



**ACT**  
Government

# Part D

# District Policies

D10 – Non-Urban  
District Policy

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# District Area

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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.

## Land Use Table

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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 <a href="#">Figure 6</a> )
Belconnen	NUZ3	Nil	outdoor recreational facility	PD1 <a href="#">Figure 6</a>
Booth	NUZ5	Nil	agriculture	PD1 <a href="#">Figure 7</a>
Coree	NUZ4	group or organised camp, overnight camping area, tourist facility	Nil	AD1 <a href="#">Figure 8</a>
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 <a href="#">Figure 8</a>

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Coree	NUZ4	communications facility, outdoor recreation facility, overnight camping area, plantation forestry, scientific research establishment	Nil	AD3 <a href="#">Figure 8</a>
Coree	NUZ5	outdoor recreation facility, plantation forestry	Nil	AD4 <a href="#">Figure 8</a>
Coree	NUZ5	Nil	agriculture	PD1 <a href="#">Figure 8</a>
Cotter River	NUZ5	Nil	agriculture	PD1 <a href="#">Figure 9</a>
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 <a href="#">Figure 10</a>
Hall	NUZ3	cemetery	Nil	AD1 <a href="#">Figure 11</a>
Jerrabomberra	NUZ1	Mining industry	Nil	AD1 <a href="#">Figure 12</a>
Jerrabomberra	NUZ1	landfill site, recycling facility, recyclable materials collection, storage facility, warehouse, waste transfer station	Nil	AD2 <a href="#">Figure 12</a>
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 <a href="#">Figure 12</a> PD1 <a href="#">Figure 12</a>
Kowen	NUZ2	plantation forestry, scientific research establishment, tourist facility	stock/sale yard	AD1 <a href="#">Figure 13</a> PD1 <a href="#">Figure 13</a>
Majura	NUZ1	plantation forestry	Nil	AD1 <a href="#">Figure 14</a>
Majura	NUZ3	overnight camping area plantation forestry tourist facility	Nil	AD2 <a href="#">Figure 14</a>

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Mount Clear	NUZ5	Nil	agriculture	PD1 <a href="#">Figure 15</a>
Paddy's River	NUZ5	educational establishment	Nil	AD1 <a href="#">Figure 16</a>
	NUZ5	outdoor recreation facility, plantation forestry	Nil	AD2 <a href="#">Figure 16</a>
Paddy's River	NUZ2	plantation forestry, scientific research establishment, tourist facility	Nil	AD3 <a href="#">Figure 16</a>
Paddy's River	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	AD4 <a href="#">Figure 16</a>
Paddy's River	NUZ5	Nil	agriculture	PD1 <a href="#">Figure 16</a>
Paddy's River	NUZ2	Nil	stock / sale yard	PD2 <a href="#">Figure 16</a>
Rendezvous Creek	NUZ5	Nil	agriculture	PD1 <a href="#">Figure 17</a>
Stromlo	NUZ4	group or organised camp, overnight camping area, tourist facility	Nil	AD1 <a href="#">Figure 18</a>
Stromlo	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	AD2 <a href="#">Figure 18</a>
Tennent	NUZ5	outdoor recreation facility, plantation forestry	Nil	AD1 <a href="#">Figure 19</a>
Tennent	NUZ5	Nil	agriculture	PD1 <a href="#">Figure 19</a>
Tuggeranong	CZ6	service station	Nil	AD1 <a href="#">Figure 20</a>
Tuggeranong	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	AD2 <a href="#">Figure 20</a>
Tuggeranong	NUZ2	service station	Nil	Block 1405
Weston Creek	NUZ4	group or organised camp, overnight camping area, tourist facility	Nil	AD1 <a href="#">Figure 21</a>

# Policy Outcomes

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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.



# Assessment Outcomes

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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.

## Area 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.

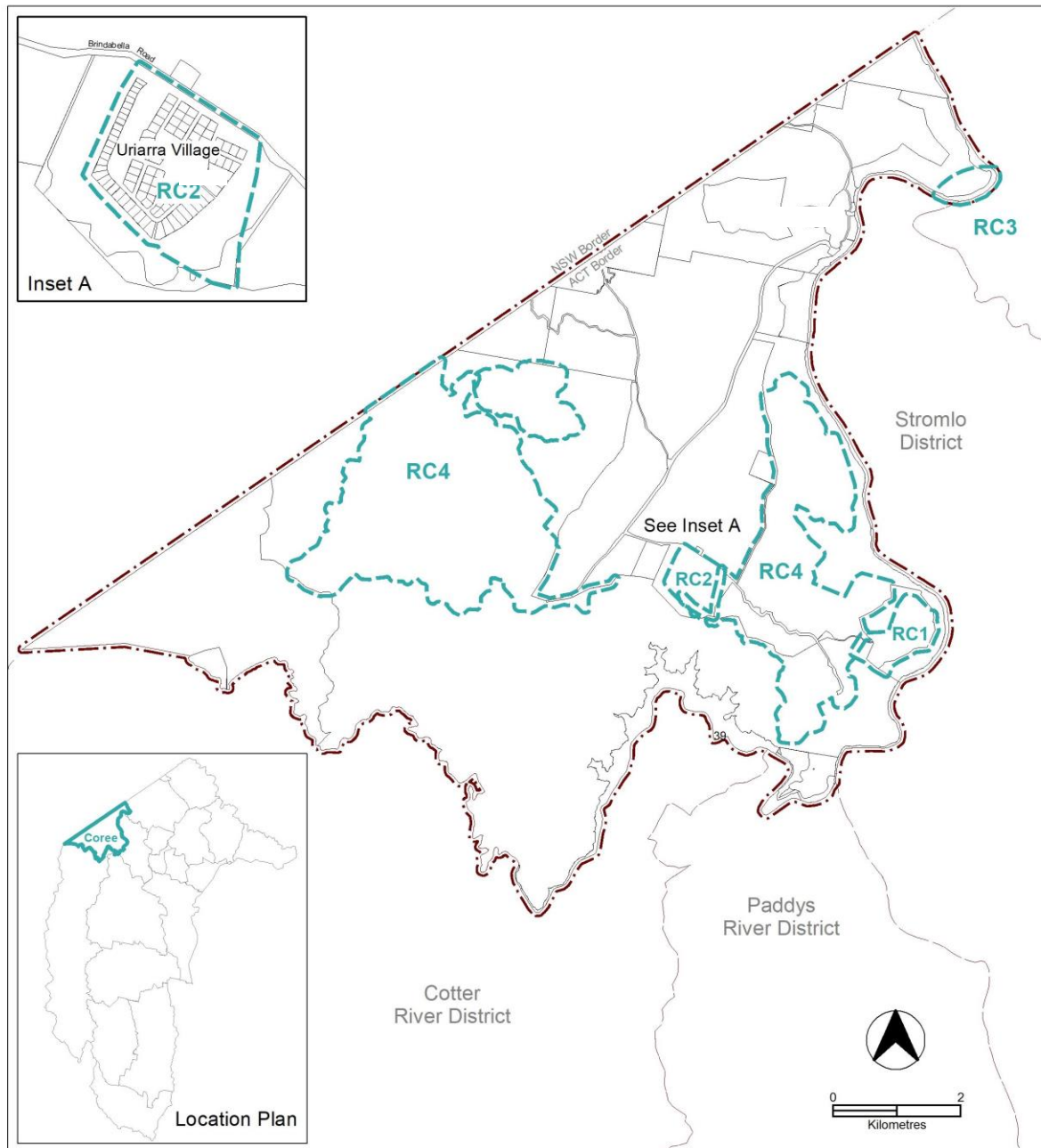
# Assessment Requirements

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.

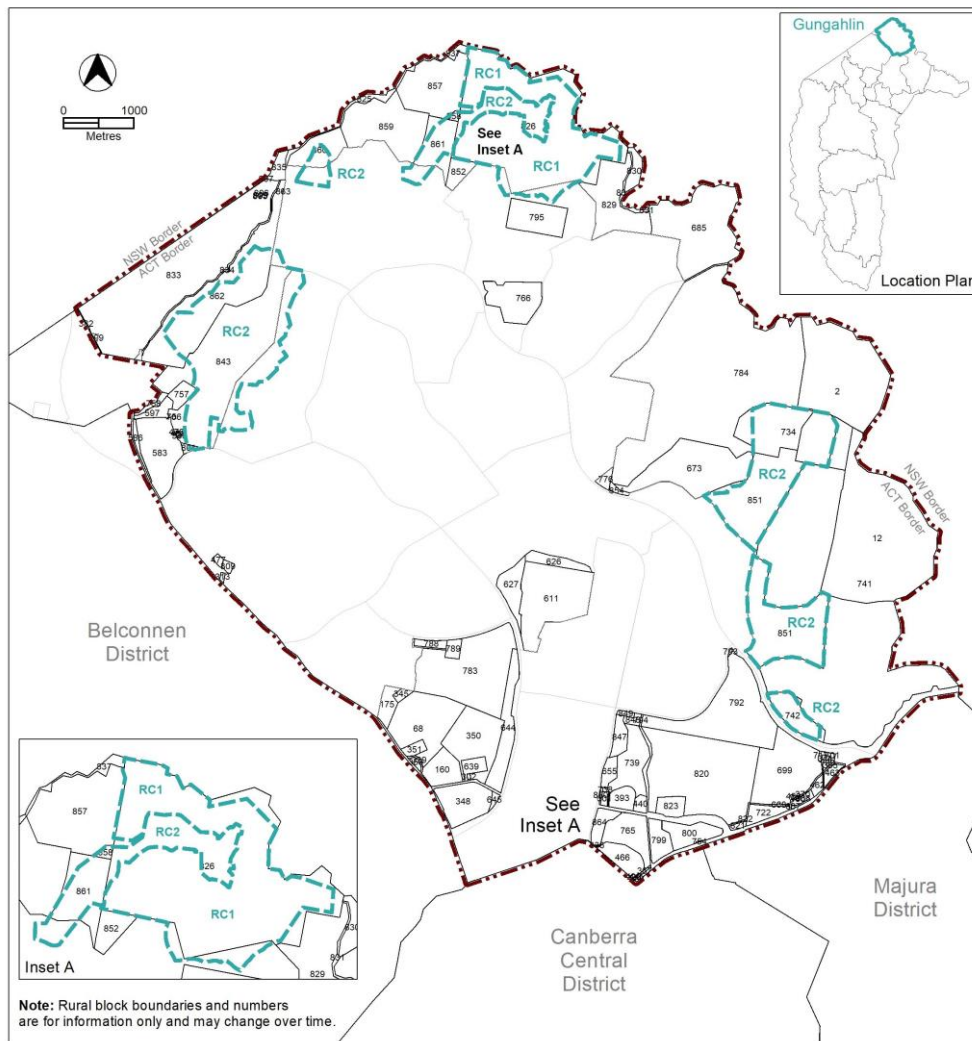
Control	Assessment requirement
<b>Belconnen</b>	
<b>Land use</b>	1. On blocks 1601, 1602, 1605, 1642, 1614, 1553 ancillary use does not include any type of residential use.
<b>Coree</b>	
<b>Land use</b>	2. On Block 63 in accordance with <a href="#">Figure 1</a> RC1, Ancillary use does not include any type of residential use.
<b>Coree – Uriarra Village</b>	
<b>Number of dwellings</b>	3. In accordance with <a href="#">Figure 1</a> RC2, the maximum number of dwellings in the precinct is 100.
<b>Utilities infrastructure</b>	4. In accordance with <a href="#">Figure 1</a> RC2, development utilises existing infrastructure and encourage urban design that reduces potable water consumption and increases recycling of wastewater
<b>Coree – Lower Molonglo Water Quality Control Centre</b>	
<b>Clearance zones</b>	5. In accordance with <a href="#">Figure 1</a> RC3, 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
<b>Coree –Plantation Forestry</b>	
<b>Land use</b>	6. In accordance with <a href="#">Figure 1</a> RC4, agriculture is limited to livestock grazing, excluding horse agistment. 7. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.

