NUZ4 – River Corridor Zone

Zone Objectives

a)   Conserve the ecological and cultural values of the ACT's major river corridors

b)   Protect stream flow, water quality and flood plains from adverse impacts

c)   Ensure that the type and intensity of development is sustainable

d)   Provide opportunities for a range of ecologically sensitive water and land based recreational activities

e)   Ensure compatibility between land uses, water uses and the general character of the rivers

f)   Provide opportunities for appropriate environmental education and scientific research activities

g)   Prevent development that would significantly increase fire hazard

NUZ4 – River Corridor Zone Development Table

EXEMPT DEVELOPMENT
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	
Consolidation	
Demolition	
Farm tourism	
Land management facility	
MAJOR UTILITY INSTALLATION	
Minor use	Non-Urban Zones Development Code
Nature conservation area	
Parkland	
Road	
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 1553 (Figure 1)	Treatment plant	
Fyshwick Block 10 Section 59 & Block 2 Section 62 (Figure 2)	Treatment plant	
Molonglo and Murrumbidgee River Corridors (Figures 3-8)	Group or organised camp	
	Overnight camping area	
	Tourist facility	Non-Urban Zones Development Code
Dairy Flat, Fyshwick	Educational establishment	
P4 – Plantation forestry overlay	Communications facility	
	Outdoor recreation facility	
	Overnight camping area	
	Plantation forestry	
	Scientific research establishment	
	Tourist facility	

MINIMUM ASSESSMENT TRACK	
IMPACT	
Development application required and assessed in the Impact Track.	
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 DEVELOPMENT
A development application can not be made

Development listed below is prohibited development except where it is listed elsewhere in the Development Table.

Airport	Mobile home park
Animal care facility	NON-RETAIL COMMERCIAL USE
Animal husbandry	Offensive industry
Aquatic recreation facility	Overnight camping area
Boarding house	Outdoor entertainment facility
Bulk landscape supplies	Outdoor recreation facility
Car park	Pedestrian plaza
Cemetery	Place of assembly
Civic administration	Plant and equipment hire establishment
Club	Plantation forestry
COMMERCIAL ACCOMMODATION USE	Playing field
Communications facility	Produce market
COMMUNITY USE	Public transport facility
Corrections facility	Railway use
Craft workshop	Recyclable materials collection
Defence installation	Recycling facility
Drink establishment	Relocatable unit
Drive-in cinema	RESIDENTIAL USE
Emergency services facility	Restaurant
Freight transport facility	Retirement complex
Funeral parlour	Sand and gravel extraction
General industry	Service station
Group or organized camp	SHOP
Hazardous industry	Special dwelling
Hazardous waste facility	Stock/sale yard
Home business	Store
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 Mining industry	Zoological facility
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

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
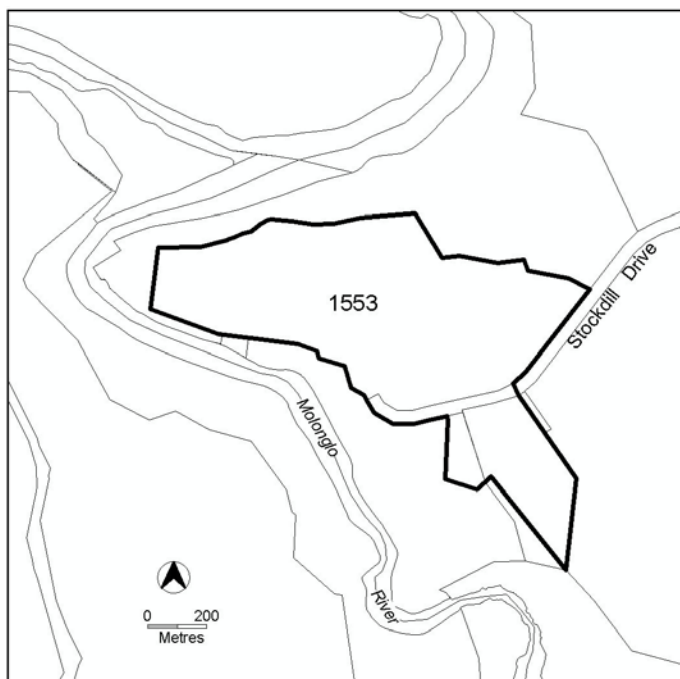
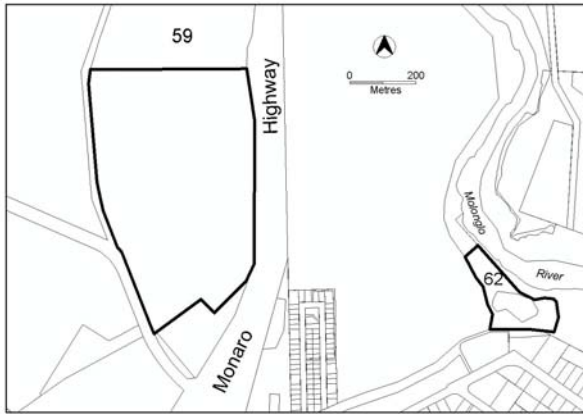**Figure 1   Lower Molonglo Water Quality Control Centre, Belconnen**

