



Part D

District Policies

D9 – East Canberra
District Policy

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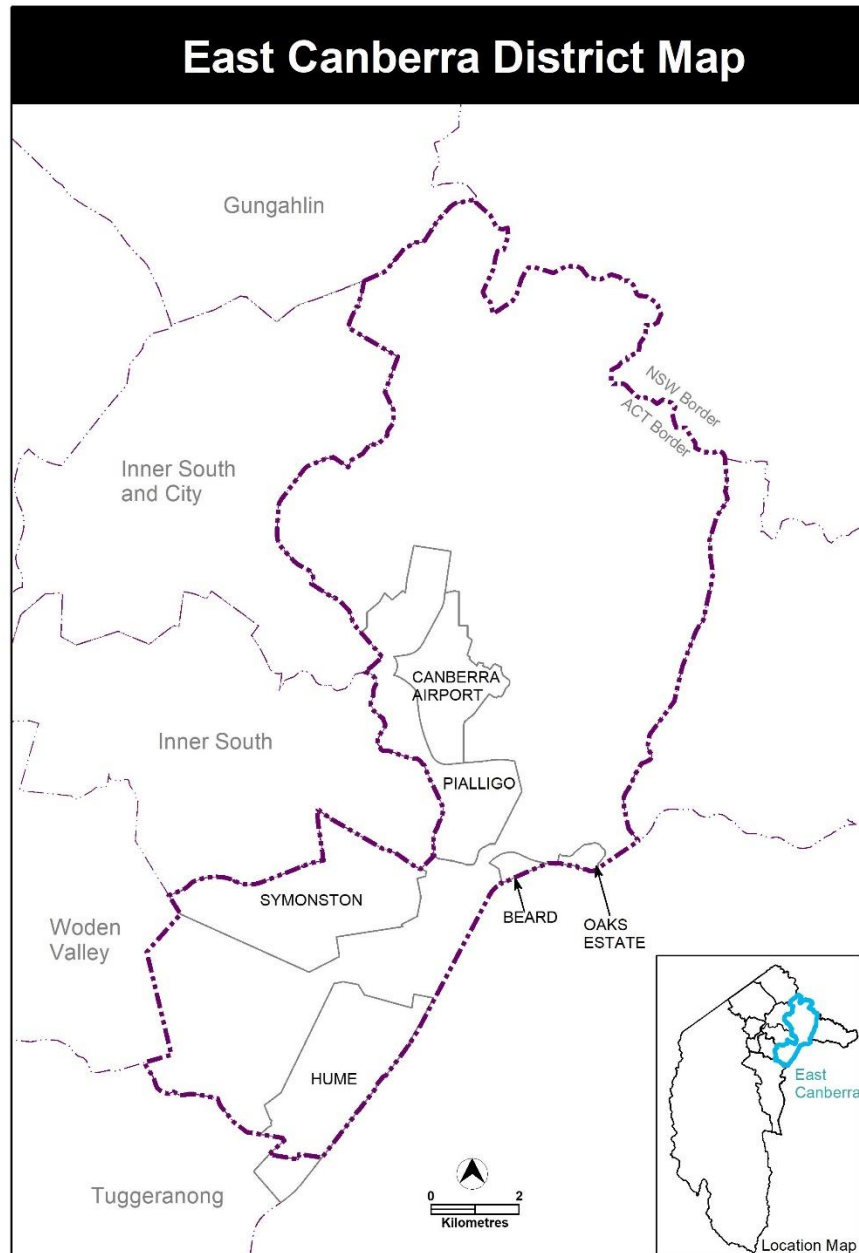
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1. District Map

This policy applies to land within the area identified as the East Canberra District in the map below.

Maps detailing specific assessment outcomes and requirements are included at the end of this policy.



