

NUZ3 – Hills, Ridges and Buffer 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 <i>Planning and Development Regulation 2008</i> . |

| 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 | Non-Urban Zones Development Code | |
| Ancillary use | | |
| Communications facility | | |
| Consolidation | | |
| Demolition | | |
| Farm tourism | | |
| Land management facility | | |
| MAJOR UTILITY INSTALLATION | | |
| Minor use | | |
| Nature conservation area | | |
| 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 Zones Development Code |
| | Recycling facility | |
| | Recyclable materials collection | |
| P4 – Plantation forestry overlay | Overnight camping area | |
| | Plantation forestry | |
| | Tourist facility | |
| P6 – Stromlo Forest Park 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 |
|---|------|
| 1. 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). | |
| 2. 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

Development listed below is prohibited development except where it is an ancillary use, minor use or temporary use as defined in Volume 2 Section 3 – Definitions. :

| | |
|-------------------------------|--|
| Airport | Mobile home park |
| Animal care facility | Municipal depot |
| Animal husbandry | NON-RETAIL COMMERCIAL USE |
| 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 |
| Corrections facility | Recyclable materials collection |
| Craft workshop | Recycling facility |
| Defence installation | Relocatable unit |
| Drink establishment | RESIDENTIAL USE |
| Drive-in cinema | Restaurant |
| Emergency services facility | Retirement complex |
| Freight transport facility | Sand and gravel extraction |
| Funeral parlour | Service station |
| General industry | SHOP |
| Group or organised camp | Stock/sale yard |
| Hazardous industry | Store |
| Hazardous waste facility | Tourist facility |
| Incineration facility | Transport depot |
| Indoor entertainment facility | Vehicle sales |
| Indoor recreation facility | Veterinary hospital |
| Industrial trades | Warehouse |
| Land fill site | Waste transfer station |
| Light industry | Zoological facility |

| Liquid fuel depot 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 |

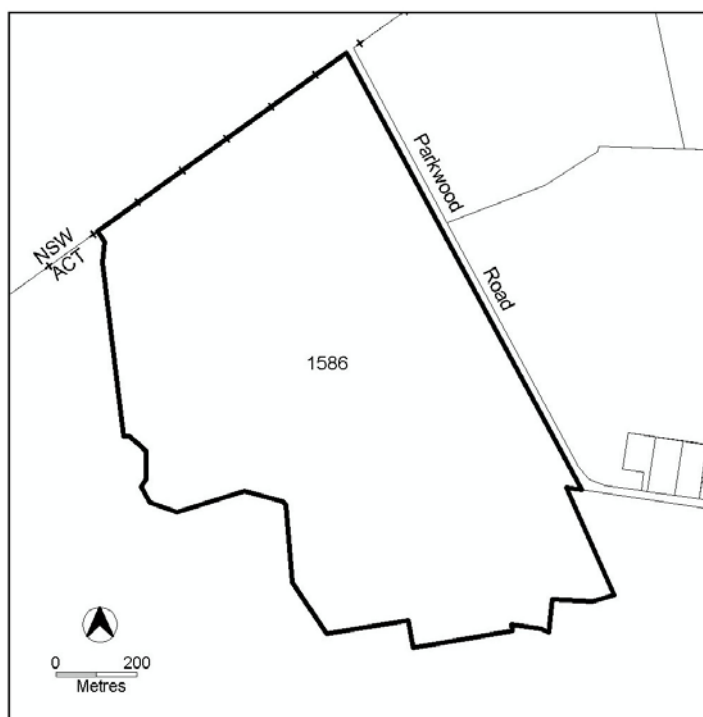


Figure 1 Belconnen Landfill, Belconnen