Figure 1 Coree



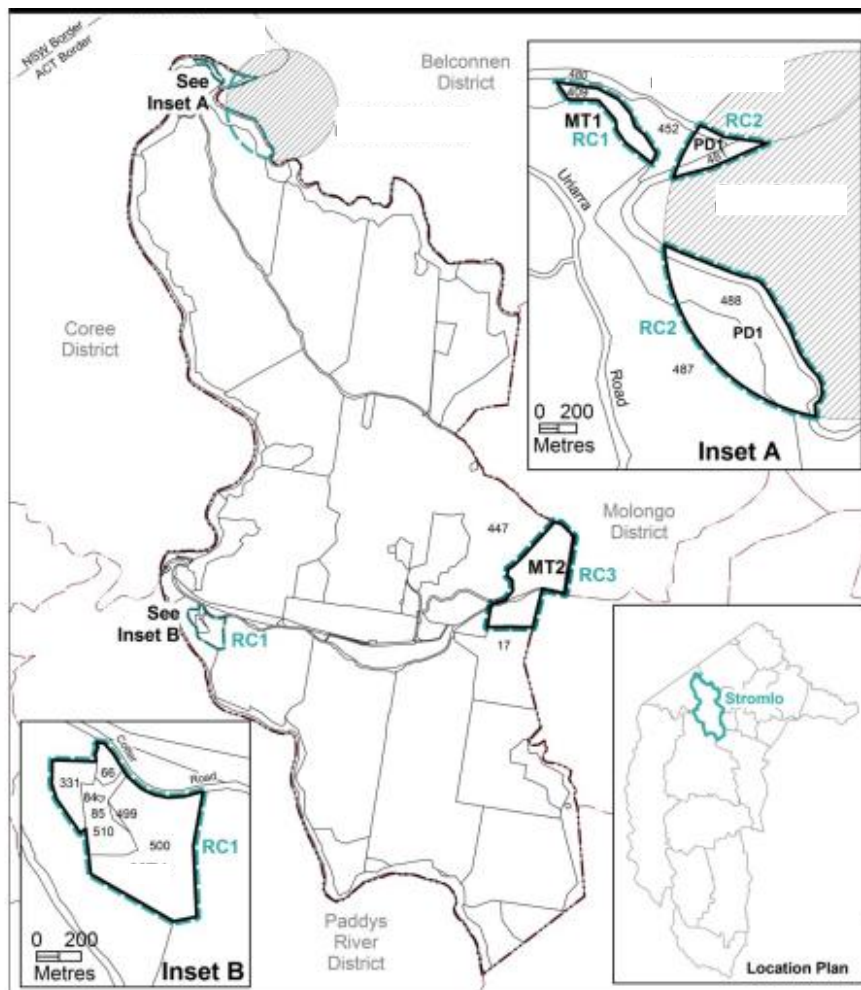
Control	Assessment requirement
<b>Greenway – Murrumbidgee River Corridor (non urban)</b>	
<b>Stormwater</b>	8. In accordance with part block 20 section 46 Greenway campsites and tourist facilities are of low intensity on large blocks permitting point source retention of stormwater run-off and opportunities for large scale landscaping.
<b>Ecology</b>	9. Development, including existing uses, incorporates measures to minimise impacts on the ecology and improve the visual character of the locality.
<b>Gungahlin – Eucalypt Plantation</b>	
<b>Tree planting</b>	10. In accordance with <a href="#">Figure 2</a> RC1, existing eucalypt plantations may be harvested provided they are replaced with appropriate native vegetation. Additional plantations are not permitted

**Figure 2 Gungahlin**



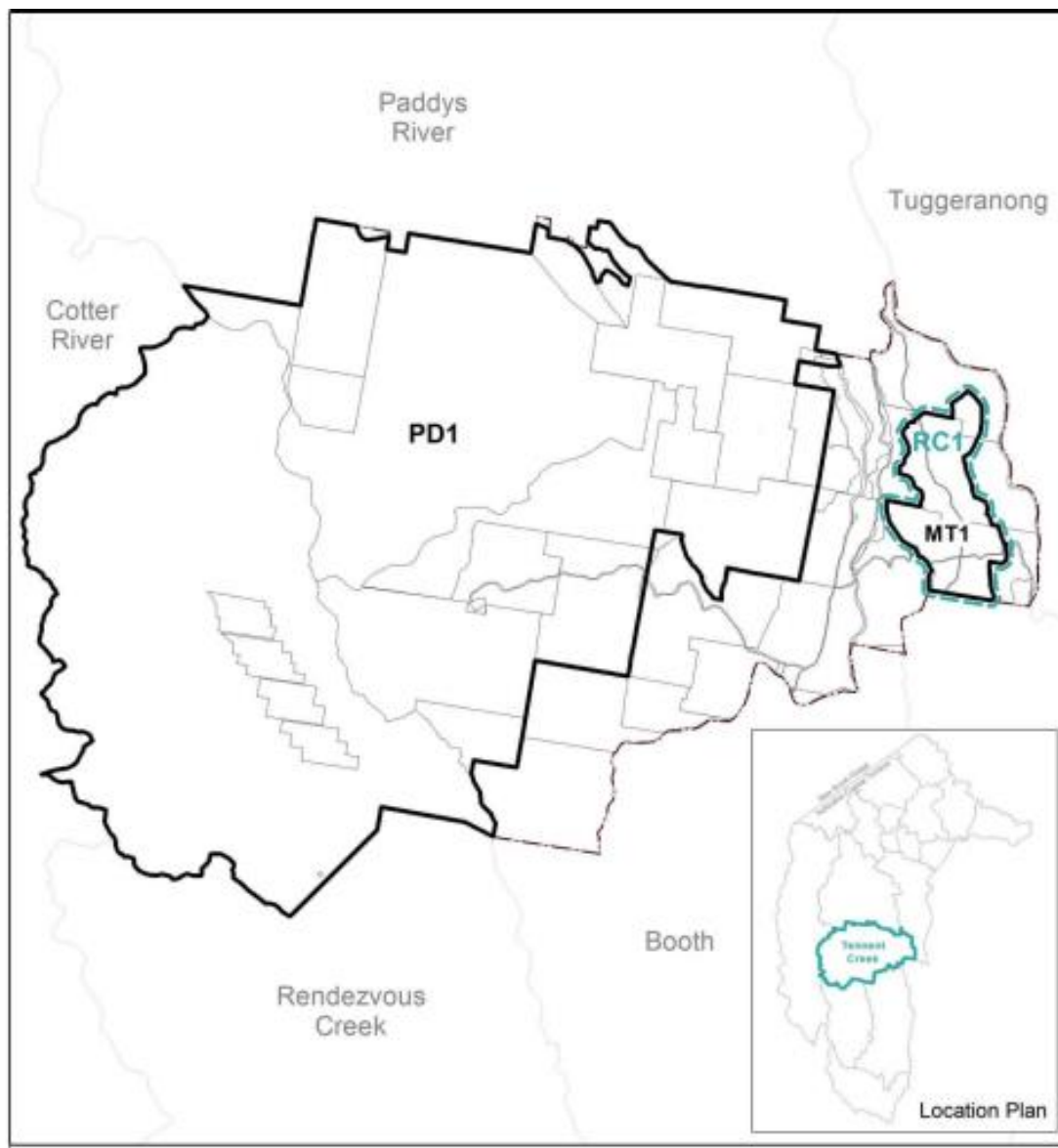
Control	Assessment requirement
<b>Paddy's River</b>	
<b>Land use</b>	11. Agriculture (where permitted) is limited to livestock grazing excluding horse agistment where appropriate. 12. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.
<b>Stromlo – Lower Molonglo Water Quality Control Centre</b>	
<b>Land use</b>	13. On Block 488 RC1, ancillary use does not include any type of residential use.
<b>Clearance zone</b>	14. In accordance with <a href="#">Figure 3</a> RC2, 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.
<b>Stromlo – Plantation Forestry</b>	
<b>Land use</b>	15. In accordance with <a href="#">Figure 3</a> RC3, Agriculture is limited to livestock grazing, excluding horse agistment. 16. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.