2. Land Use Table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Beard	NUZ1	car park, freight transport facility, general industry, hazardous industry, hazardous waste facility, incineration facility, industrial trades, light industry, offensive industry, recycling facility, recyclable materials collection, restaurant, storage facility, take-away food shop, warehouse, waste transfer station	agriculture, animal care facility, caravan park / camping ground, cemetery, community activity centre, corrections facility, educational establishment, farm tourism, health facility, intensive animal farming, land management facility, municipal depot, nature conservation area, outdoor recreation facility, place of worship, scientific research establishment, residential care accommodation, tourist facility	Sections 2-9, 11
Hume	IZ1	club, drink establishment, guest house, hotel, motel, office, restaurant, retail plant nursery, shop, tourist facility	Nil	Blocks 5-6 Section 5
Hume	NUZ1	corrections facility	Nil	Block 14 Section 18
Jerrabomberra	NUZ1	mining industry	Nil	Rural Block 2031
Jerrabomberra	NUZ1	landfill site, recycling facility, recyclable materials collection, storage facility, warehouse, waste transfer station	Community activity centre; educational establishment; health facility; place of worship; residential care accommodation	Rural Block 2114 Rural Block 2247
Jerrabomberra	NUZ1	car park, freight transport facility,	agriculture, animal care facility, caravan park /	Rural Block 2099 Rural Block 2100

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		general industry, hazardous industry, hazardous waste facility, light industry, offensive industry, recycling facility, recyclable materials collection, storage facility, warehouse, waste transfer station	camping ground, cemetery, community activity centre, corrections facility, educational establishment, farm tourism, health facility, intensive animal farming, land management facility, municipal depot, nature conservation area, outdoor recreation facility, place of worship, scientific research establishment, residential care accommodation, tourist facility transport depot veterinary hospital, woodlot	
Majura	NUZ1	plantation forestry	Nil	Rural Block 620 Rural Block 621 Rural Block 165
Majura	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	Rural Block 728 Rural Block 729
Oaks Estate	CZ4	Nil	indoor entertainment facility, industrial trades, service station, veterinary hospital	PD1 - Figure 1
Oaks Estate	CZ4	Nil	restaurant, shop, supermarket, take-away food shop	PD2 - Figure 1
Oaks Estate	CZ4	Nil	light industry, industrial trades	PD3 - Figure 1
Oaks Estate	CZ4	Nil	indoor entertainment facility, light industry, industrial trades, restaurant, service station, shop, supermarket, takeaway food shop	PD4 - Figure 1
Oaks Estate	CFZ	Nil	retirement village, supportive housing	PD5 - Figure 1
Oaks Estate	CZ4	warehouse	Nil	AD1 - Figure 1
Oaks Estate	CZ4	craft workshop	Nil	AD2 - Figure 1
Pialligo	NUZ1	Nil	caravan park / camping ground, cemetery, communications facility, community activity centre, corrections facility, defence	PD1 - Figure 2

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			installation, educational establishment, health facility, land management facility, major electricity storage facility, power generation station, distribution reservoir, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, treatment plant, water storage dam, urban lake, pond and/or retardation basin, utility hydrogen production facility, municipal depot, place of worship, residential care accommodation, scientific research establishment, service station, subdivision, supportive housing, tourist facility transport depot, woodlot	
Pialligo	NUZ1	retail plant nursery, produce market	Nil	AD1 - Figure 2
Pialligo	NUZ1	emergency services facility	Nil	AD2 - Figure 2
Pialligo	NUZ1	produce market	Nil	AD3 - Figure 2
Pialligo	NUZ1	mining industry	Nil	AD4 - Figure 2
Symonston	IZ1	Business agency, drink establishment, financial establishment, office, public agency, restaurant, personal services, retail plant nursery, supermarket, takeaway food shop	bulk landscape supplies, freight transport facility, general industry, hazardous waste facility, incineration facility, liquid fuel depot, municipal depot, offensive industry, transport facility, railway use, recycling facility, service station, waste transfer station	AD1 - Figure 3 PD1 – Figure 3
Symonston	NUZ1	cultural facility	animal care facility, caravan park / camping ground, cemetery, communications facility, community activity centre, corrections facility, defence installation, emergency services facility, health	AD2 - Figure 3 PD2 – Figure 3

