

Part 2

Overlays and Clearance Zone Policies

The Map identifies particular land where the overlay provisions and clearance zone policies set out below apply.

2.1 Special Requirements of the National Capital Plan

Land indicated on the Map enclosed by a red border within which the code 'S' appears, or where a black dashed line flanks a Main Avenue or Approach Route, subject to special requirements under the National Capital Plan.

Note: The special requirement provisions are transferred from the National Capital Plan and are shown for information purposes only and do not form part of the Territory Plan.

2.2 Future Urban Areas

Land indicated on the map enclosed by a blue border within which the code 'FUA' appears is future urban land for the purposes of Section 51 (2) (a) of the *Planning and Development Act 2007*. The principles and policies for the development of the land are set out in separate documents referred to as a structure plan, which are part of the Territory Plan.

2.3 Draft Variations to the Territory Plan

Land indicated on the Map enclosed by a blue border within which the code 'V' appears, is the subject of a draft variation to the Territory Plan, which has interim effect pursuant to Section 63 of the *Planning and Development Act 2007*.

2.4 Urban Open Space Zones

The areas of Urban Open Space excluded from Public Land are indicated in Figures 1 – 3 and shown on the Territory Plan Map by the public land exclusion 'X' overlay. On the Territory Plan Map land covered by the 'X' overlay is enclosed by a blue border within which the code 'X' appears. These areas may be reviewed in the future.

Land excluded from Pe (urban open space) Public Land Category

Figure 1 Belconnen

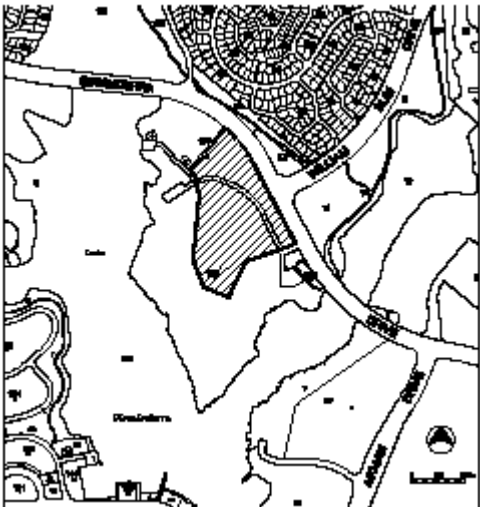


Figure 3 Greenway



Figure 2 Weetangera



2.5 Public Land

The purposes for which public land is reserved is indicated on the Map by a houndstooth border and by a map code as indicated below, (except for land zoned Urban Open Space – see clause 4.5 above).

Pa	a wilderness area
Pb	a national park
Pc	a nature reserve
Pd	a special purpose reserve
Pe	an urban open space*
Pf	a cemetery or burial ground
Pg	a water supply catchment
Ph	a lake
Pi	a sport and recreation reserve

* Due to the number and small size of many of the land parcels, the urban open space public land category is not defined by enclosing symbols on the Map in the same manner as the other categories. All Territory land shown zoned Urban Open Space on the Map is reserved as public land in the Pe category unless specifically excluded or covered by another public land category.

2.6 Precincts

Land indicated on the Map enclosed by a blue border within which the code '**P***' (eg. **P1**) appears, is a Precinct for the purposes of the Territory Plan. Many of the Precincts will have a Precinct Code associated with them that provide relevant development controls.

P4 - Plantation Forestry Precinct

Land indicated on the Map enclosed by a blue border within which the code '**P4**' appears is a listing of Plantation Forestry Precincts. These areas are Precincts for the purposes of the Territory Plan. The Non-urban zones development tables and the Non-urban Zones Development Code provide detail of the types of assessable development and the controls that apply to these areas.

Clearance Zone Policies

Land indicated on the Map enclosed by a blue border within which the code '**P5**' appears is a listing of Clearance Zone Policies. These areas are Precincts for the purposes of the Territory Plan. Not all Clearance Zone Policies are highlighted as Precincts on the Map due to the complexity of their boundaries. These Clearance Zone Policies are included in this section.

Lower Molonglo Water Quality Control Centre Clearance Zone

Development around this facility is restricted to protect the treatment plant from the encroachment of inappropriate land uses and to protect ACT residents from the potential risks and impacts associated with the plant. New development shall only be permitted within the clearance zone indicated on the Map and enclosed by a blue border within which the code '**P5**' appears where it is compatible with the treatment plant. Subject to the objectives and controls in the relevant zone, appropriate compatible uses may include:

Ancillary use, Agriculture, Communications facility, Land management facility, MAJOR UTILITY INSTALLATION, Minor use, Nature conservation area, Parkland, Road, Rural business, Scientific research establishment, Temporary use, Woodlot or other uses permitted under the relevant zone provided the uses do not provide for on-going habitation by people.

The following uses shall not be permitted:

Ancillary RESIDENTIAL USE, Group or organised camp, Outdoor recreation facility or Overnight camping area

In addition, the following clearance zone policies apply:

Quarries

The Mugga porphyry zone and the existing quarry operations are to be protected from constraints imposed by adjacent development.

- a) 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.
- b) Mugga 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 area.
- c) Mugga Quarry is within a Designated Area and is subject to the provisions of the National Capital Plan.

Parkwood Egg Farm, Belconnen Landfill, Mugga Lane Landfill, Canberra Abattoir

Development around these areas needs to be restricted to prevent the environmental impacts of these existing land uses, such as the spread of odours and wind-blown particulates, conflicting with more sensitive land uses. No new residential use or community use will be permitted within 500m of the boundaries of these areas.

2.7 Inter-town Public Transport Route

The Map indicates by symbols the approximate alignments of inter-town public transport (IPT) route.

2.8 Public Utilities

The Map may show the approximate alignments of major electrical, sewer or water conduits. Such alignments are shown for information purposes only and do not form part of the Plan.