**Figure 3 Stromlo**



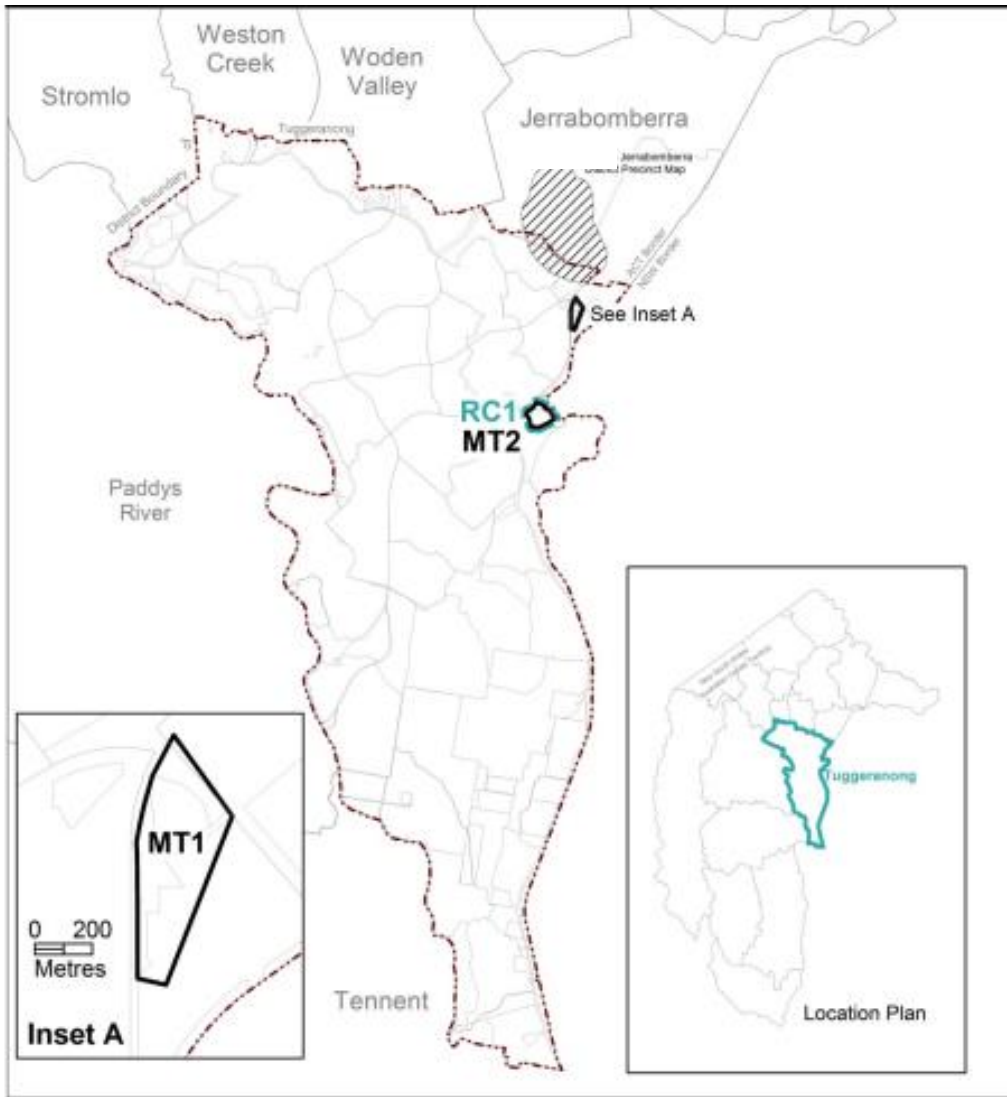
Control	Assessment requirement
<b>Tennent –Plantation Forestry</b>	
<b>Land use</b>	<p>17. In accordance with <a href="#">Figure 4 RC1</a>, Agriculture is limited to livestock grazing, excluding horse agistment.</p> <p>18. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.</p>

**Figure 4 Tennent**



Control	Assessment requirement
<b>Tuggeranong (non-urban)</b>	
	<p>19. In accordance with <a href="#">Figure 5</a> RC1, Agriculture (where permitted) is limited to livestock grazing excluding horse agistment where appropriate.</p> <p>20. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.</p>

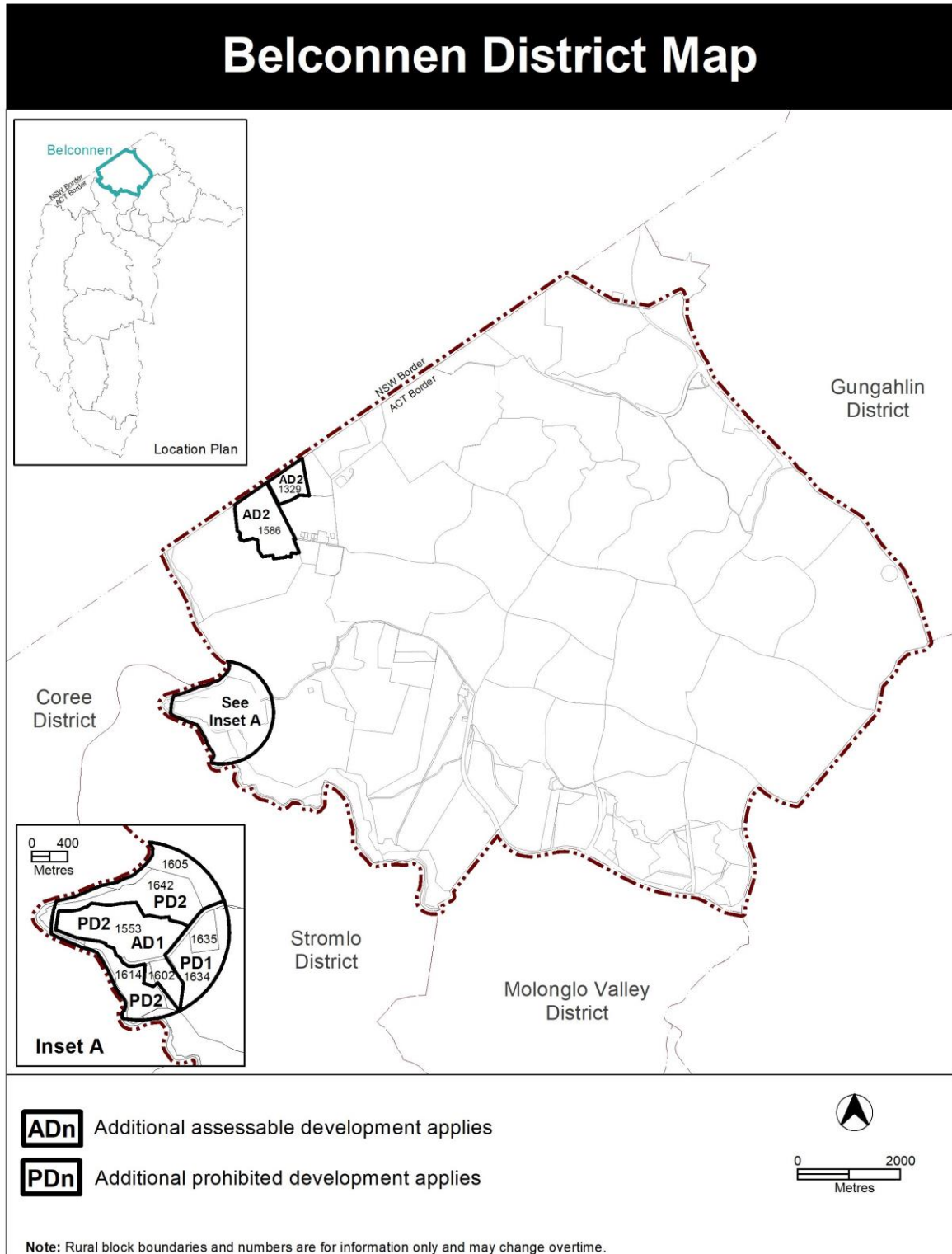
**Figure 5 Tuggeranong**



# Figures – Assessable and Prohibited Development

**Figure 6 Belconnen**

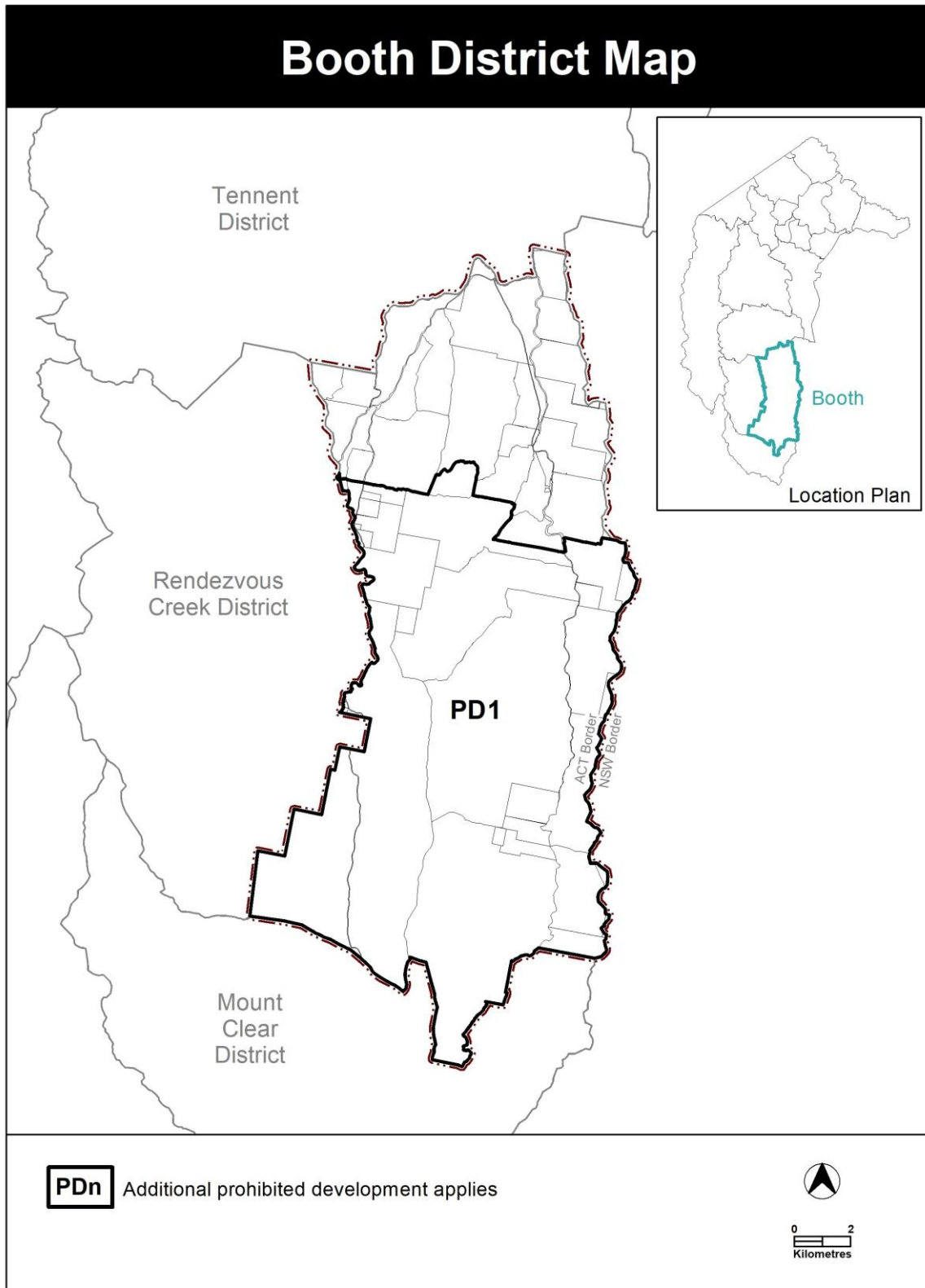
Link back to [Land Use Table](#)





