## NUZ3 – Hills, Ridges and Buffers Zone

## **Zone Objectives**

- a) Conserve the environmental integrity of the hill system as a visual backdrop and a unified landscape setting for Canberra
- b) Provide opportunities for appropriate recreational uses
- c) Conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors
- d) Provide predominantly open buffer spaces for the visual separation of towns and to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities
- e) Provide opportunities for appropriate environmental education and scientific research activities

## NUZ3 – Hills, Ridges and Buffer Zone Development Table

### **EXEMPT**

Development approval not required, may need building approval

Exempt Development identified in Section 20 and Schedule 1 of the *Planning and Development Regulation 2008.* 

### **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	
Ancillary use	
Communications facility	
Demolition	
Farm tourism	
Land management facility	
MAJOR UTILITY INSTALLATION	
Minor use	
Nature conservation area	Non-Urban Zones Development Code
Outdoor recreation facility	
Parkland	
Road	
Scientific research establishment	
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 1586 (Figure1)	Landfill site	Non Urban Zanas Davalanment
P4 – Plantation forestry overlay	Overnight camping area	Non-Urban Zones Development Code
	Plantation forestry	
	Tourist facility	

# MINIMUM ASSESSMENT TRACK

#### IMPACT

Development application required and assessed in the Impact Track. See also Schedule 4 of the Planning and Development Act 2007

Development	Code

 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).

- 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

Any development not listed as assessable development in this Table and that appears in

Volume 2 Section 3 – Definitions are prohibited, ie:

**Airport** Mobile home park Animal care facility Municipal depot

NON-RETAIL COMMERCIAL USE Animal husbandry

Aquatic recreation facility Offensive industry Boarding house Overnight camping area

Bulk landscape supplies Pedestrian plaza Car park Place of assembly

Caravan park/camping ground Plant and equipment hire establishment

Cemetery Plantation forestry Civic administration Playing field Club Produce market

COMMERCIAL ACCOMMODATION USE Public transport facility

**COMMUNITY USE** Railway use

Recyclable materials collection Corrections facility

Craft workshop Recycling facility Relocatable unit Defence installation Drink establishment RESIDENTIAL USE

Drive-in cinema Restaurant

**Emergency services facility** Retirement complex Freight transport facility Sand and gravel extraction

Funeral parlour Service station

SHOP General industry

Group or organised camp Stock/sale yard

Hazardous industry Store Hazardous waste facility Subdivision Incineration facility Tourist facility Indoor entertainment facility Transport depot Indoor recreation facility Vehicle sales Industrial trades Veterinary hospital

Land fill site Warehouse

Light industry Waste transfer station Liquid fuel depot Zoological facility

Mining industry

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
	Tourist facility

# **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	

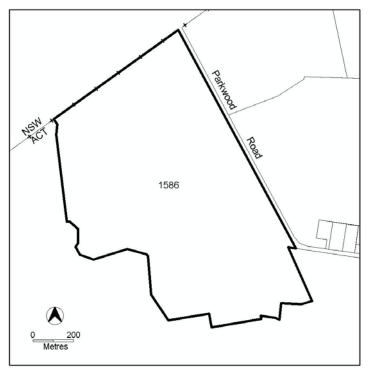


Figure 1 Belconnen Landfill, Belconnen