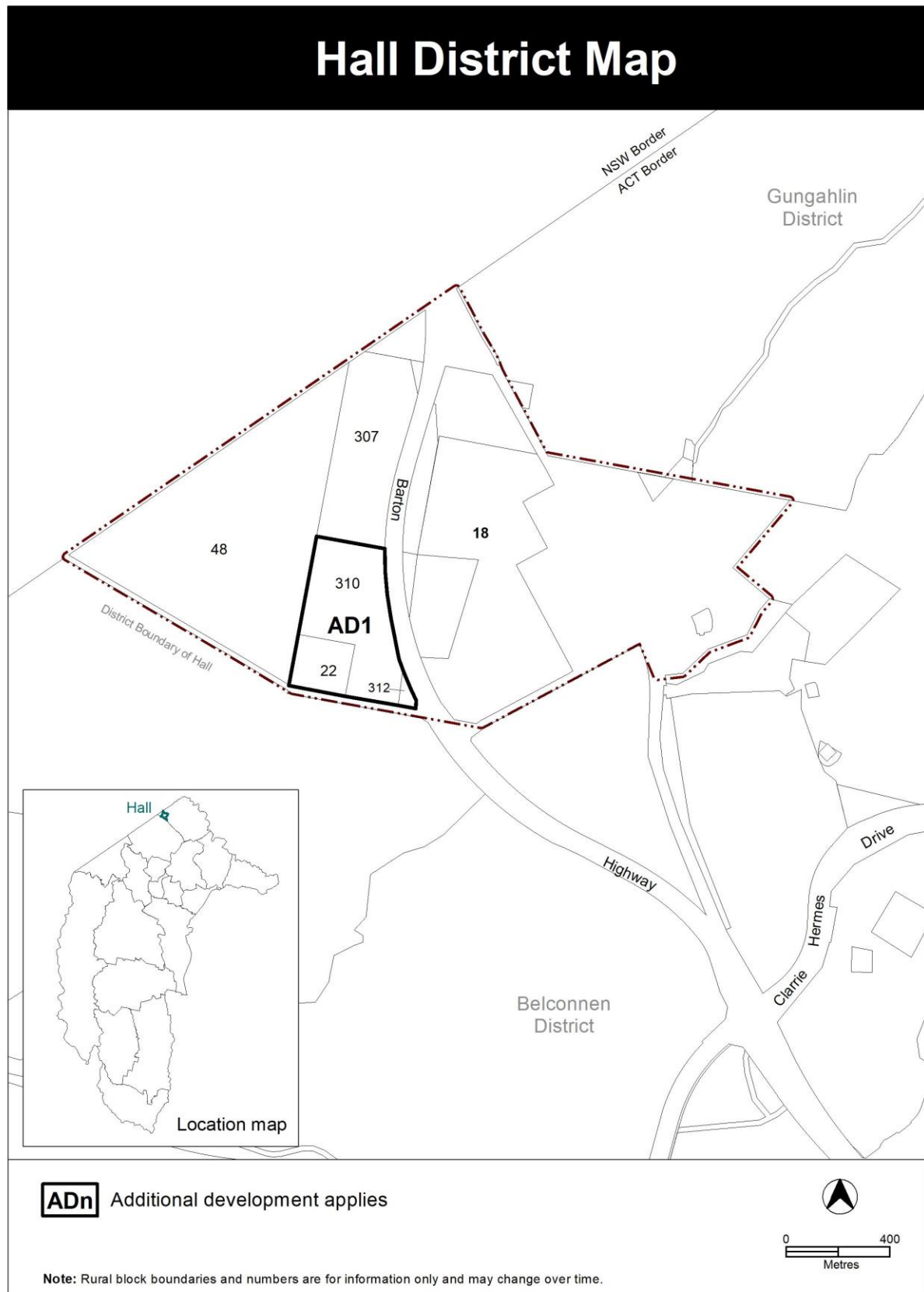


Figure 7 Jerrabomberra

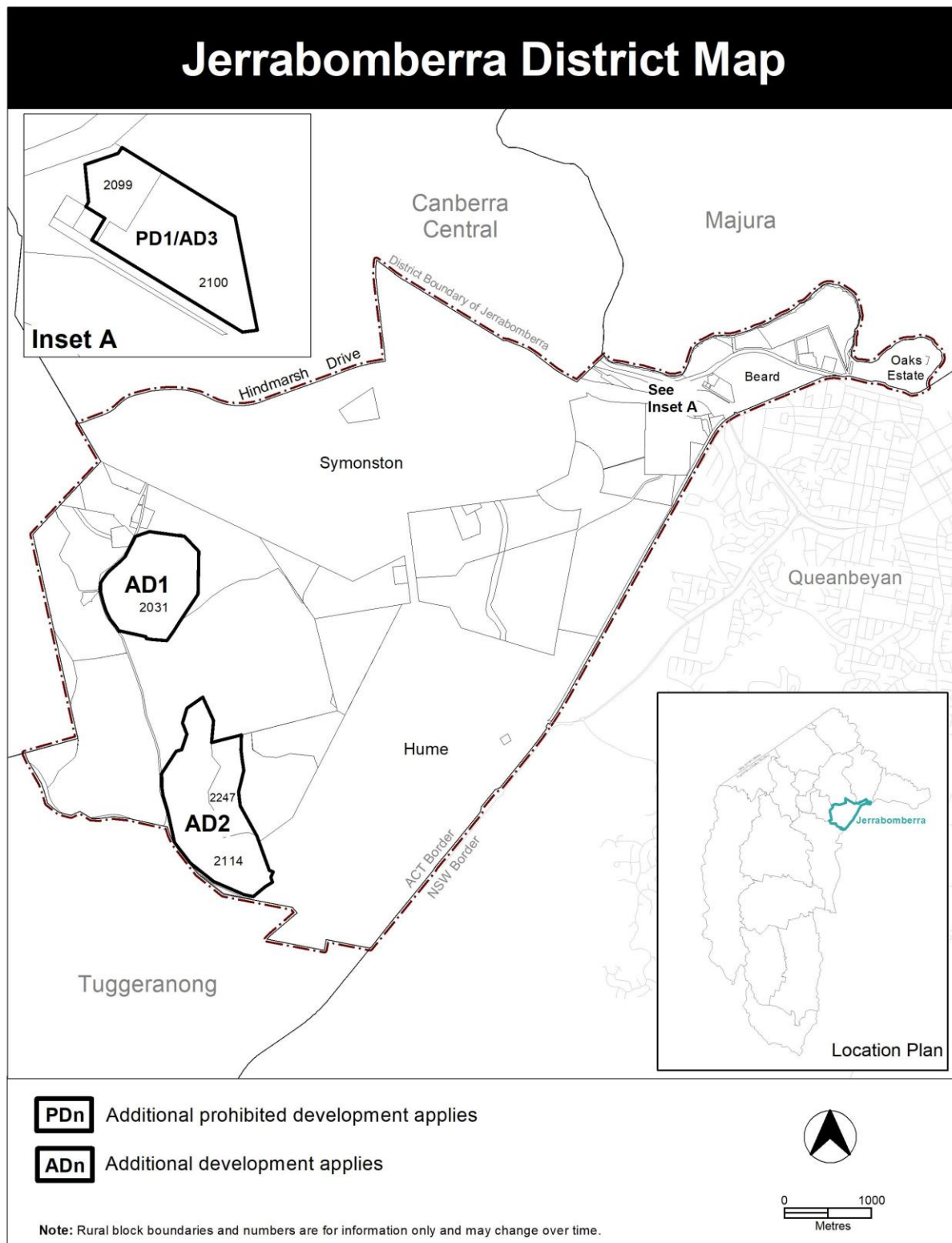


