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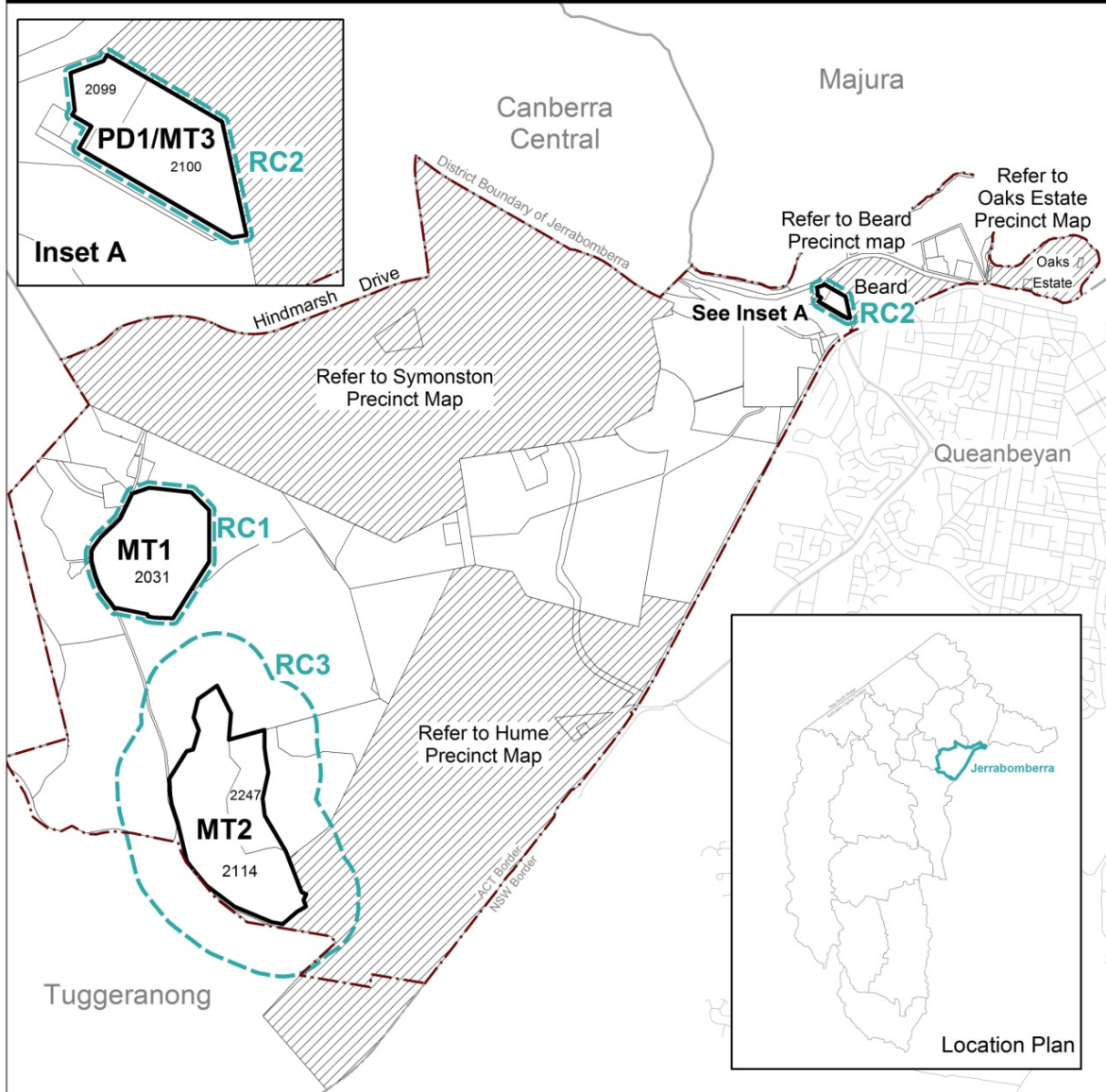
Government

Environment and
Sustainable Development

Jerrabomberra District Precinct Map and Code

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Jerrabomberra District Precinct Map