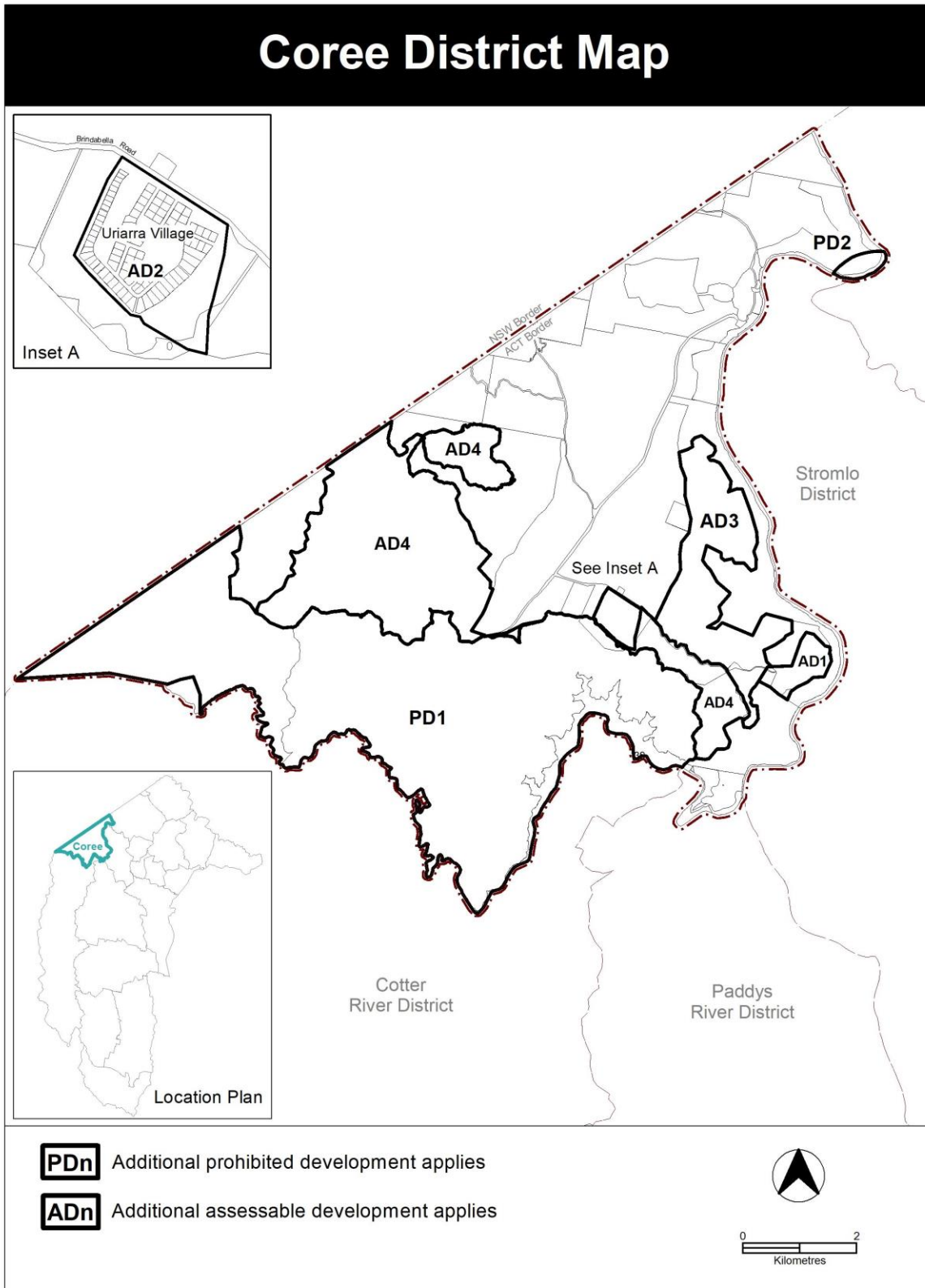
## Figure 7 Booth

Link back to [Land Use Table](#)



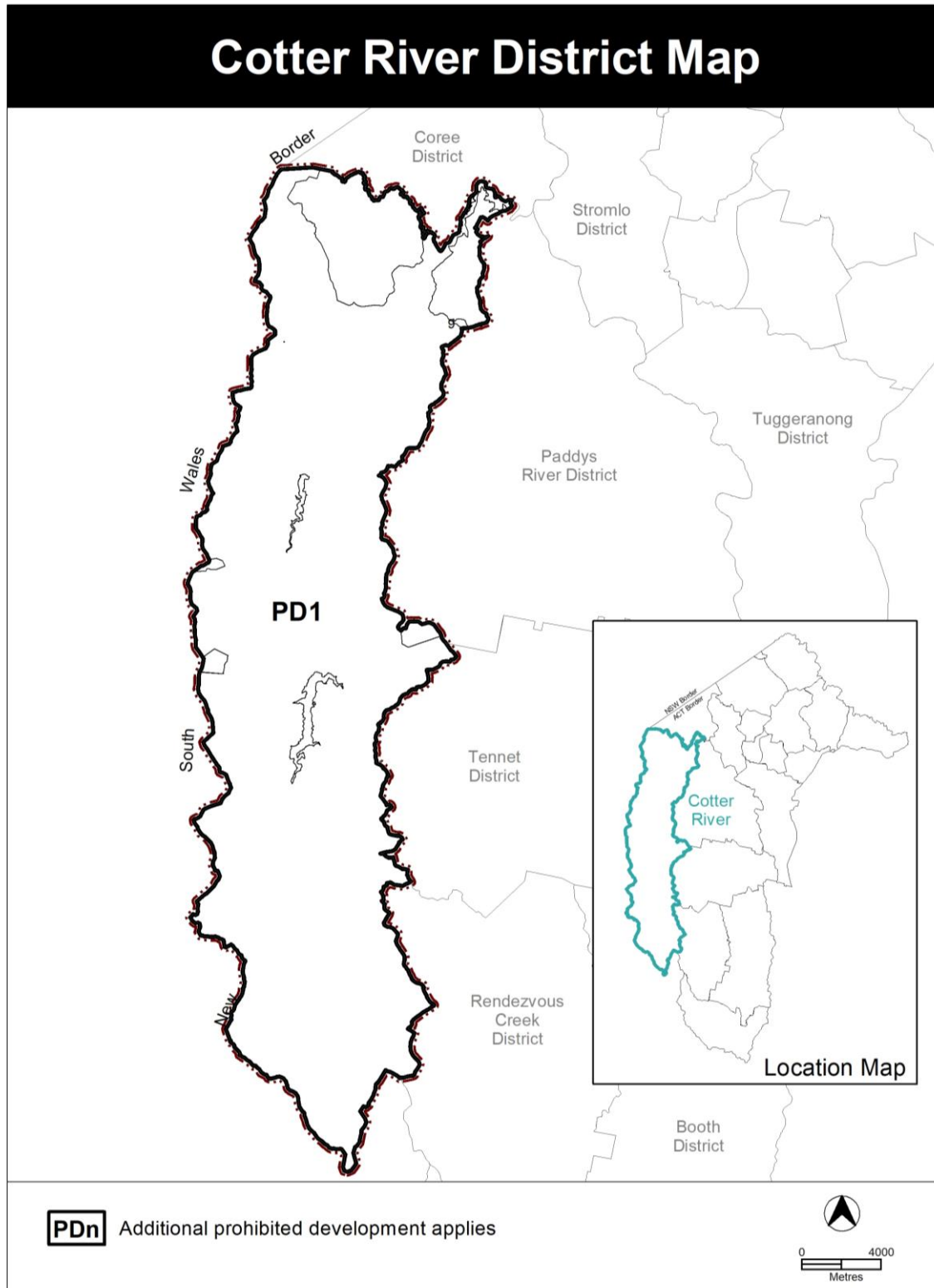
**Figure 8 Coree**

Link back to [Land Use Table](#)