Figure 8 Kowen

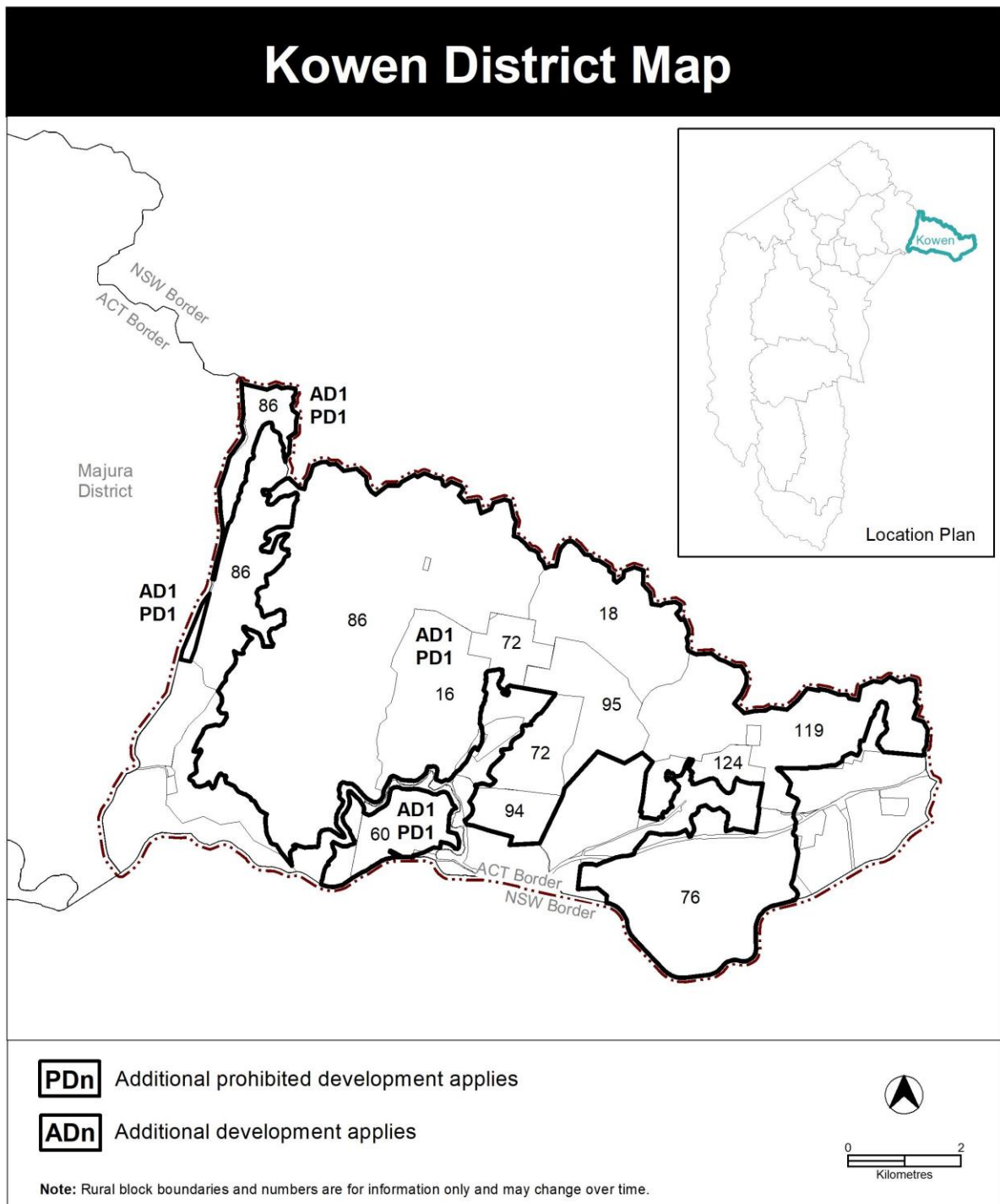


Figure 9 Majura

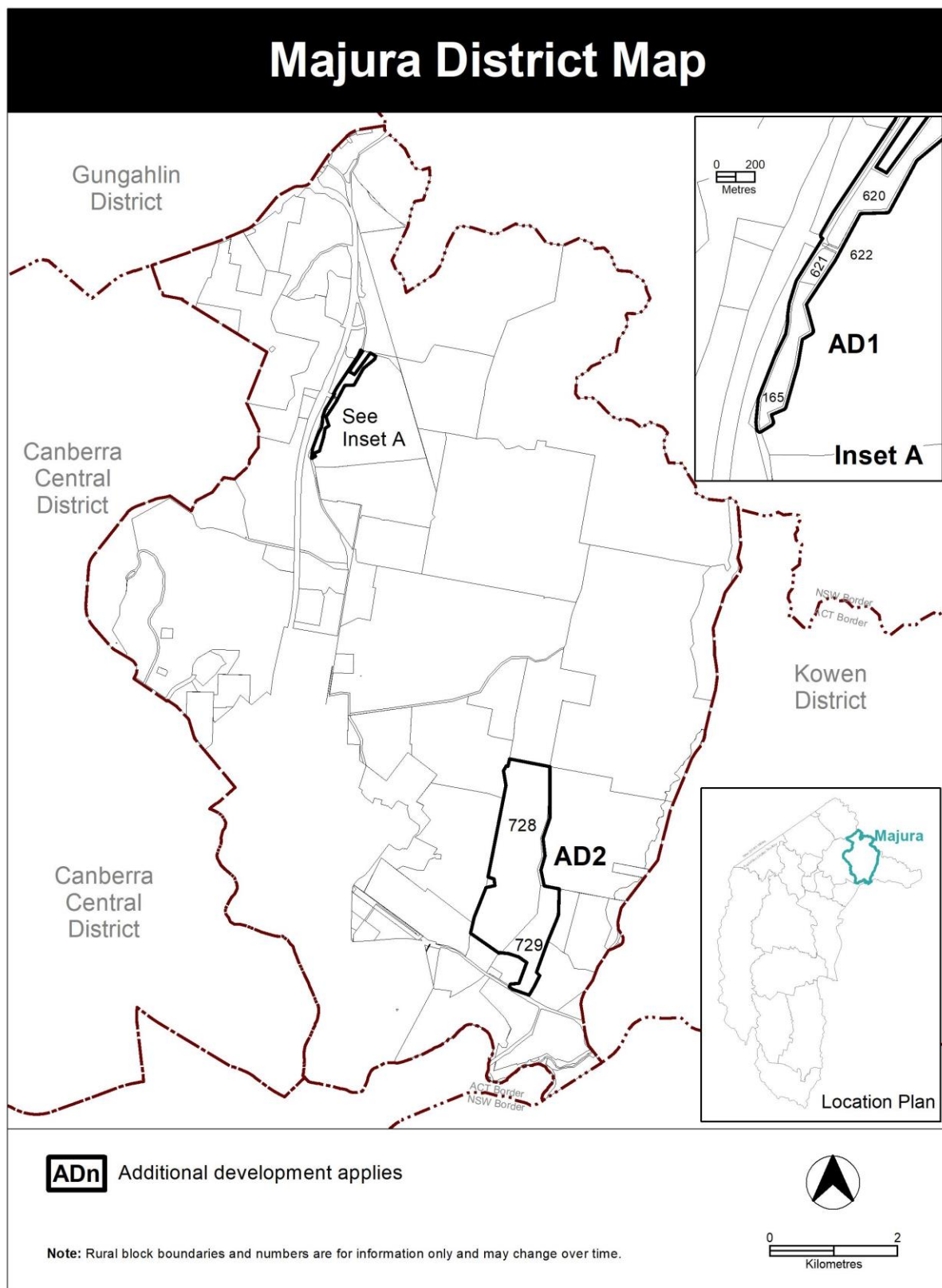