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			facility, land management facility, major electricity storage facility, power generation station, distribution reservoir, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, treatment plant, water storage dam, urban lake, pond and/or retardation basin, utility hydrogen production facility, municipal depot, place of worship, residential care accommodation, scientific research establishment, supportive housing, tourist facility, transport depot, veterinary hospital, woodlot	
Symonston	NUZ1	mobile home park	Nil	AD3 - Figure 3
Symonston	NUZ1	mental health facility	Nil	AD4 - Figure 3

3. Policy Outcomes

Development proposals in the East Canberra District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for the East Canberra District are derived from the East Canberra District Strategy, that sets the vision and directions for the district.

The desired policy outcomes to be achieved for East Canberra District include:

1. Protect and enhance heritage and priority environmental and cultural values within grasslands and woodlands and consider the establishment of fauna-friendly road crossings throughout the Majura and Jerrabomberra valleys.
2. Protect and restore aquatic-riparian corridors and their catchment through the application of water sensitive urban design, including along the Molonglo River and Jerrabomberra and Woolshed creeks.
3. Develop new employment precincts, capitalising on proximity to Canberra Airport, national freight routes, heavy rail and existing employment precincts (subject to outcomes of the Eastern Broadacre Strategic Assessment).
4. Retain capacity and opportunities within the district for rural uses, agribusiness and agritourism.
5. Protect and preserve function and capacity of key transport corridors for freight and public transport, including potential future faster rail and/or high-speed rail corridor.

The desired policy outcomes to be achieved for East Canberra District include:

6. Enhance accessibility of services and facilities for Oaks Estate, Pialligo and Symonston residents.
7. Limit new housing development in East Canberra consistent with the zoning requirements of the Territory Plan.

4. Assessment Outcomes

Consistent with the district policy outcomes, development proposals in the East Canberra District must demonstrate that they are consistent with any area specific assessment outcomes that may apply, as well as the relevant zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral will be required.

Specific assessment outcomes

The assessment outcomes for proposed development in specific locations are listed below. Localities that are not listed do not have any area specific assessment outcomes to consider.

Locality	Assessment outcome	Reference
Majura	1. Buildings integrate into the landscape and are compatible with surrounding environmentally sensitive areas.	
Oaks Estate	<u>Commercial area</u>	RC1 Figure 5
	2. Residential development is designed to mitigate the potential impacts on future residents from the operation of existing commercial uses.	
	3. Development provides an interesting facade to the street compatible with surrounding built form.	
	<u>Residential area</u>	
	4. The redevelopment of multi-unit dwelling sites respects the existing east-west orientation of the blocks and provides a built form width compatible with surrounding residential development.	RC2 Figure 5

Locality	Assessment outcome	Reference
Pialligo	5. Ancillary residential development in the agricultural area protects environmental and heritage values of the area, does not detrimentally impact on the operation of adjoining agricultural uses, does not significantly impact on the agricultural potential of the block and is compatible with neighbouring dwellings.	Figure 6

5. Assessment Requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the East Canberra District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