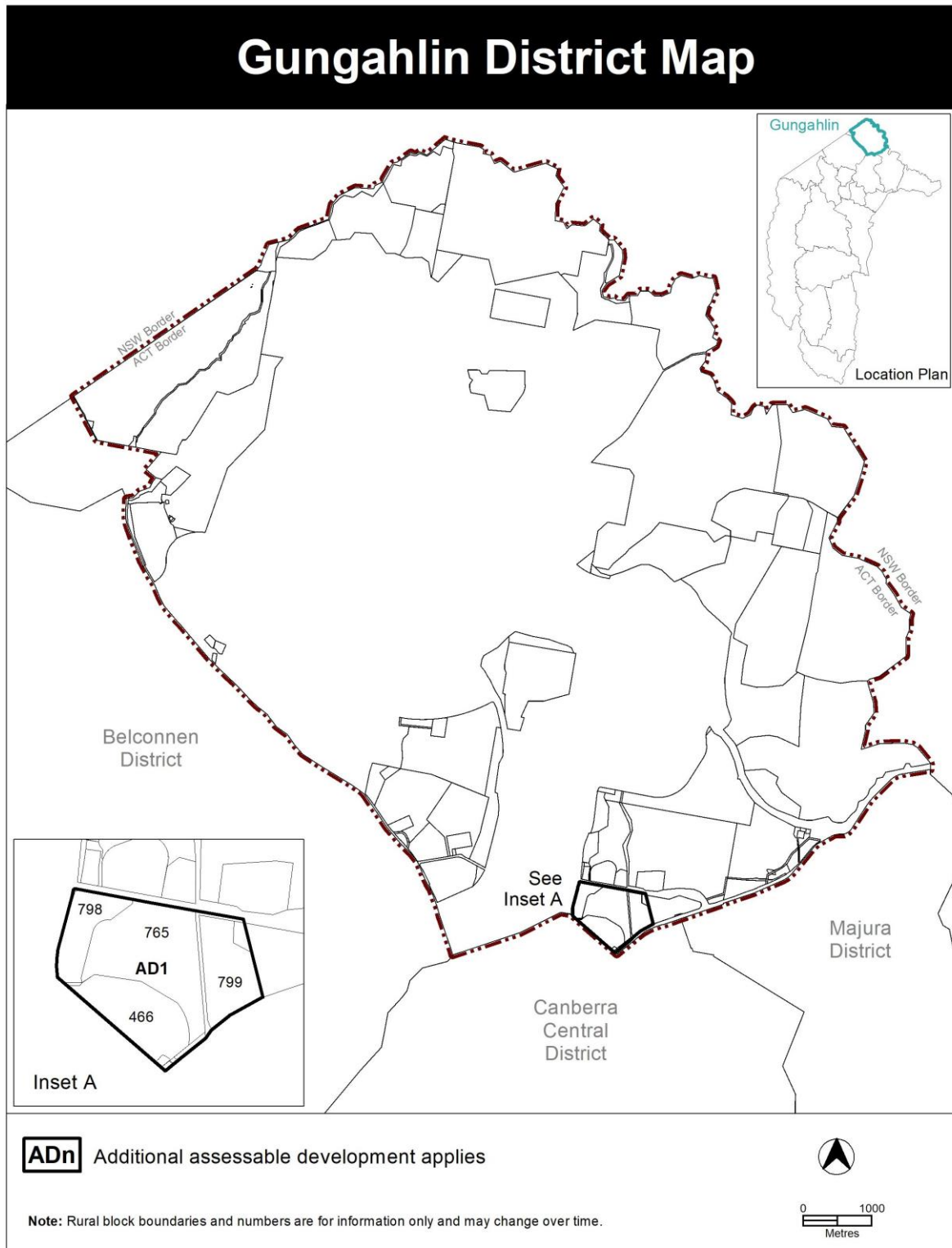
## Figure 9 Cotter River

Link back to [Land Use Table](#)



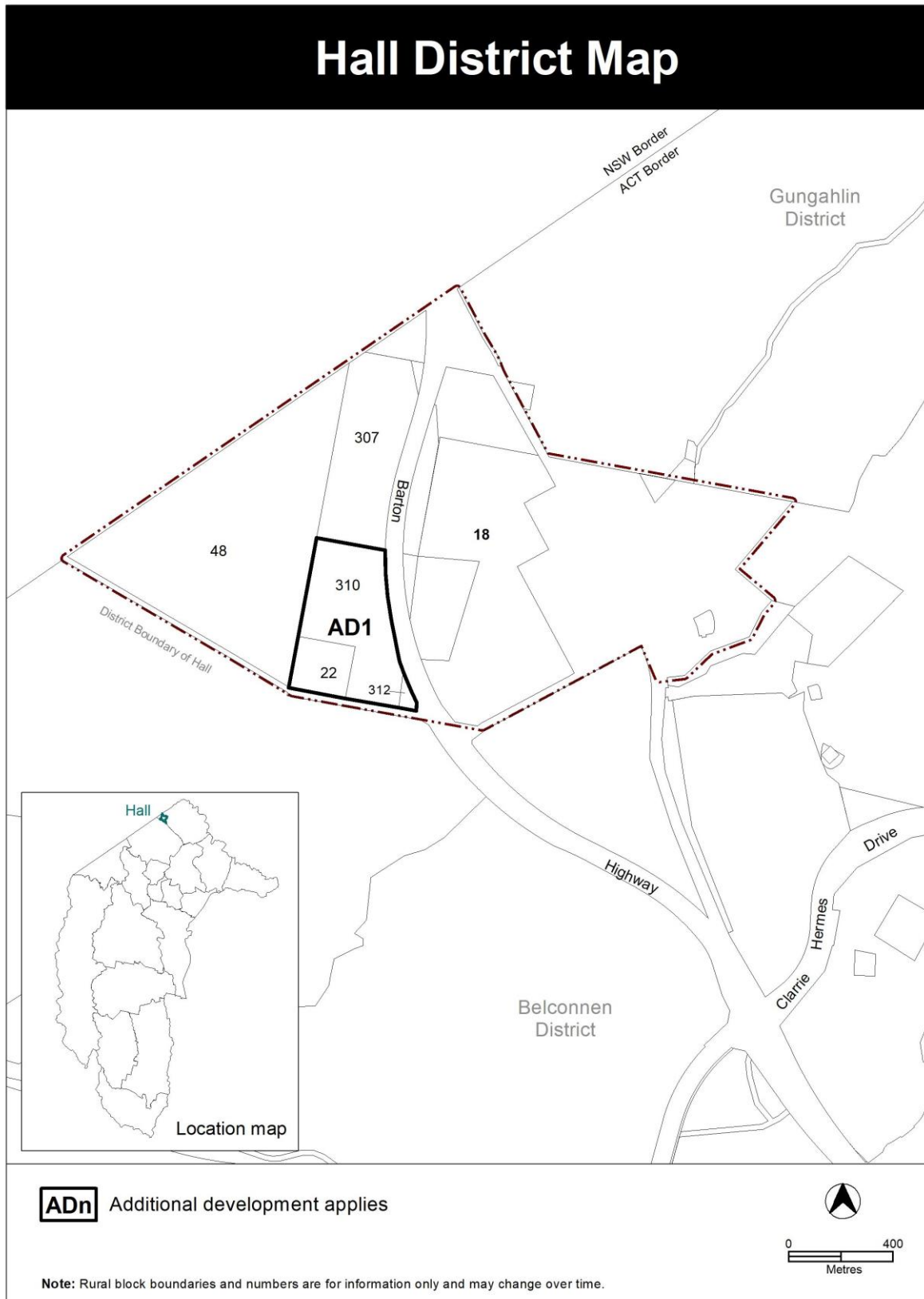
# Figure 10 Gungahlin

Link back to [Land Use Table](#)



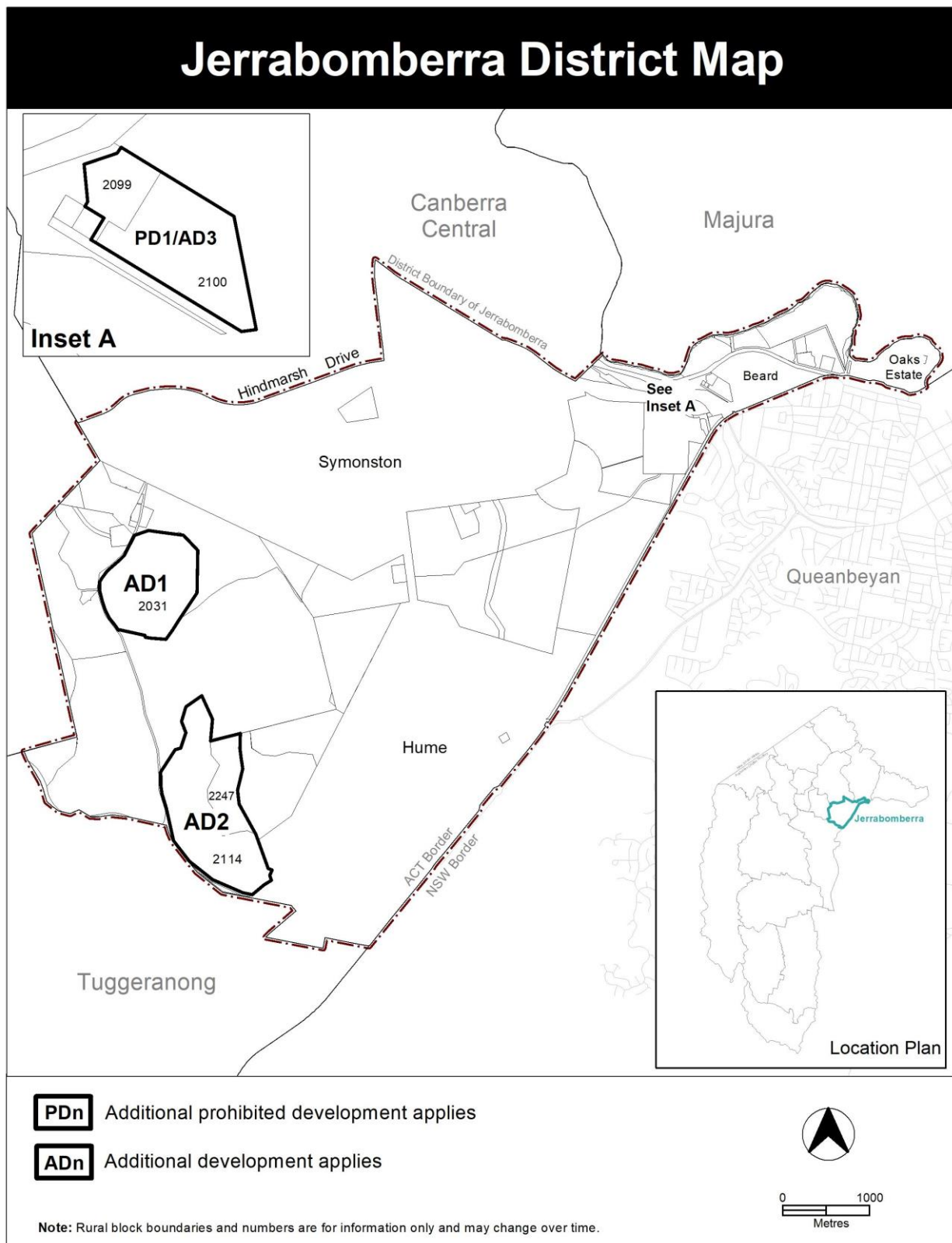
# Figure 11 Hall

Link back to [Land Use Table](#)