Figure 10 Mount Clear

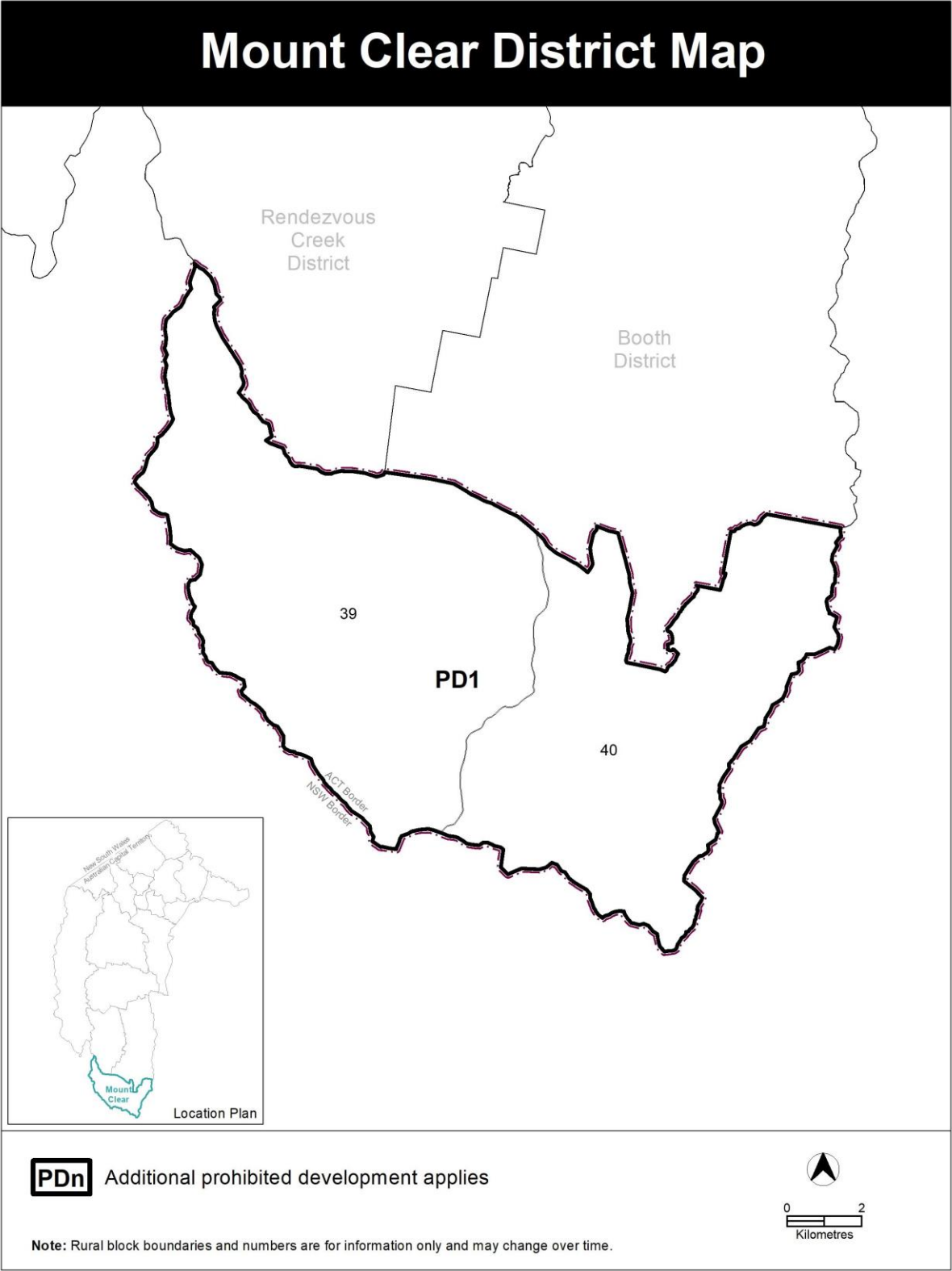


Figure 11 Paddys River