Development proposals in the East Canberra District must meet the following requirements. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Hume –Hill Station	<ol style="list-style-type: none"> 1. <i>Shop</i> at Hill Station complies with all of the following: <ol style="list-style-type: none"> a) maximum gross floor area is 250m², except arts, crafts and souvenirs. b) excludes the sale of food, except restaurant and takeaway food. c) ancillary to the primary use of land or restricted to tourist-related goods including arts, crafts and souvenirs. 2. Office use is wholly contained in heritage buildings. 	Blocks 5 and 6 Section 5
Jerrabomberra – Mugga Lane Landfill	<ol style="list-style-type: none"> 3. The following uses are not permitted in the Mugga Lane Landfill Clearance Zone as shown on Figure 4 <ol style="list-style-type: none"> a) caretaker's residence, b) co-housing, c) multi-unit housing, d) residential care accommodation, e) retirement village, f) secondary residence, g) single dwelling housing, h) supportive housing, i) community activity centre, j) community theatre, k) cultural facility, l) early childhood education and care, m) educational establishment, n) health facility. 	RC3 Figure 4
Jerrabomberra Mugga Quarry	<ol style="list-style-type: none"> 4. Development achieves all of the following: <ol style="list-style-type: none"> a) mining industry involving quarrying and other compatible uses is to be operational only during the life of existing quarries. b) the quarry will be developed in such a manner as to avoid breaking the skyline to the east and so exposing the quarry to the national area. 	RC1 Figure 4

Locality	Assessment requirement	Reference
	<ul style="list-style-type: none"> c) a rehabilitation plan showing progressive restoration at completion of each section of quarrying, preservation of existing trees and planting and regeneration of the site. <p>5. The Mugga porphyry zone and the existing quarry operations are to be protected from constraints imposed by adjacent development. A buffer zone of 1km will be maintained around the quarry sites to ensure protection of adjacent areas from noise, air blast overpressure and ground vibration nuisance. Within this protection zone, only development free of constraints on quarry operation is to be permitted.</p>	
Majura	<ul style="list-style-type: none"> 6. Agriculture is limited to livestock grazing, excluding horse agistment. 7. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins. 	
Oaks Estate – Commercial area	<p>8. In the CZ4 area development complies with the following:</p> <ul style="list-style-type: none"> a) The ground floor of buildings fronting Railway Street and McEwan Avenue is adaptable for commercial uses. b) Front setbacks to Hazel Street reflect existing block patterns and provide landscaping between the building and the front boundary. c) Minimum front setback to Railway Street, McEwan Avenue and William Street is: <ul style="list-style-type: none"> i. for commercial development – 0m ii. for residential development – 2m d) Parking areas are screened from the street by suitable landscaping wholly contained within the leased <i>block</i> boundaries. e) Development provides reasonable physical and visual separation to Robertsons' House to protect the heritage character of the site. f) Existing trees on section 7 blocks 11 and 12 Oaks Estate, are not significantly impacted, including any parts of trees that overhang the boundaries of the <i>blocks</i>. g) The maximum gross floor area for shop on blocks 5,6 and 9 section 7 Oaks Estate where permitted is 200m². h) The maximum site coverage is 45%. i) Commercial development located along Railway Street and/or McEwan Avenue avoids extensive lengths of blank walls unrelieved by doors, windows or the like and provides suitable pedestrian access for persons with disability. j) For residential development located along Railway Street, Hazel Street and/or McEwan Avenue (where relevant): <ul style="list-style-type: none"> i. Ground floor street frontages and building design includes windows to <i>habitable rooms</i>. ii. Street frontages above ground floor include windows to <i>habitable rooms</i> and/or balconies addressing the street. 	RC1 Figure 5
Oaks Estate – Residential area	<ul style="list-style-type: none"> 9. The redevelopment of multi-unit dwelling sites respects the existing east-west orientation of the blocks and provides a built form width compatible with surrounding residential development 10. Front facades of multi-unit housing are articulated to provide interest and ensure compatibility with the surrounding built form. 	RC2 Figure 5

Locality	Assessment requirement	Reference
	Site is to include heritage conservation measures endorsed by the ACT Heritage Council.	