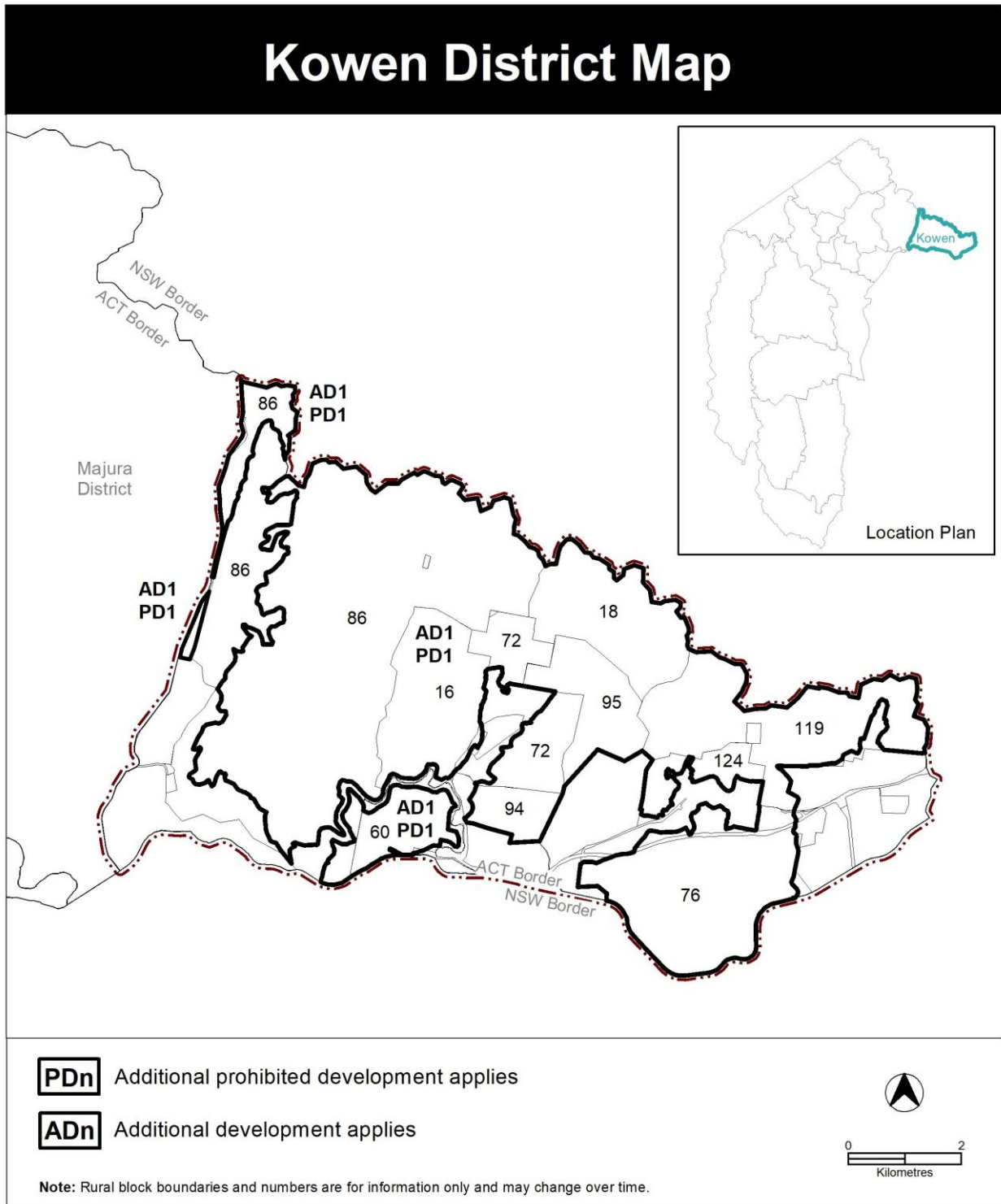
**Figure 12 Jerrabomberra**

Link back to [Land Use Table](#)



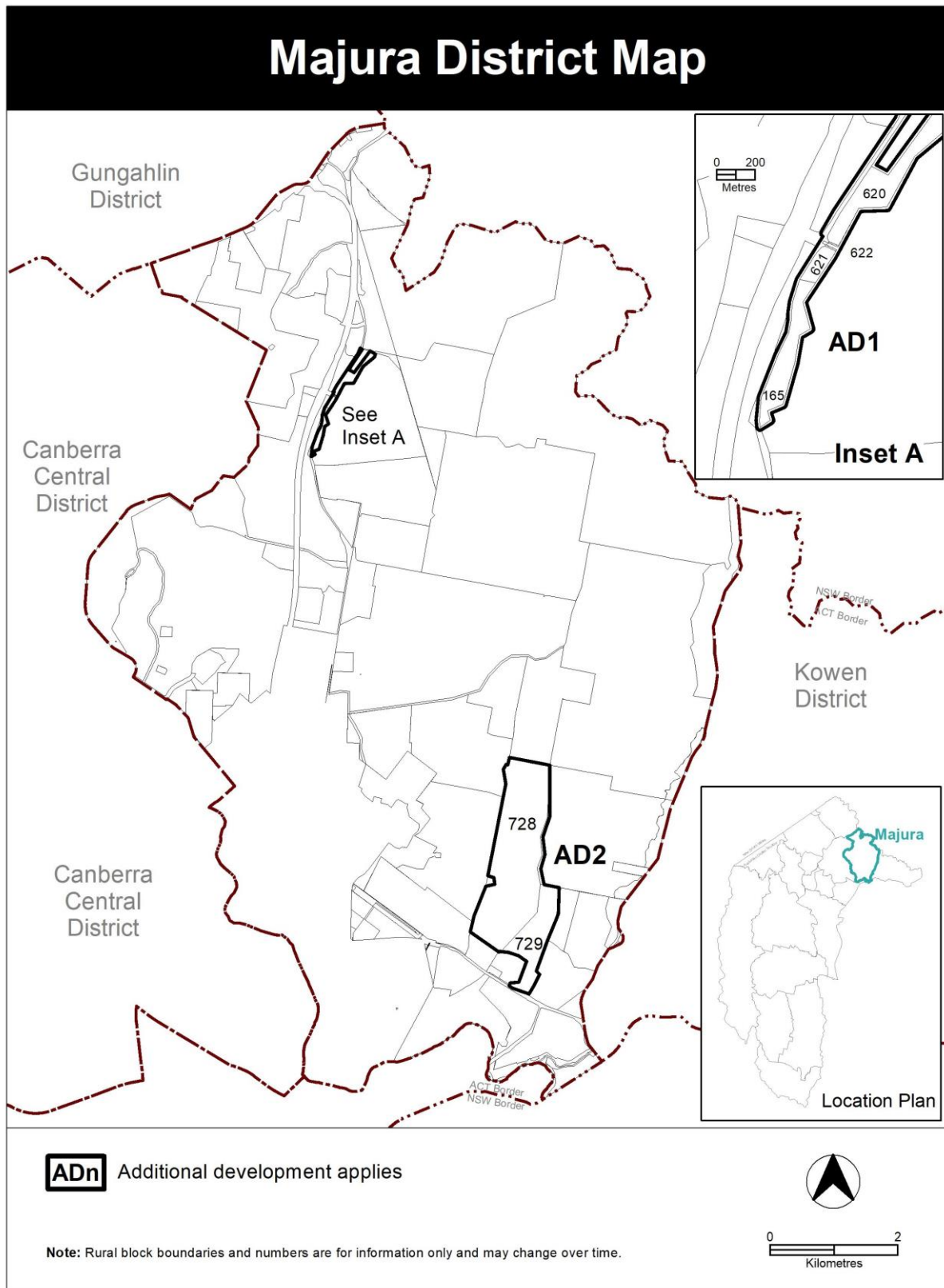
# Figure 13 Kowen

Link back to [Land Use Table](#)



**Figure 14 Majura**

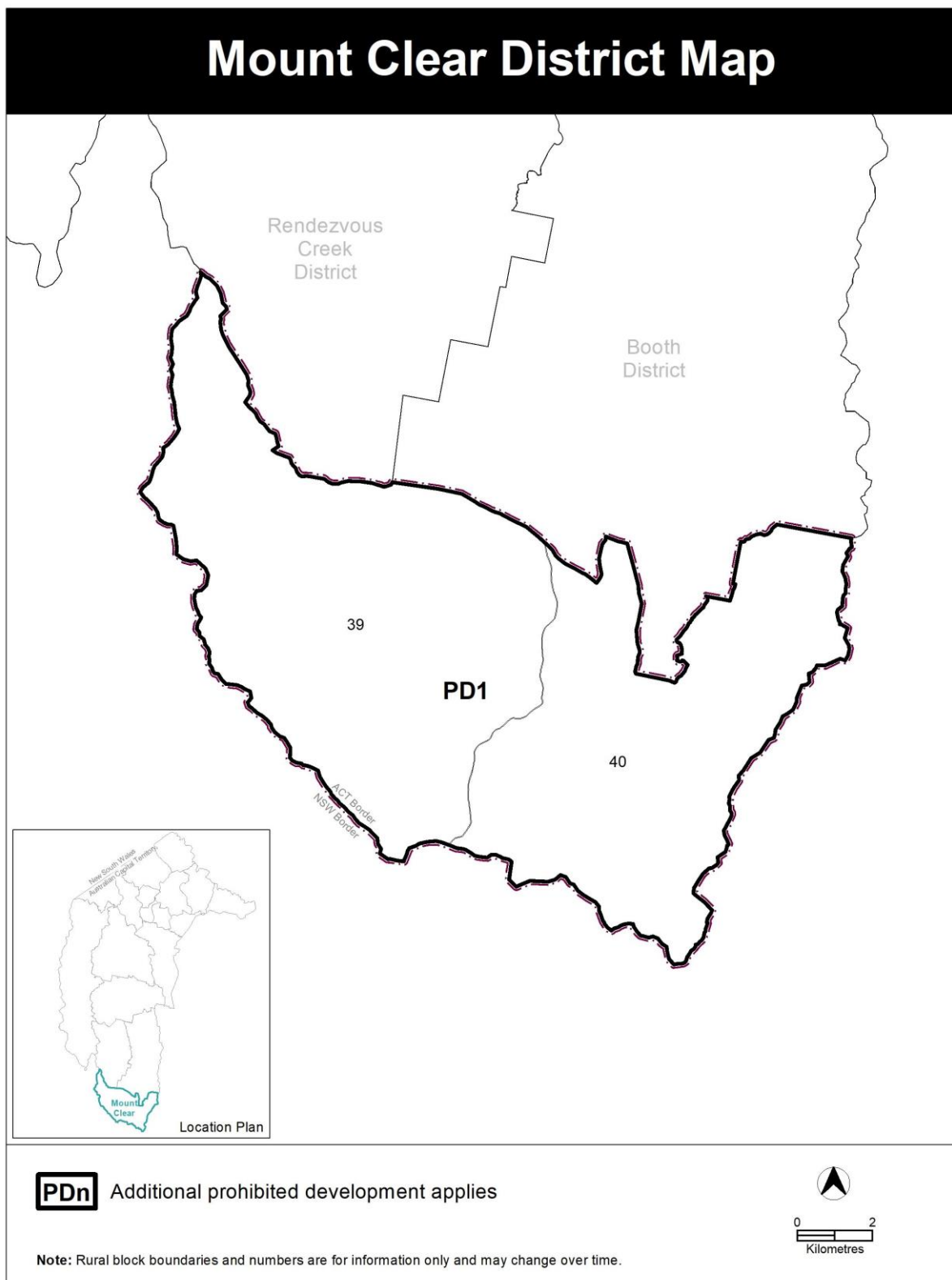
Link back to [Land Use Table](#)