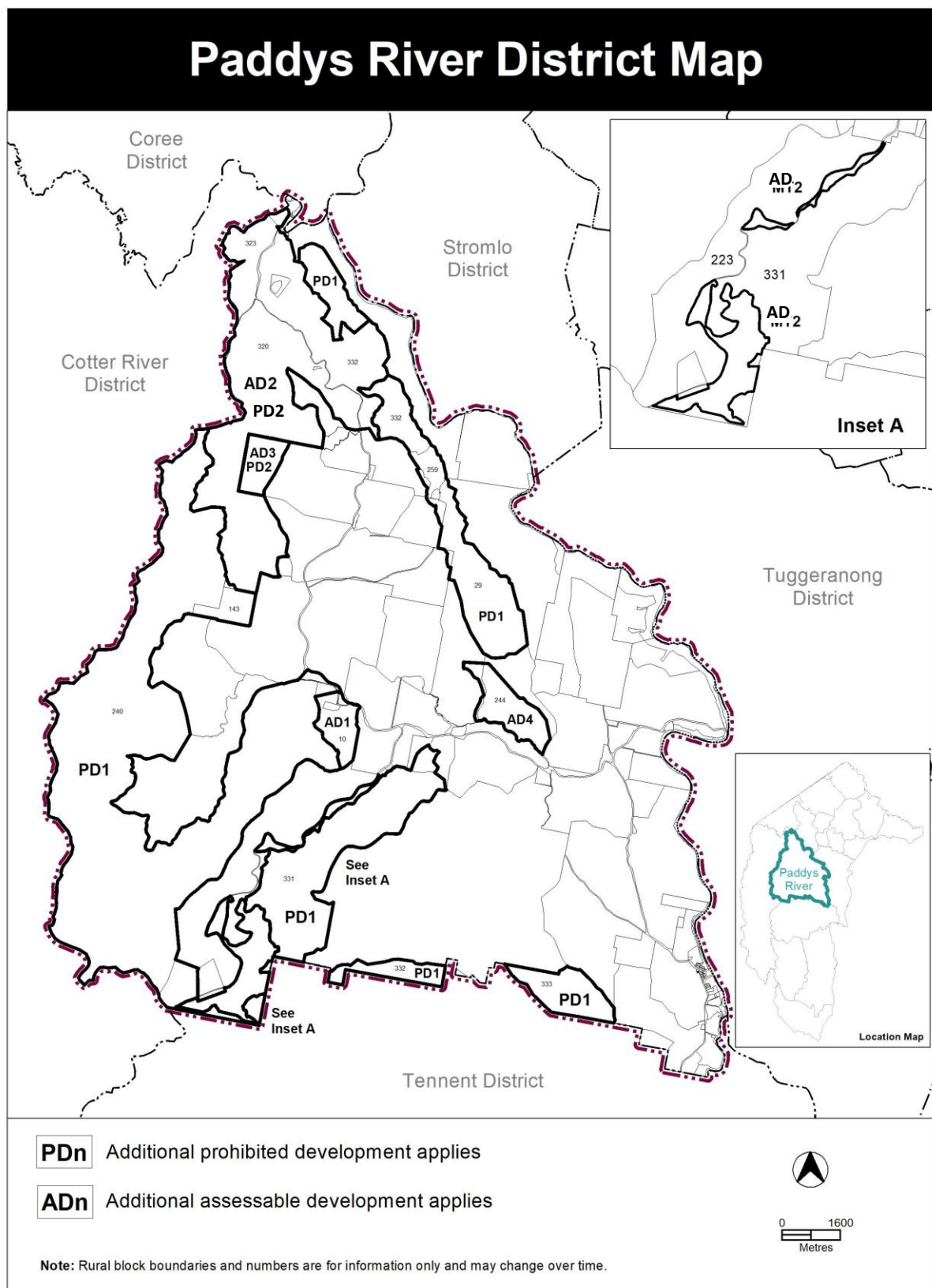


Figure 12 Rendezvous Creek

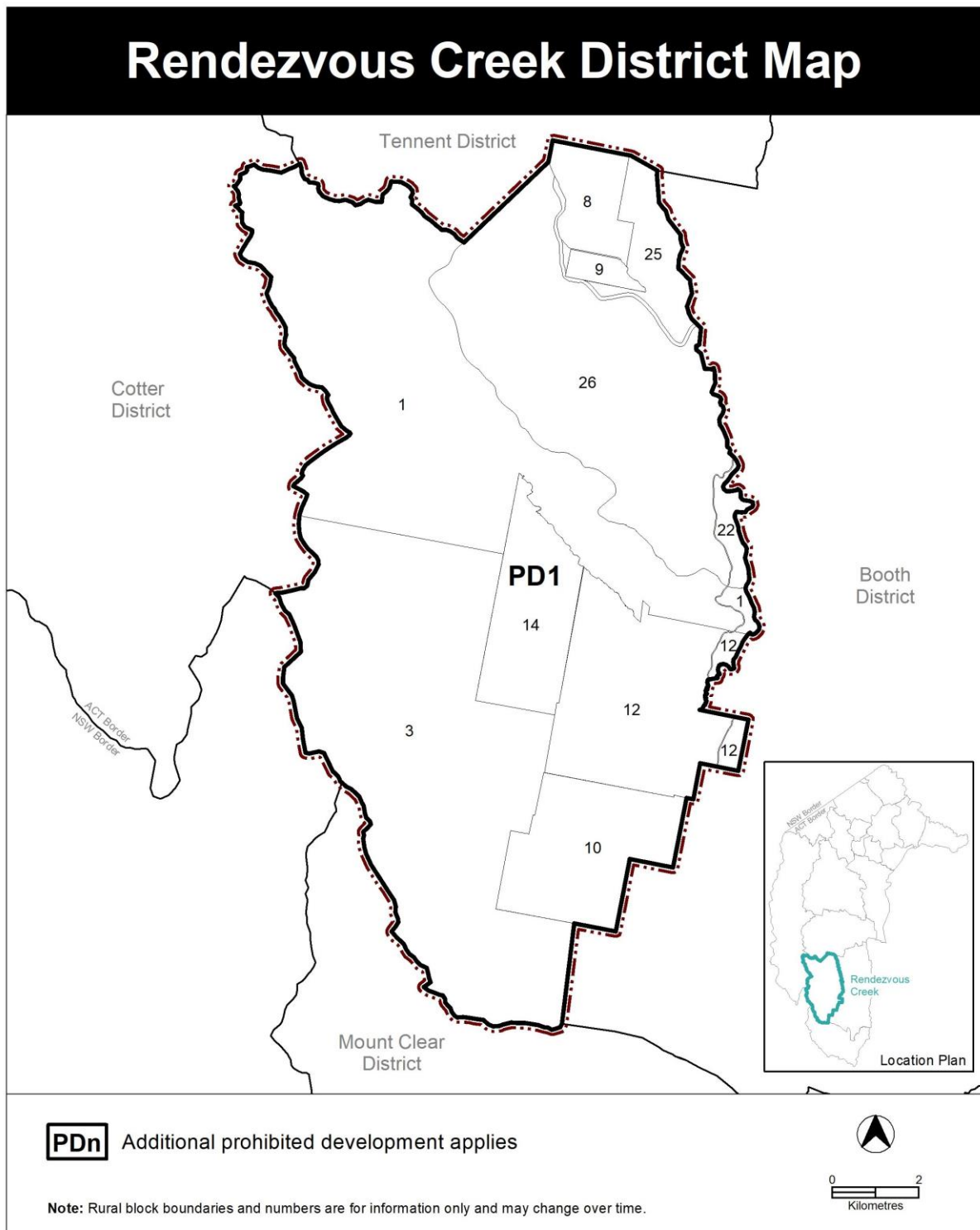


Figure 13 Stromlo