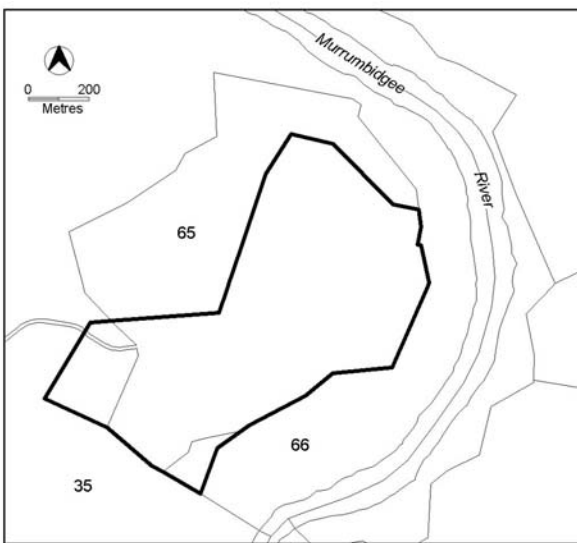**Figure 2**   **Fyshwick Sewerage Works and Majura Pumping Station, Fyshwick**

Figure 3   **Murrumbidgee River Corridor, Coree**
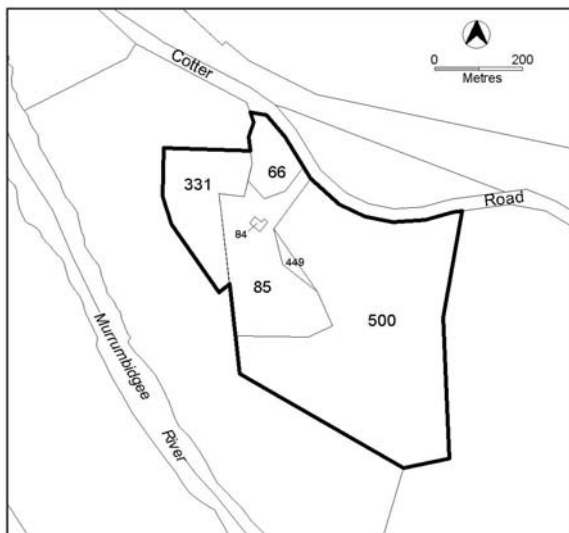

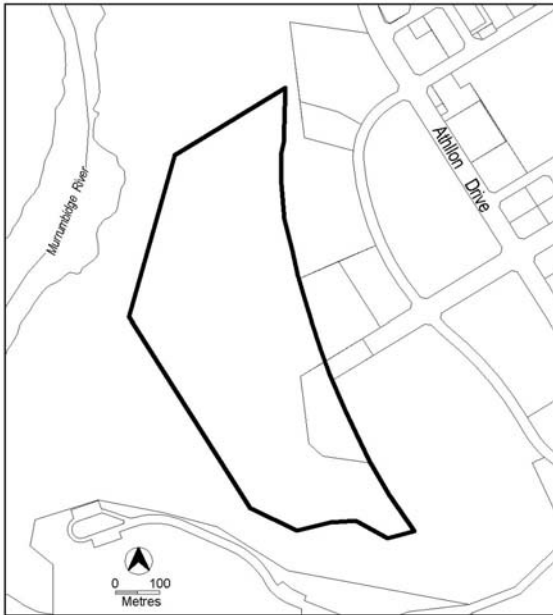**Figure 4**   **Murrumbidgee River Corridor, Stromlo**

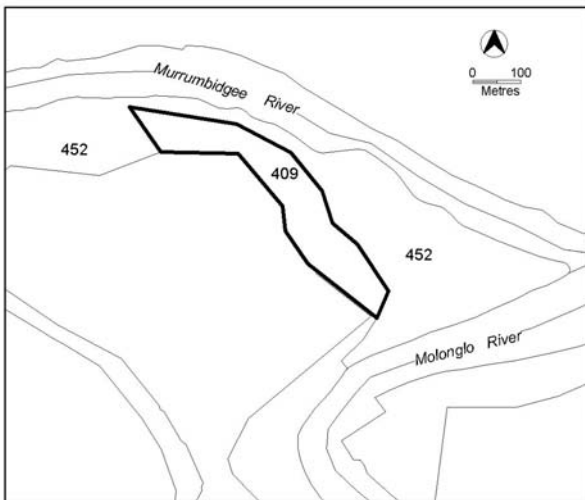**Figure 5   Murrumbidgee River Corridor, Greenway**