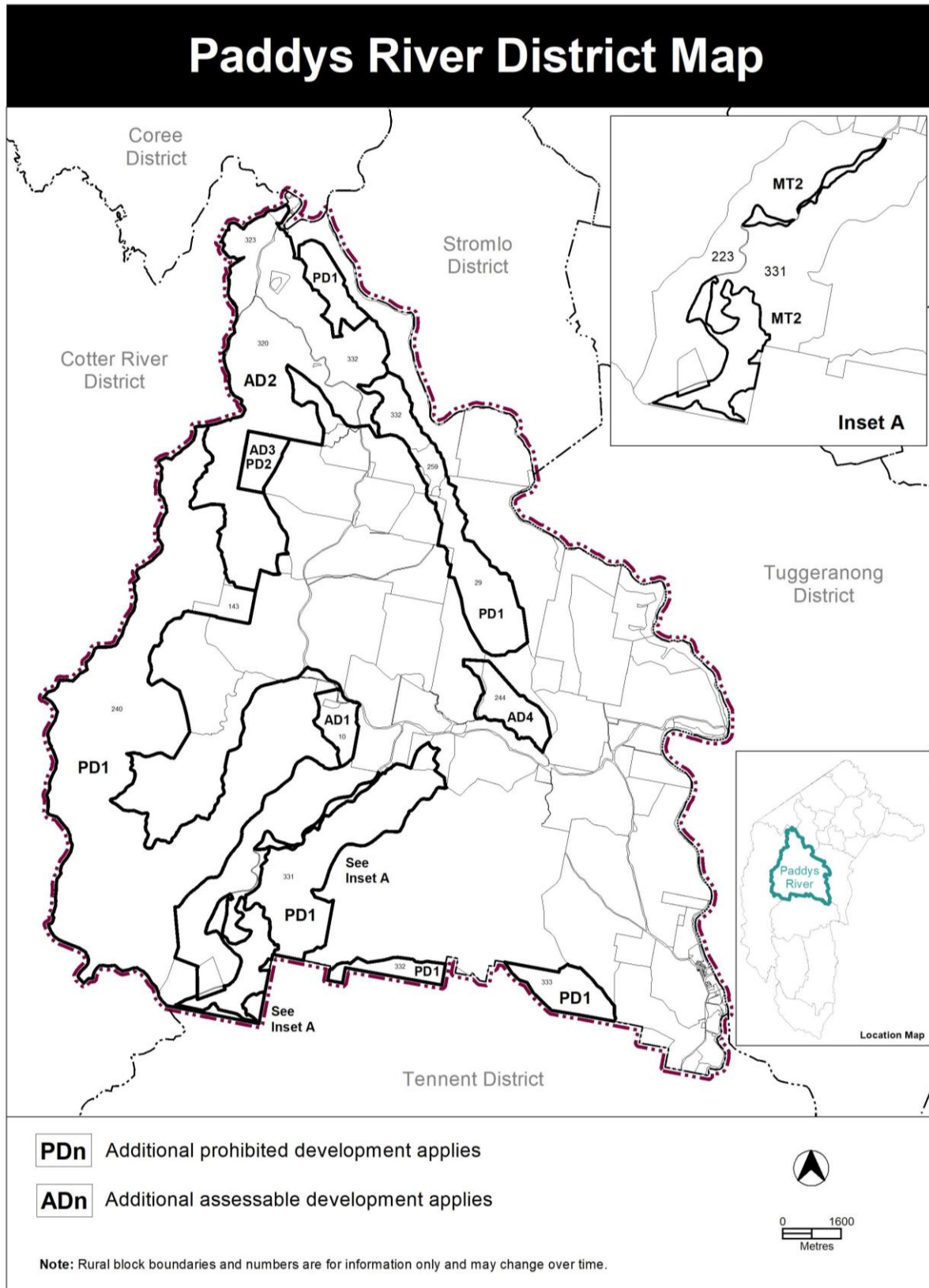
**Figure 15 Mount Clear**

Link back to [Land Use Table](#)



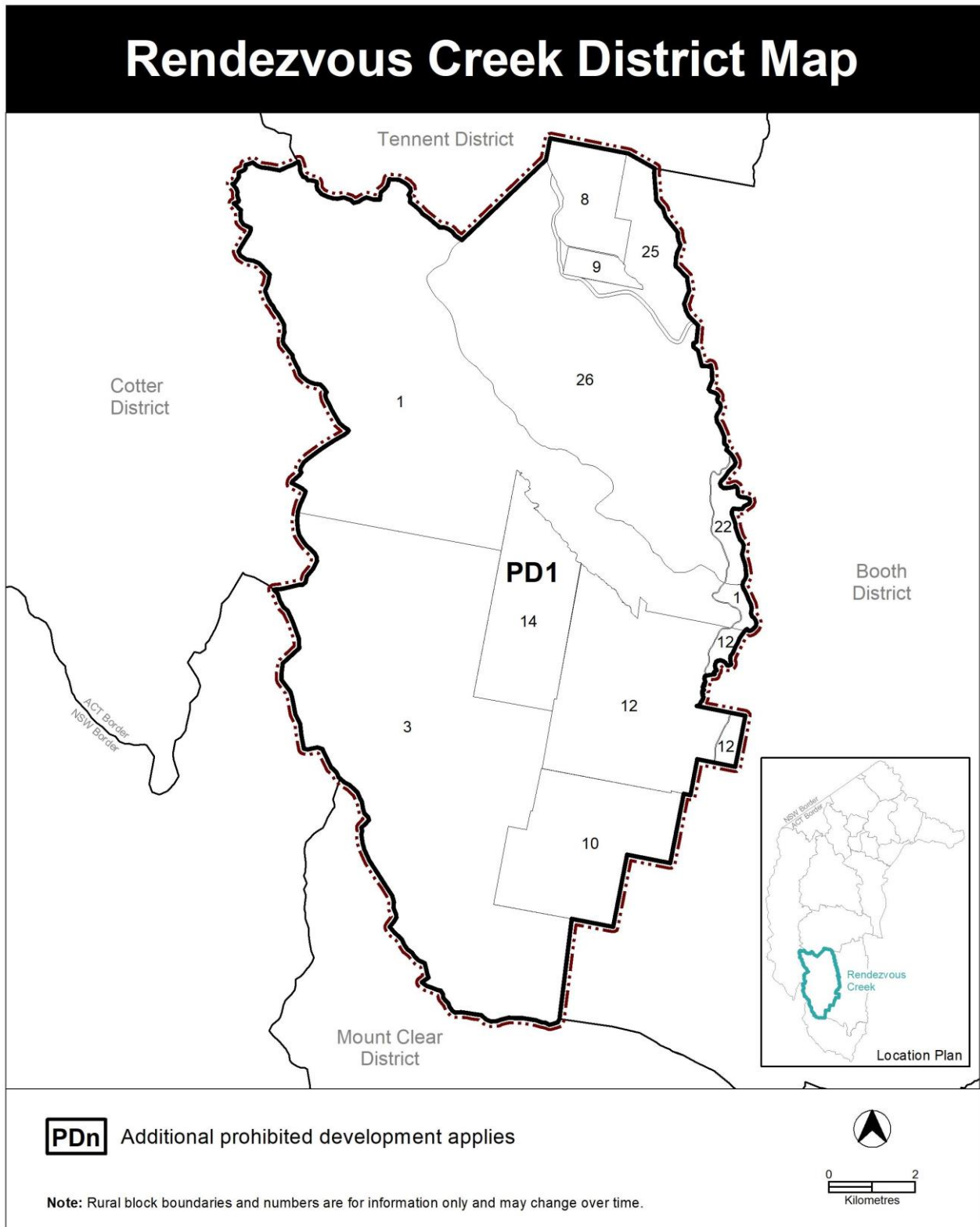
**Figure 16 Paddys River**

Link back to [Land Use Table](#)