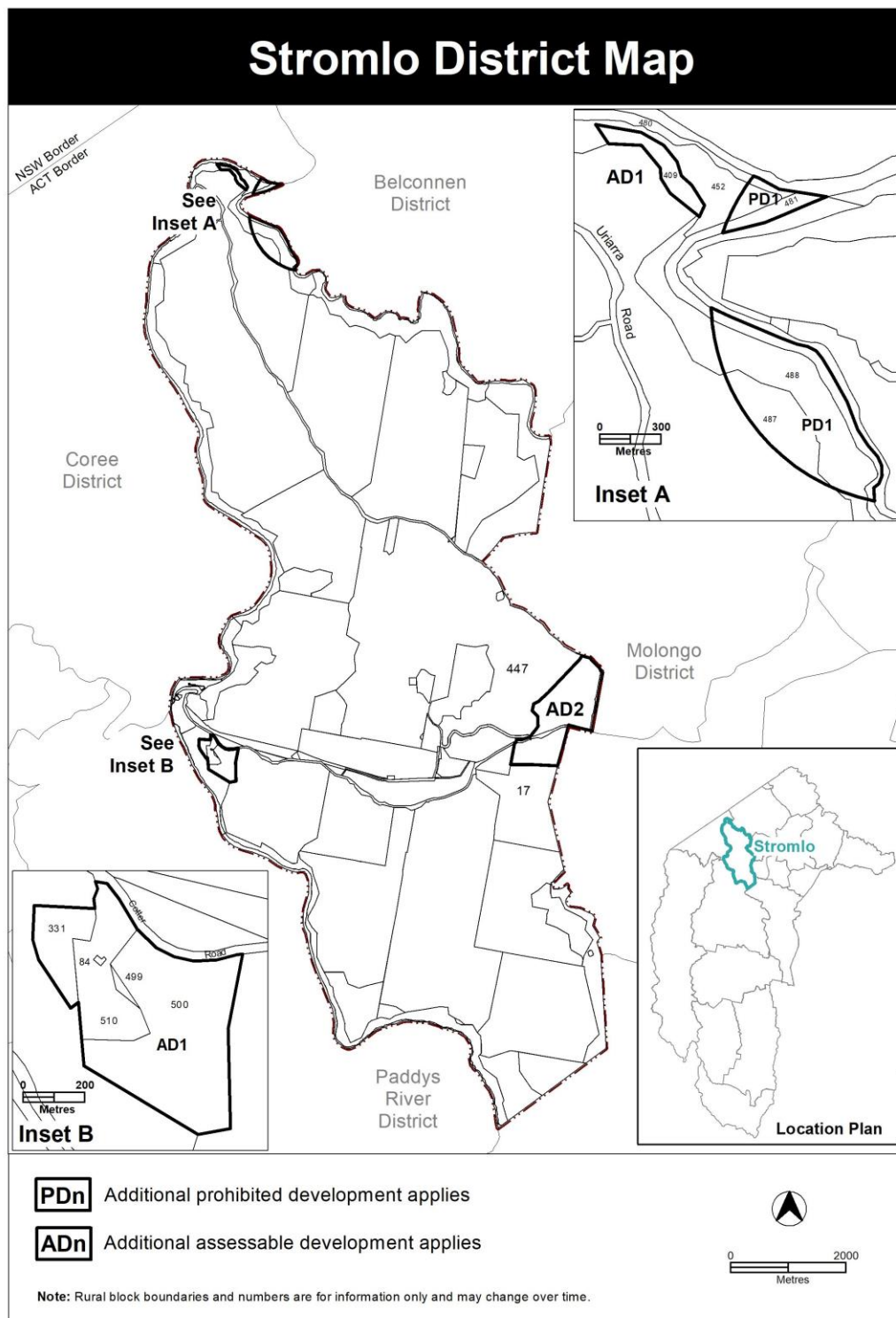


Figure 14 Tennent

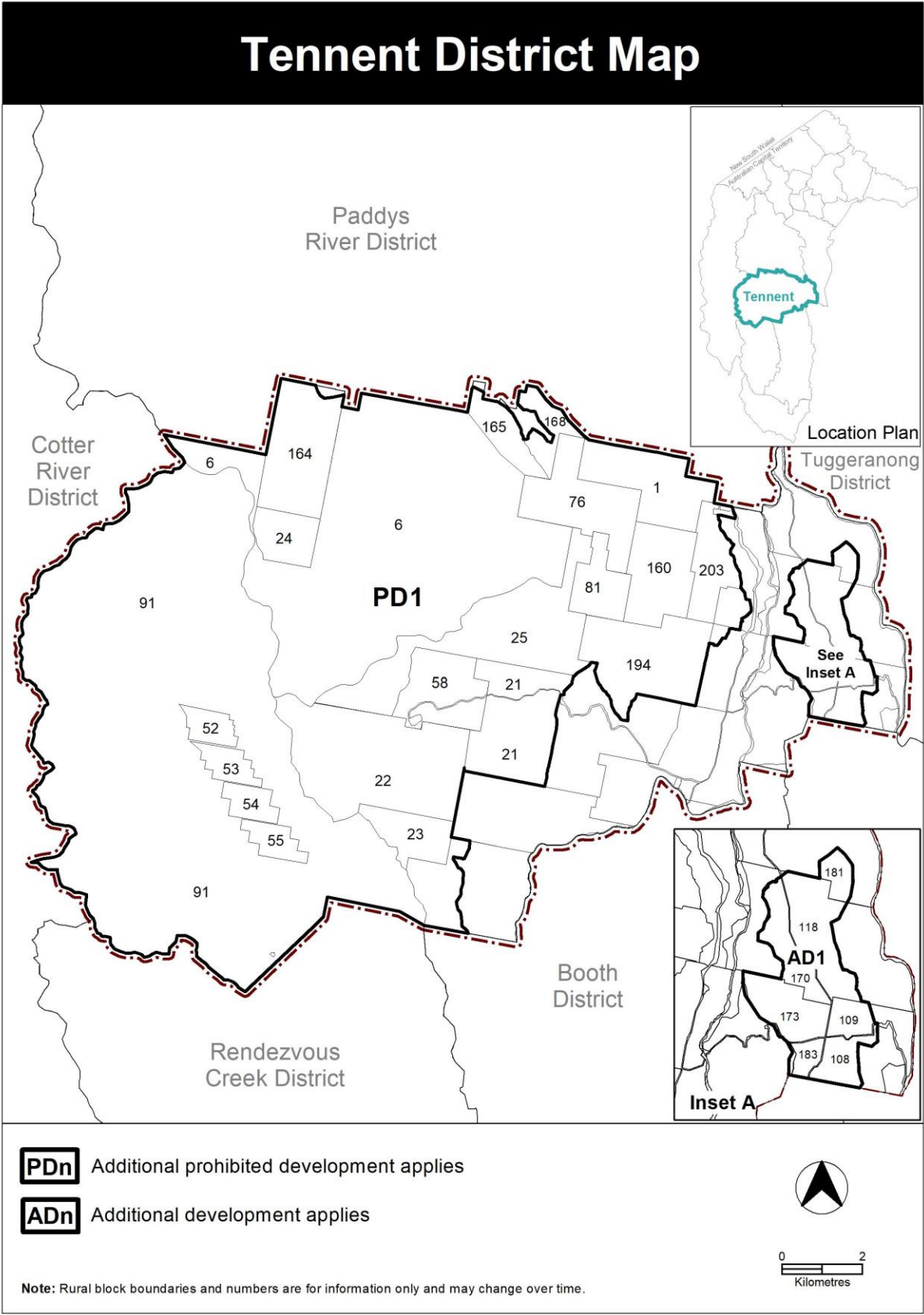