6. Figures – Assessable and Prohibited Development

Figure 1 Oaks Estate

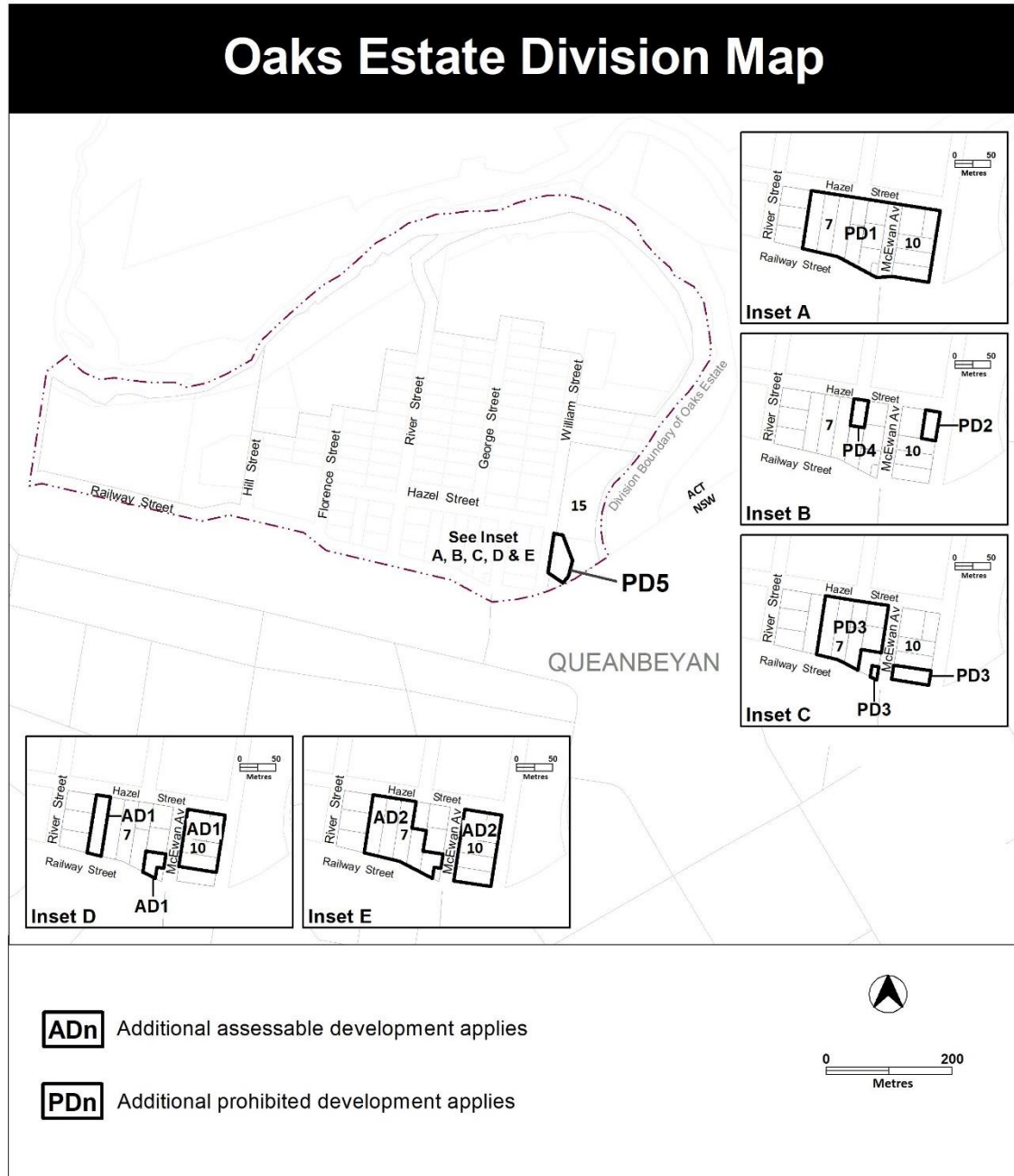


Figure 2 Pialligo