**Figure 17 Rendezvous Creek**

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**Figure 18 Stromlo**

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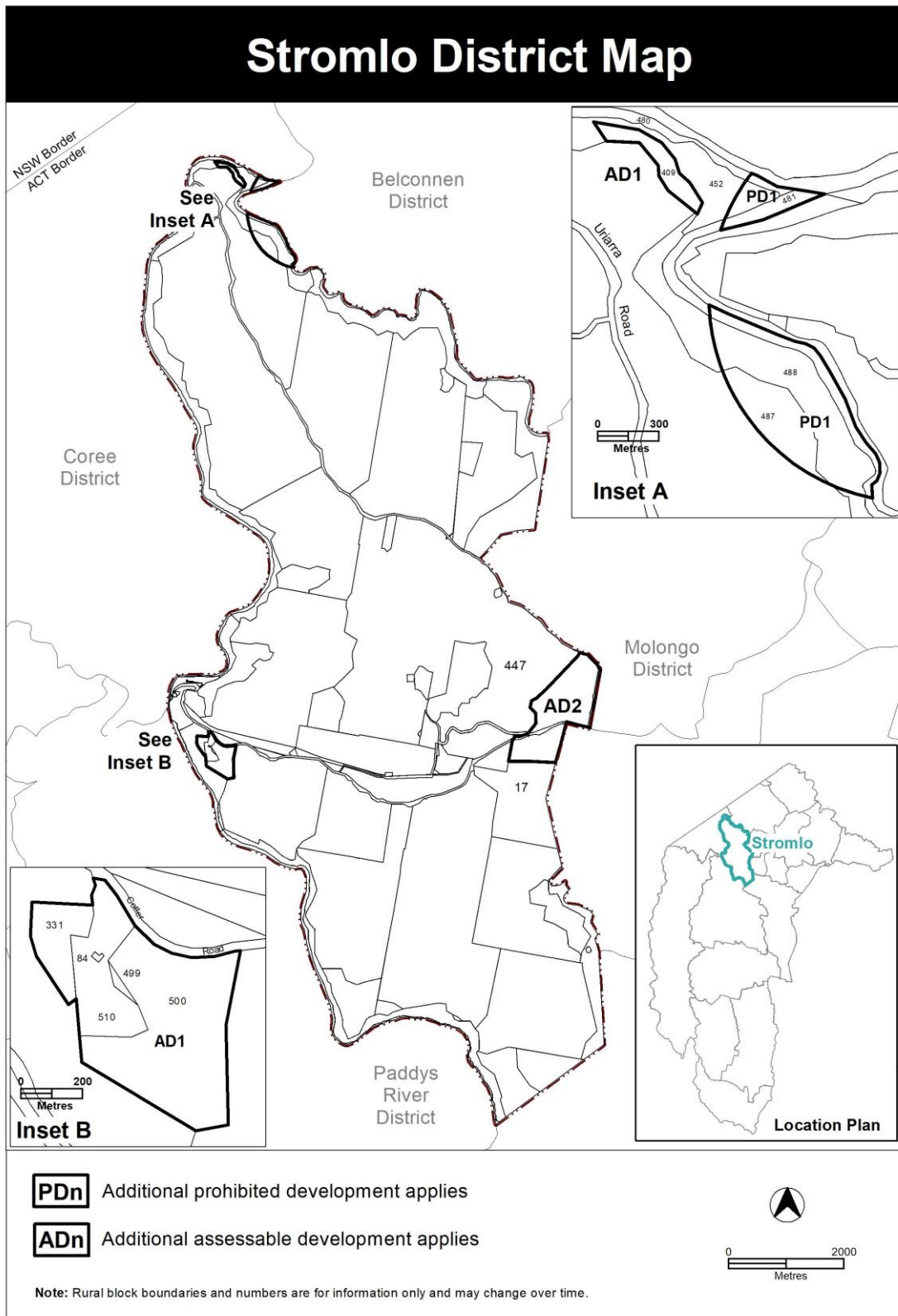
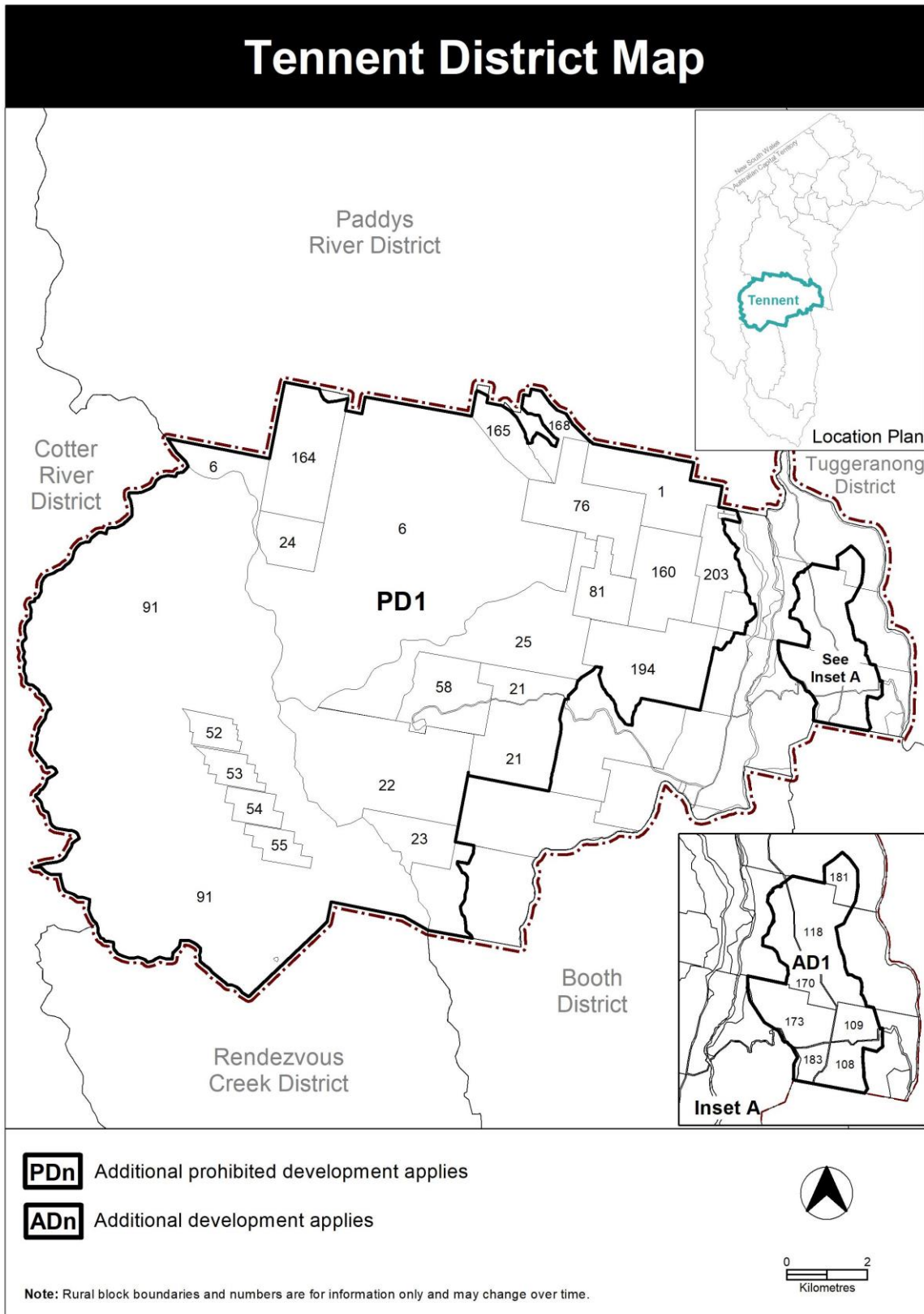


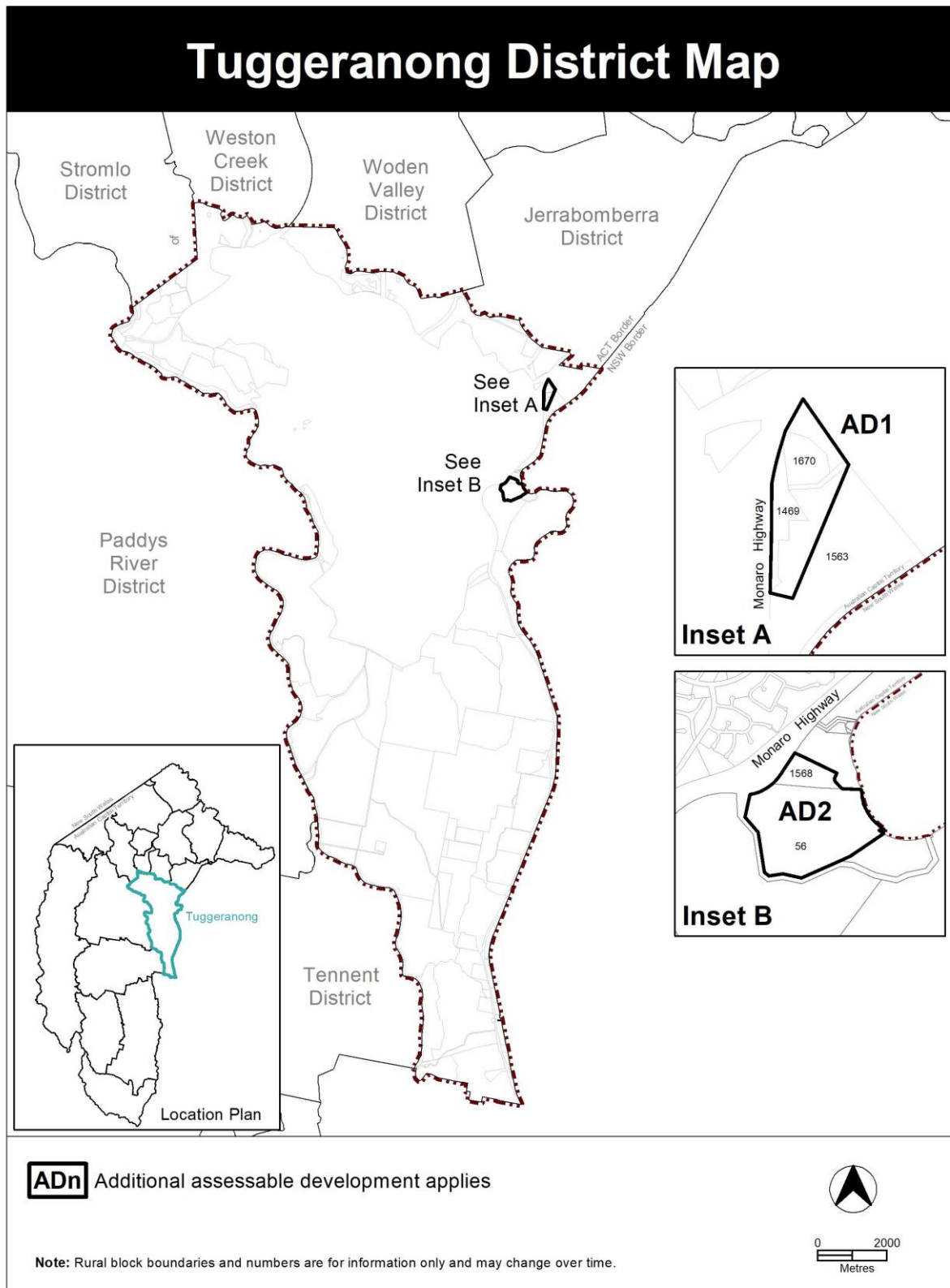
Figure 19 Tennent

Link back to [Land Use Table](#)



**Figure 20 Tuggeranong**

Link back to [Land Use Table](#)



# Figure 21 Weston Creek

Link back to [Land Use Table](#)