Figure 15 Tuggeranong

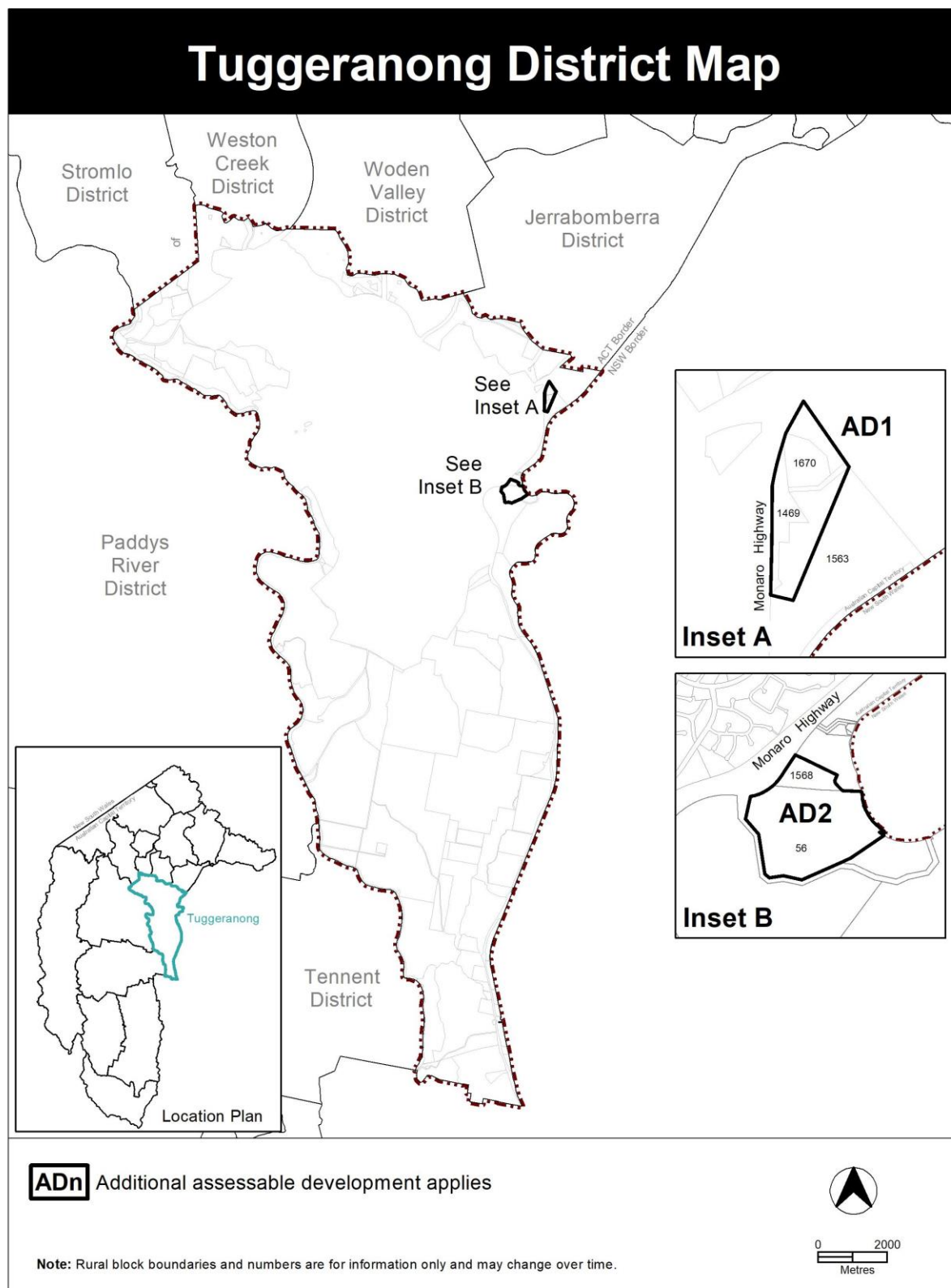
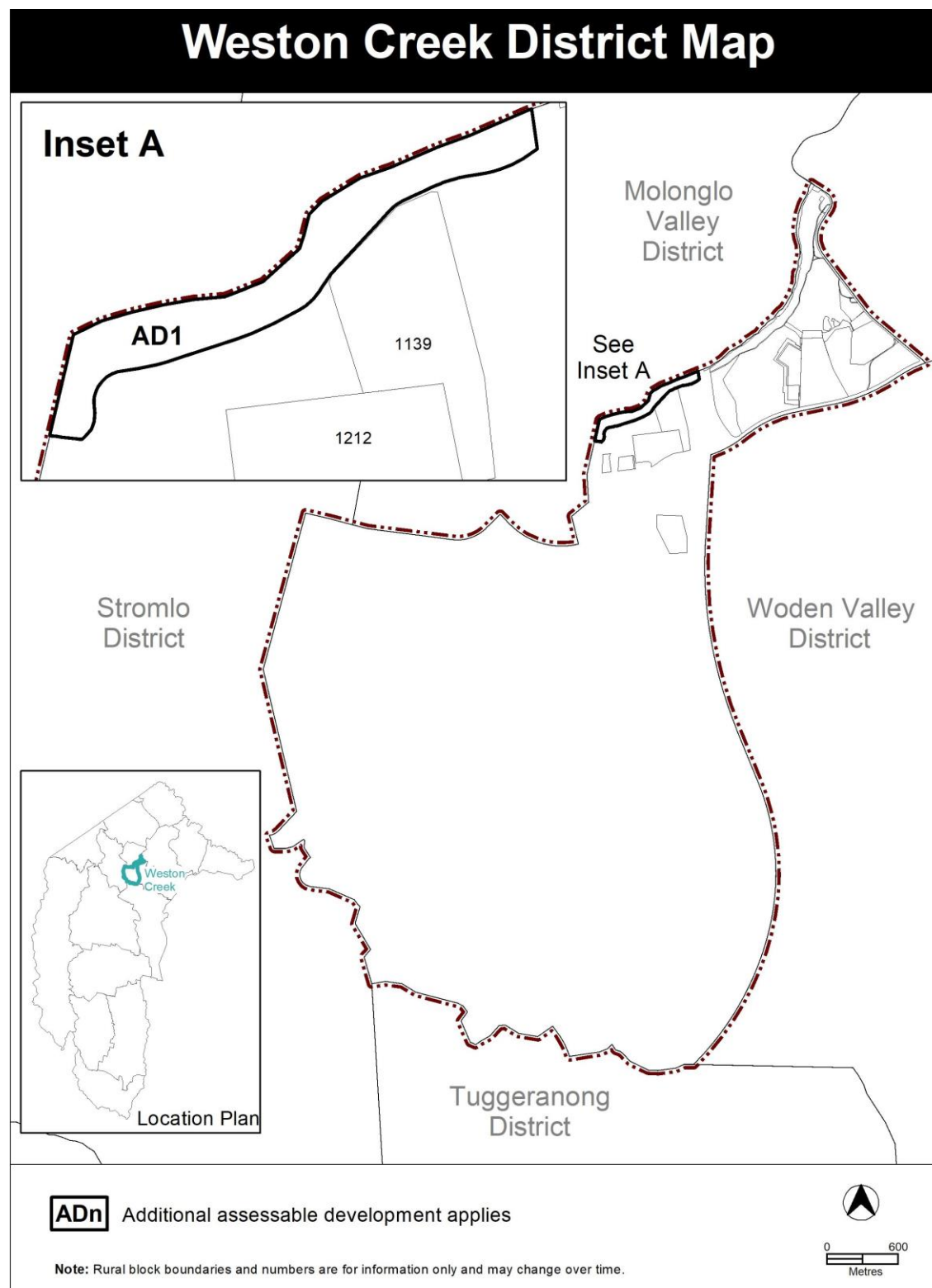