Additional prohibited development applies see Table 1



Additional merit track development applies see Table 2



Additional rules and criteria apply see Jerrabomberra Precinct Code



Kilometres

Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Jerrabomberra District Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

| Additional prohibited development | | |
|-----------------------------------|------|--|
| Suburb precinct map label | Zone | Development |
| PD1 | NUZ1 | <i>agriculture</i> <i>animal care facility</i> <i>animal husbandry</i> <i>caravan park / camping ground</i> <i>cemetery</i> <i>community activity centre</i> <i>corrections facility</i> <i>educational establishment</i> <i>farm tourism</i> <i>health facility</i> <i>land management facility</i> <i>municipal depot</i> <i>nature conservation area</i> <i>outdoor recreation facility</i> <i>place of worship</i> <i>scientific research establishment</i> <i>residential care accommodation</i> <i>tourist facility</i> <i>transport depot</i> <i>veterinary hospital</i> <i>woodlot</i> |

Table 2 – Additional merit track development

| Additional merit track development that may be approved subject to assessment | | |
|--|-------------|---|
| Suburb precinct map label | Zone | Development |
| MT1 | NUZ1 | <i>mining industry</i> |
| MT2 | NUZ1 | <i>landfill site recycling facility recyclable materials collection store warehouse waste transfer station</i> |
| MT3 | NUZ1 | <i>car park freight transport facility general industry hazardous industry hazardous waste facility light industry offensive industry recycling facility recyclable materials collection store warehouse waste transfer station</i> |

Jerrabomberra District Precinct Code

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Introduction

Name

The name of this code is **Jerrabomberra District Precinct Code**.

Application

The code applies to the District of Jerrabomberra except sites subject to a division precinct code.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

| | |
|---------|--|
| ACTPLA | Planning and Land Authority within the ACT Environment and Sustainable Development Directorate |
| EPA | ACT Environment Protection Authority |
| ESA | ACT Emergency Services Agency |
| ESDD | ACT Environment and Sustainable Development Directorate |
| NCA | National Capital Authority |
| P&D Act | Planning and Development Act 2007 |
| TAMS | ACT Territory and Municipal Services Directorate |

Additional rules and criteria

This part applies to blocks and parcels identified in the Jerrabomberra District Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Jerrabomberra Quarry

This part applies to blocks and parcels identified in area RC1 shown on the Jerrabomberra District Precinct Map.

Element 1: Use

| Rules | Criteria |
|---|--|
| 1.1 Mining operations and rehabilitation | |
| There is no applicable rule. | <p>C1</p> <p>This criterion applies to the area RC1 (Mugga Quarry) as shown on the Jerrabomberra District precinct map.</p> <p>Development is to achieve all of the following:</p> <ul style="list-style-type: none">a) <i>mining industry</i> involving quarrying and other compatible uses is to be operational only during the life of existing quarriesb) The quarry will be developed in such a manner as to avoid breaking the sky line to the east and so exposing the quarry to the national areac) a rehabilitation plan showing all of the following:<ul style="list-style-type: none">i) progressive restoration at completion of each section of quarryingii) preservation of existing treesiii) planting and regeneration of the site |

| Rules | Criteria |
|---|---|
| 1.2 Restrictions on surrounding uses | |
| There is no applicable rule. | <p>C2</p> <p>This criterion applies to area RC1 as shown on the Jerrabomberra precinct map.</p> <p>The Mugga porphyry zone and the existing quarry operations are to be protected from constraints imposed by adjacent development. A buffer zone of 1km will be maintained around the quarry sites in order to ensure protection of adjacent areas from noise, air blast overpressure and ground vibration nuisance. Within this protection zone, only development free of constraints on quarry operation is to be permitted.</p> |

RC2 – Harman Industrial Area

This part applies to the small part of the Harman Industrial Area that is located in the District of Jerrabomberra and shown as RC2 on the Jerrabomberra District Precinct Map.

Element 2: Use

| Rules | Criteria |
|---|---|
| 2.1 Industrial uses | |
| <p>R3</p> <p>This rule applies to the area RC2 as shown on the Jerrabomberra District precinct map.</p> <p>Development involving uses listed as MT3 in table 2 of Part A of this precinct code complies with all provisions in Part B – General Development Controls of the <i>Industrial Zones Development Code</i>.</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

RC3 – Mugga Lane Landfill Clearance Zone

This part applies to blocks and parcels identified in area RC3 shown on the Jerrabomberra District Precinct Map.

Element 3: Use

| Rules | Criteria |
|---|---|
| 3.1 Restrictions on use | |
| <p>R4</p> <p>This rule applies to RC3 as shown on the Jerrabomberra District precinct map.</p> <p>Development of the following uses is not permitted:</p> <p>COMMUNITY USE</p> <p>RESIDENTIAL USE</p> | <p>This is a mandatory rule. There is no criterion.</p> |