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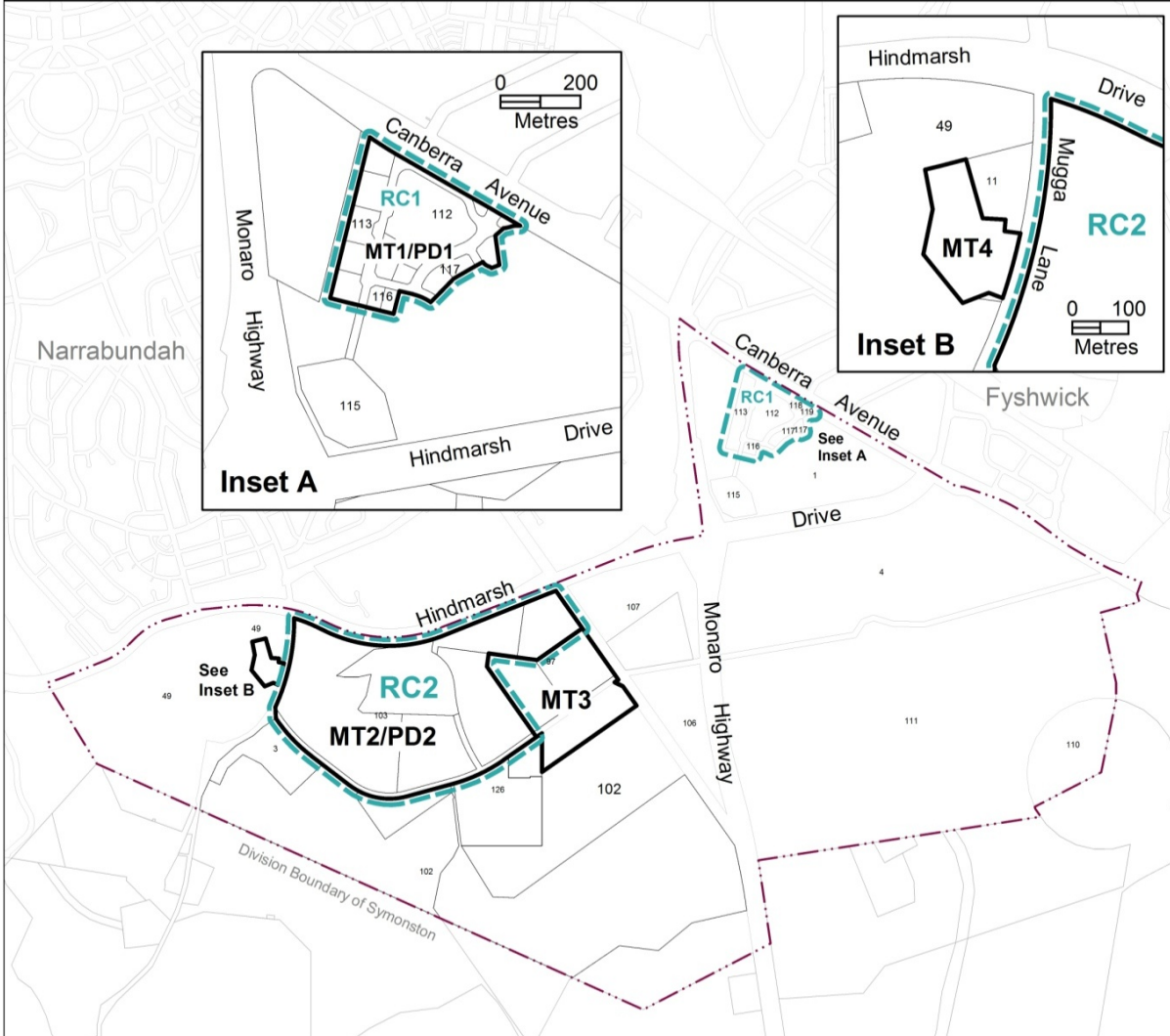
Government

Environment and
Sustainable Development

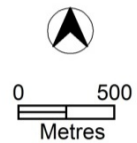
Symonston Precinct Map and Code

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Symonston Precinct Map



- PD_n** Additional prohibited development applies see Table 1
- MT_n** Additional merit track development applies see Table 2
- RC_n** Additional rules and criteria apply see Symonston Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Symonston Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	IZ1	<i>bulk landscape supplies</i> <i>craft workshop</i> <i>freight transport facility</i> <i>general industry</i> <i>hazardous waste facility</i> <i>incineration facility</i> <i>indoor recreation facility</i> <i>liquid fuel depot</i> <i>municipal depot</i> <i>offensive industry</i> <i>plant and equipment hire establishment</i> <i>public transport facility</i> <i>railway use</i> <i>recycling facility</i> <i>service station</i> <i>store</i> <i>transport depot</i> <i>waste transfer station</i>

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD2	NUZ1	<i>animal care facility</i> <i>caravan park / camping ground</i> <i>cemetery</i> <i>communications facility</i> <i>community activity centre</i> <i>corrections facility</i> <i>defence installation</i> <i>emergency services facility</i> <i>health facility</i> <i>land management facility</i> MAJOR UTILITY INSTALLATION <i>municipal depot</i> <i>place of worship</i> <i>residential care accommodation</i> <i>scientific research establishment</i> <i>supportive housing</i> <i>tourist facility</i> <i>transport depot</i> <i>veterinary hospital</i> <i>woodlot</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	IZ1	<i>SHOP (excluding bulky goods retailing)</i>
MT2	NUZ1	<i>cultural facility</i>
MT3	NUZ1	<i>mobile home park</i>
MT4	NUZ1	<i>Mental health facility</i>

Symonston Precinct Code

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Introduction

Name

The name of this code is **Symonston Precinct Code**.

Application

The code applies to the Division of Symonston.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Additional rules and criteria

This part applies to blocks and parcels identified in the Symonston Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Amtech Industrial Estate

This part applies to blocks and parcels identified in area RC1 shown on the Symonston Precinct Map.

Element 1: Use

Rules	Criteria
1.1 Advanced technology and scientific production	
There is no applicable rule.	C1 The proposed use is primarily related to the research, development, manufacture, processing, assembly, marketing or service provision of advanced technology and scientific products including allied goods and services and supporting processes.
1.2 SHOP – floor space limit	
R2 The maximum <i>gross floor area</i> per lease of <i>SHOP</i> is 50m ² .	This is a mandatory requirement. There is no applicable criterion.

RC2 – Mugga Lane Rural Area

This part applies to blocks and parcels identified in area RC2 shown on the Symonston Precinct Map.

Element 2: Site

Rules	Criteria
2.1 Subdivision	
There is no applicable rule.	C3 Subdivision of existing leases is generally not permitted.