Figure 16 Weston Creek



7. Figures – Development Requirements

Figure 17 Coree

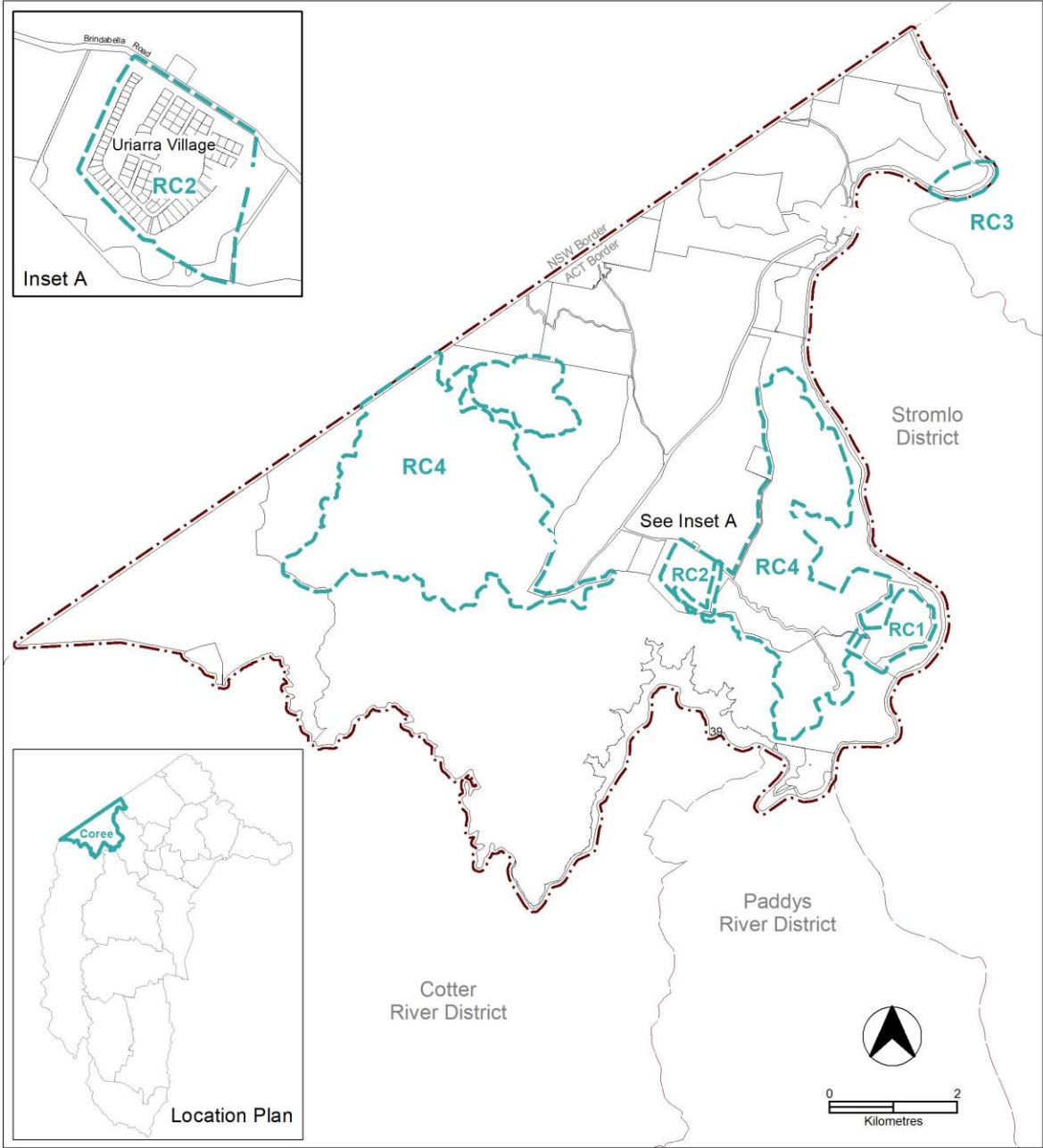


Figure 18 Gungahlin

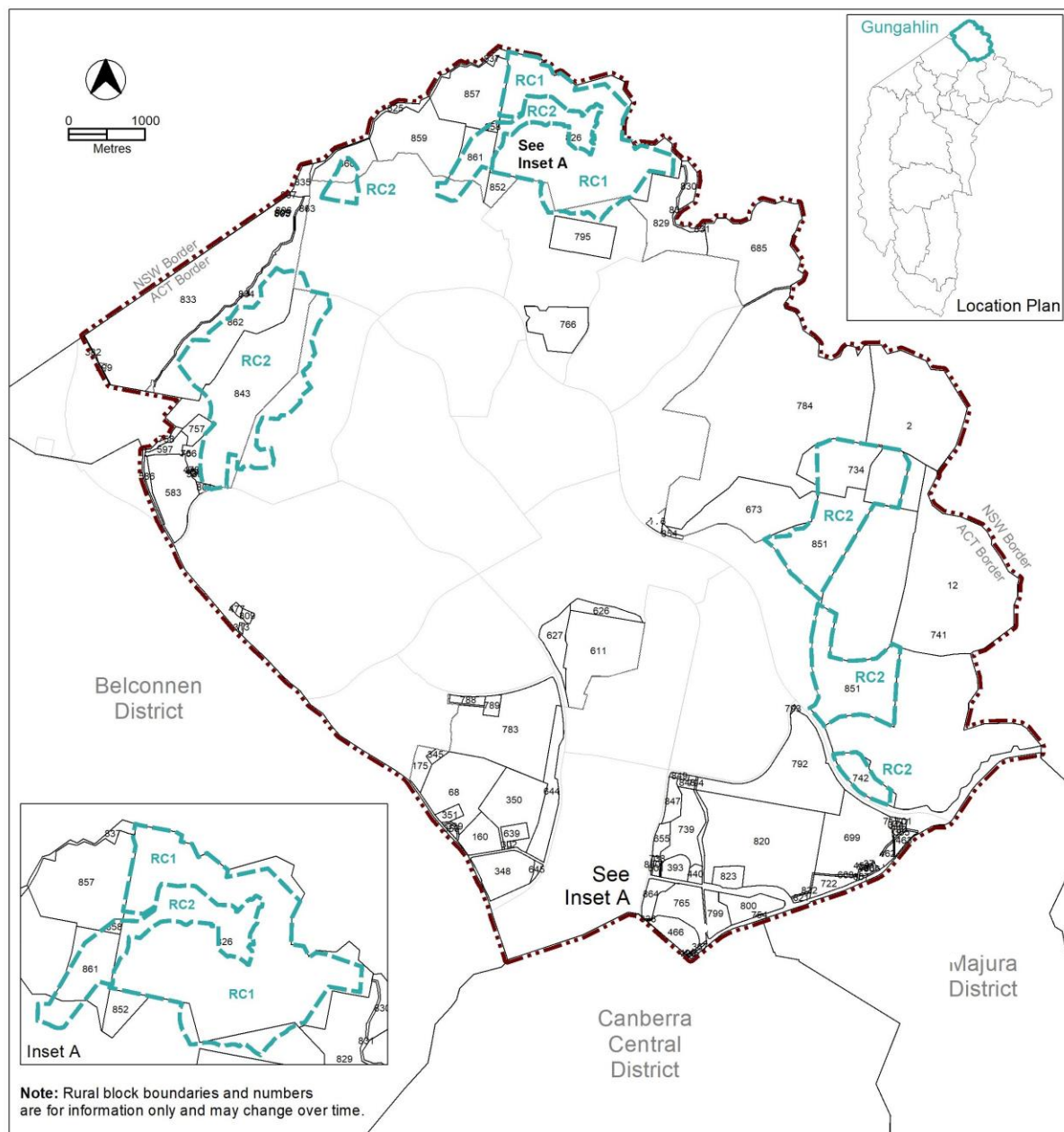