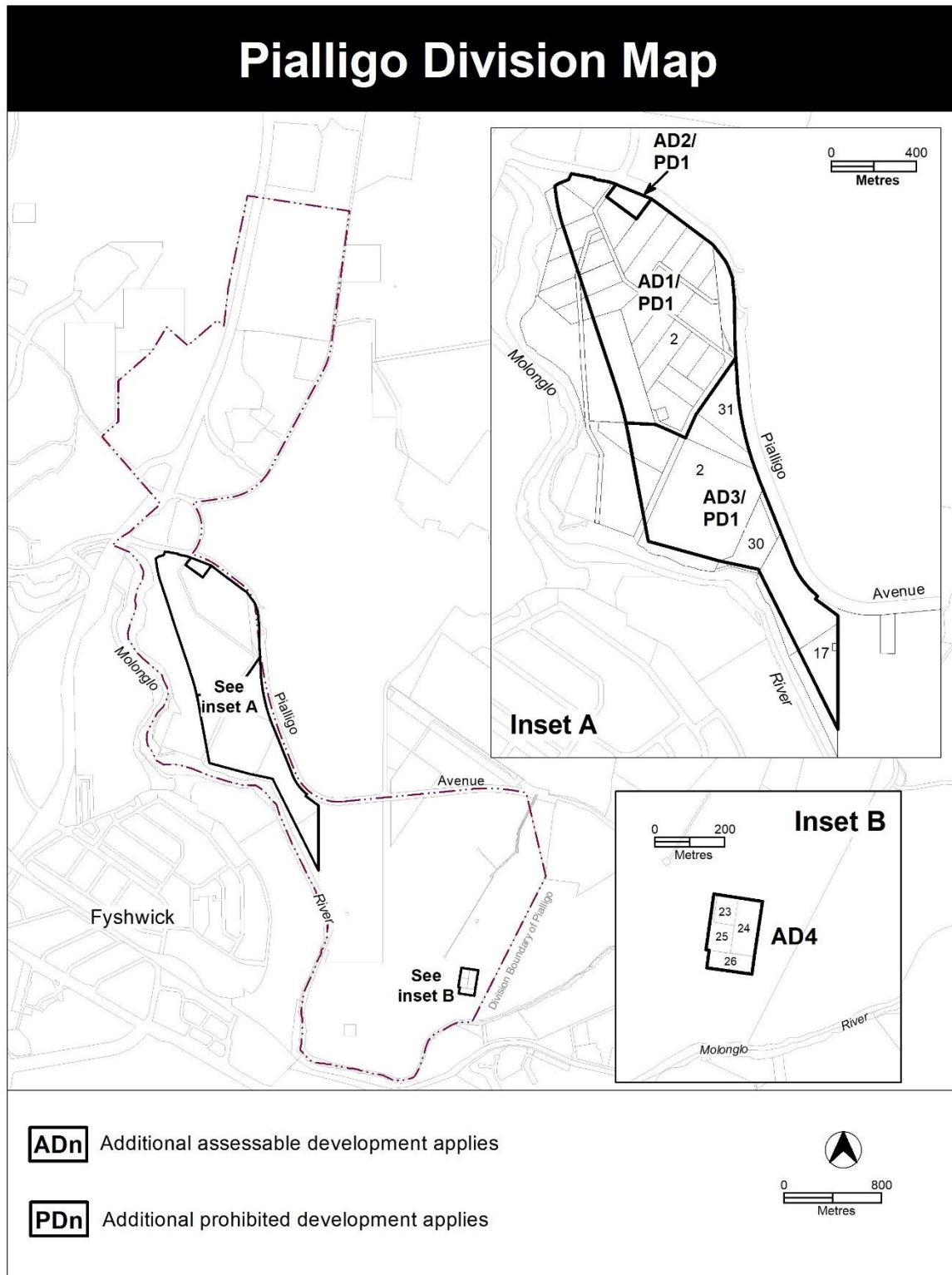
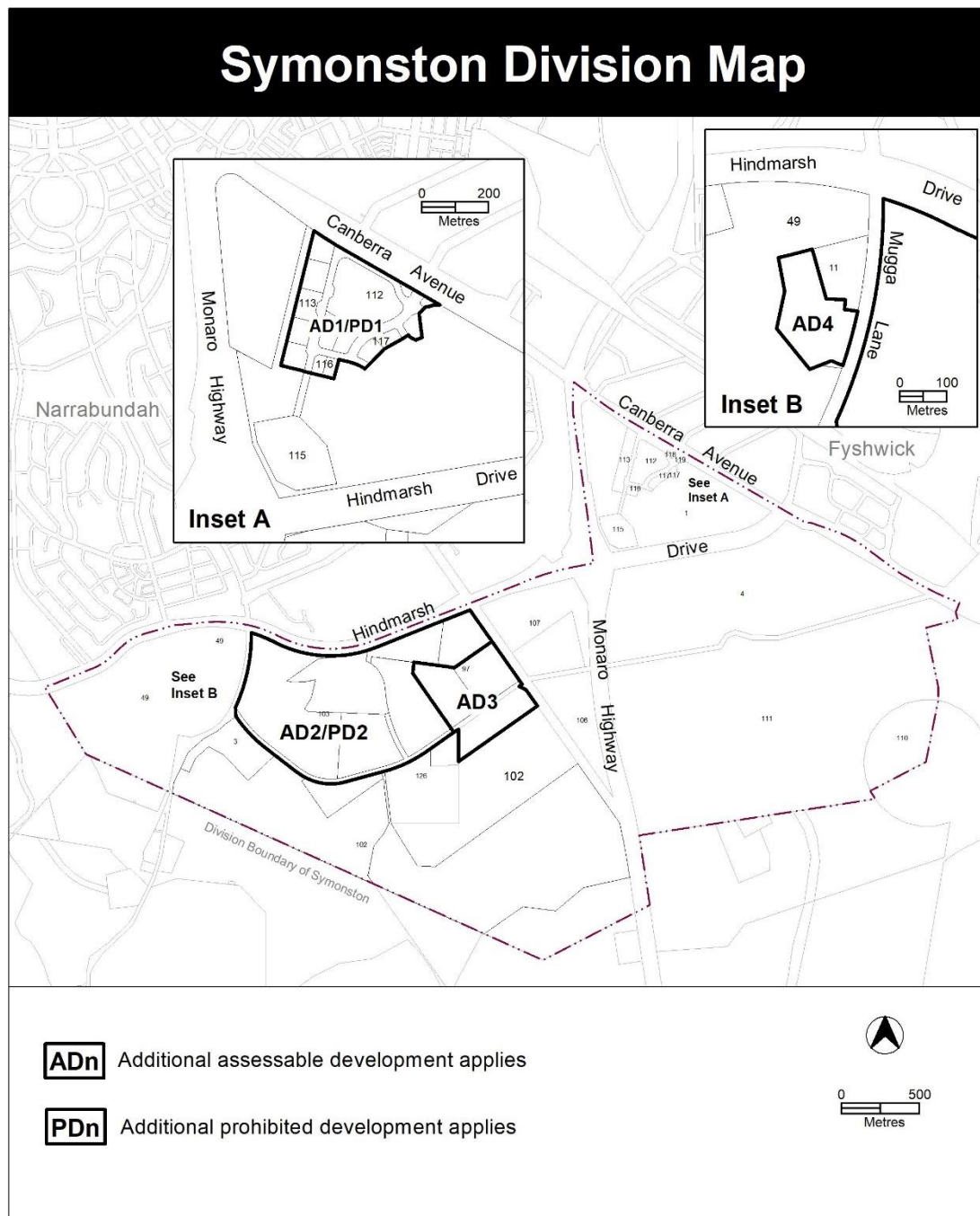