Figure 6   Murrumbidgee and Molonglo River Corridors, Stromlo

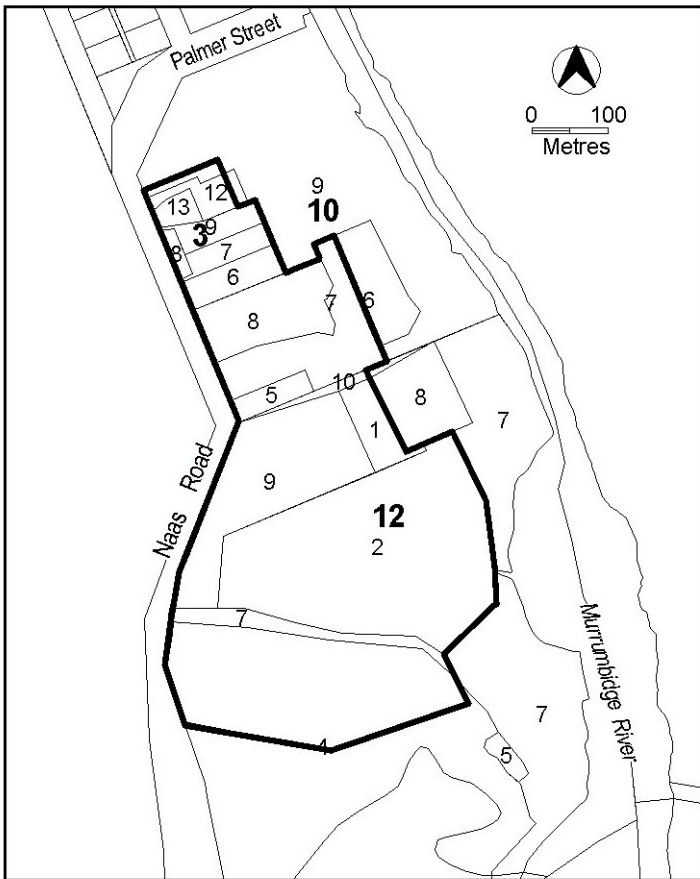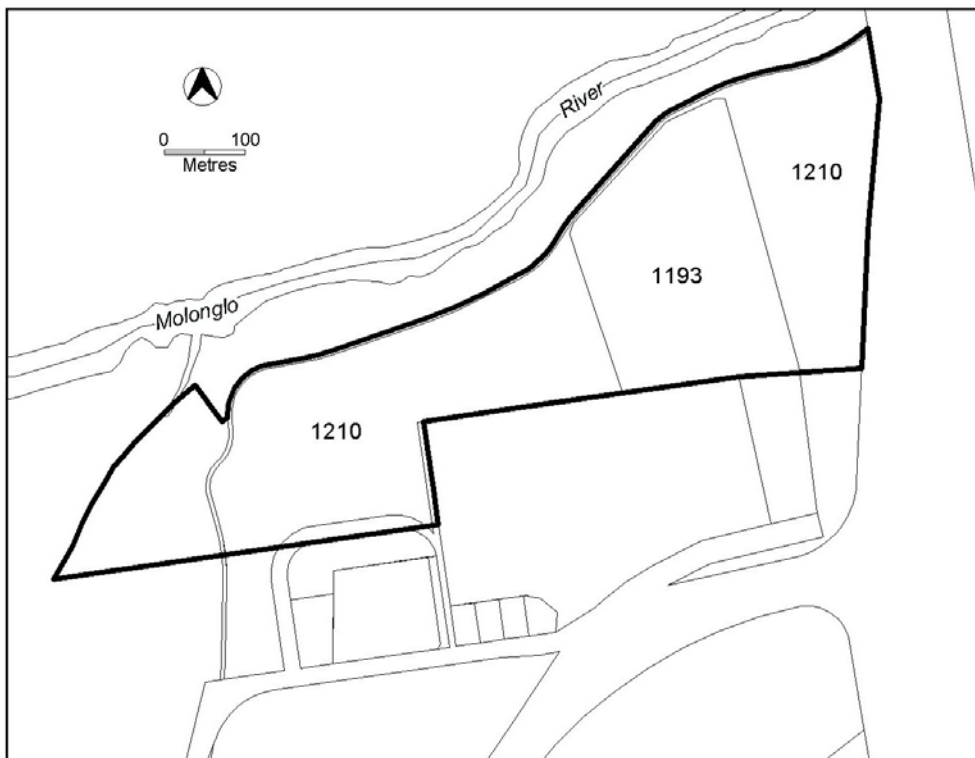**Figure 7   Murrumbidgee River Corridor, Tharwa**

Figure 8   Molonglo River Corridor, Weston Creek