Figure 19 Stromlo

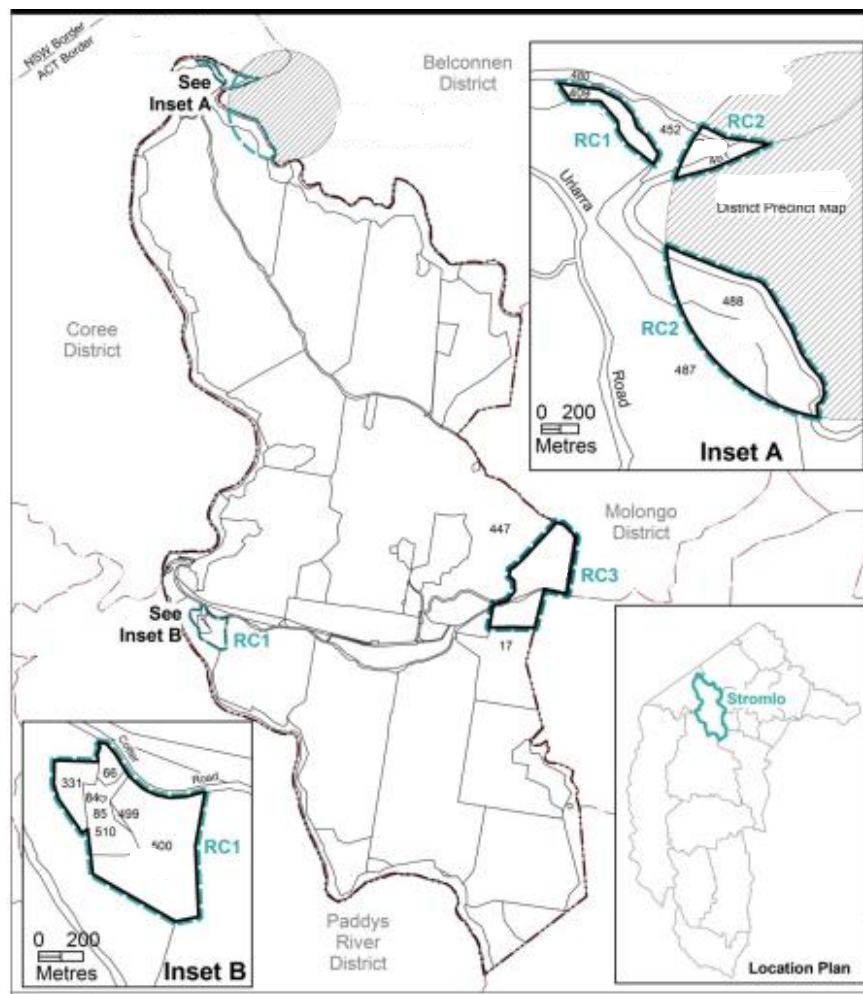


Figure 20 Tennent

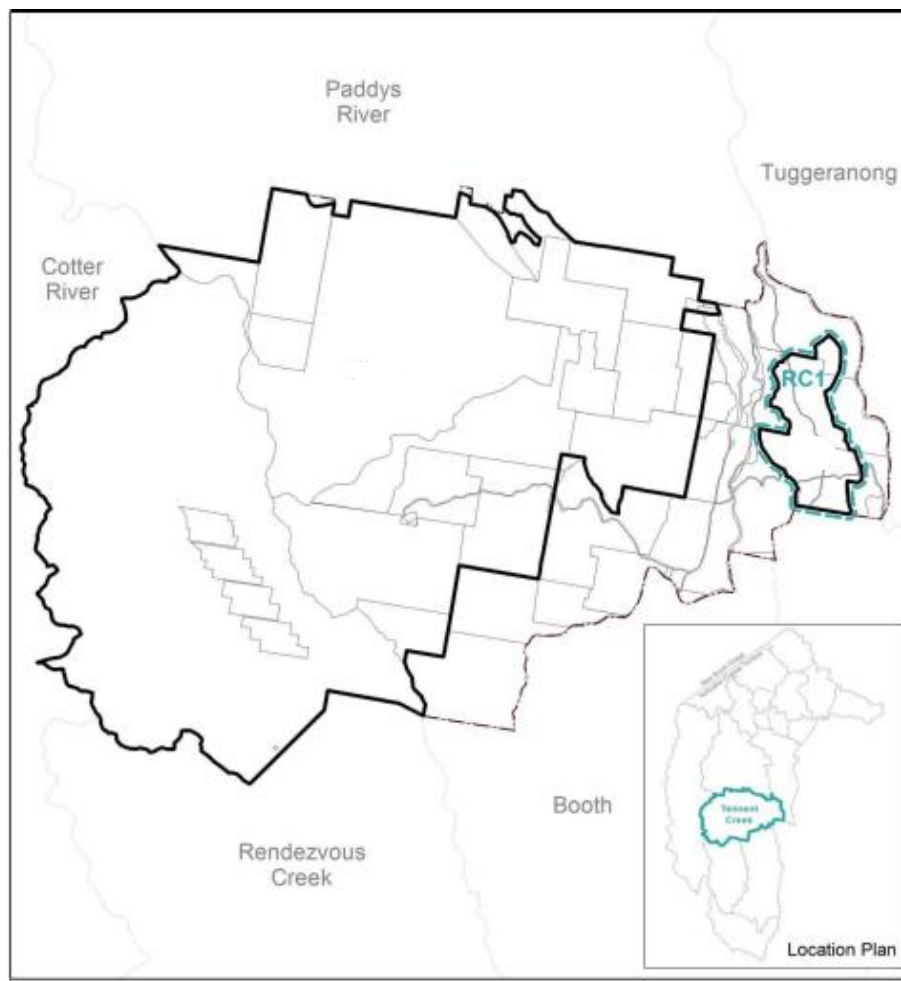


Figure 21 Tuggeranong

