

## **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

<b>EXEMPT DEVELOPMENT</b>
Development approval not required, may need building approval On leased land, development must be authorised by a lease.
Exempt Development identified in Section 20 and Schedule 1 of the <i>Planning and Development Regulation 2008</i> .

<b>ASSESSABLE DEVELOPMENT</b>
Development application required On leased land, development must be authorised by a lease.

<b>MINIMUM ASSESSMENT TRACK CODE</b>	
Development application required and assessed in the Code Track	
Development	Code
No development identified.	

<b>MINIMUM ASSESSMENT TRACK MERIT</b>	
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 education establishment	
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 DEVELOPMENT**

A development application can not be made

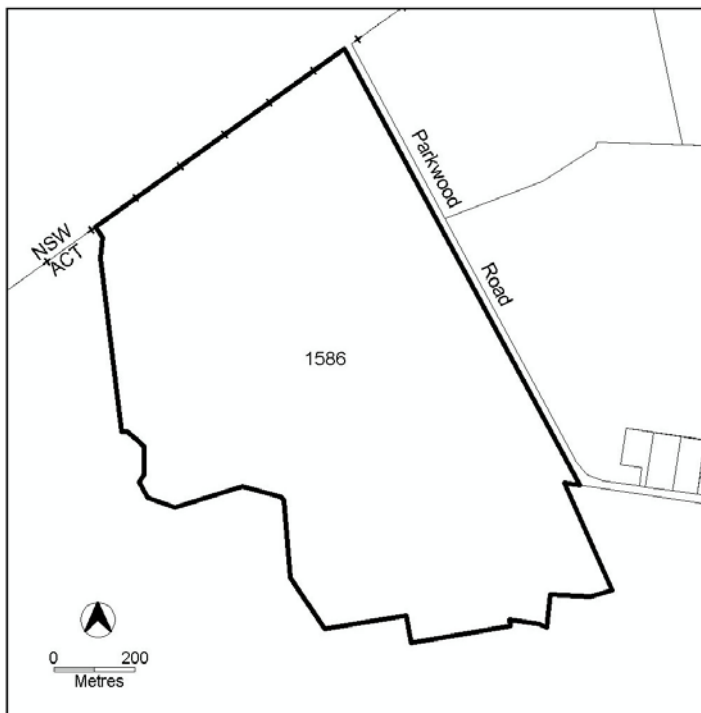
Development listed below is prohibited development except where it is listed elsewhere in the Development Table.

Airport	Liquid fuel depot
Animal care facility	Mining industry
Animal husbandry	Mobile home park
Aquatic recreation facility	Municipal depot
Boarding house	NON-RETAIL COMMERCIAL USE
Bulk landscape supplies	Offensive industry
Car park	Overnight camping area
Caravan park/camping ground	Pedestrian plaza
Cemetery	Place of assembly
Civic administration	Plant and equipment hire establishment
Club	Plantation forestry
COMMERCIAL ACCOMMODATION USE	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 Village
Funeral parlour	Sand and gravel extraction
General industry	Service station
Group or organised camp	SHOP
Hazardous industry	Stock/sale yard
Hazardous waste facility	Store
Home business	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

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
<b>PRECINCT CODES</b>
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**