Figure 3 Symonston



7. Figures – Development Requirements

Figure 4 Jerrabomberra - Mugga Lane Landfill and Mugga Quarry

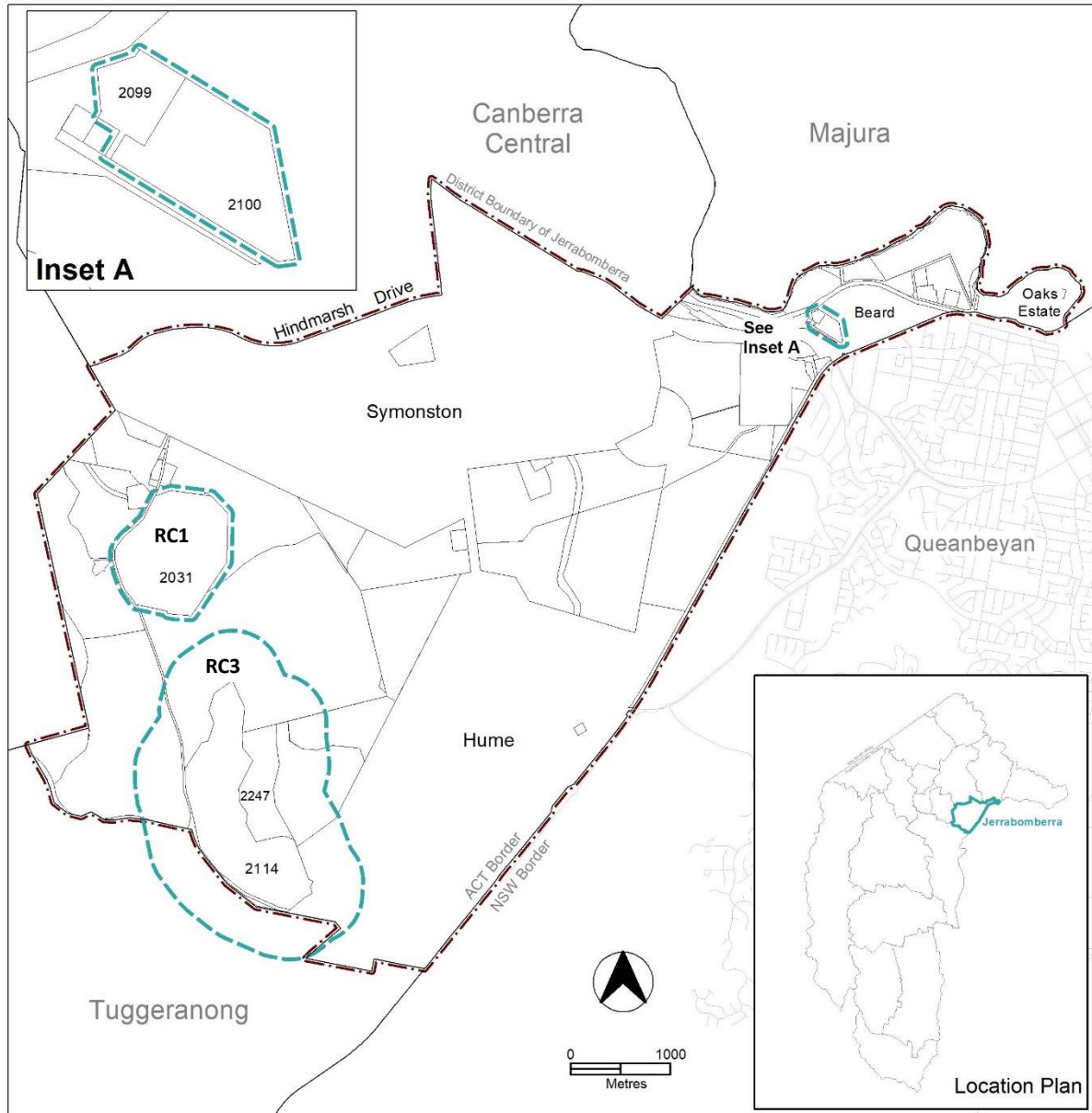


Figure 5 Oaks Estate – Commercial and Residential Areas

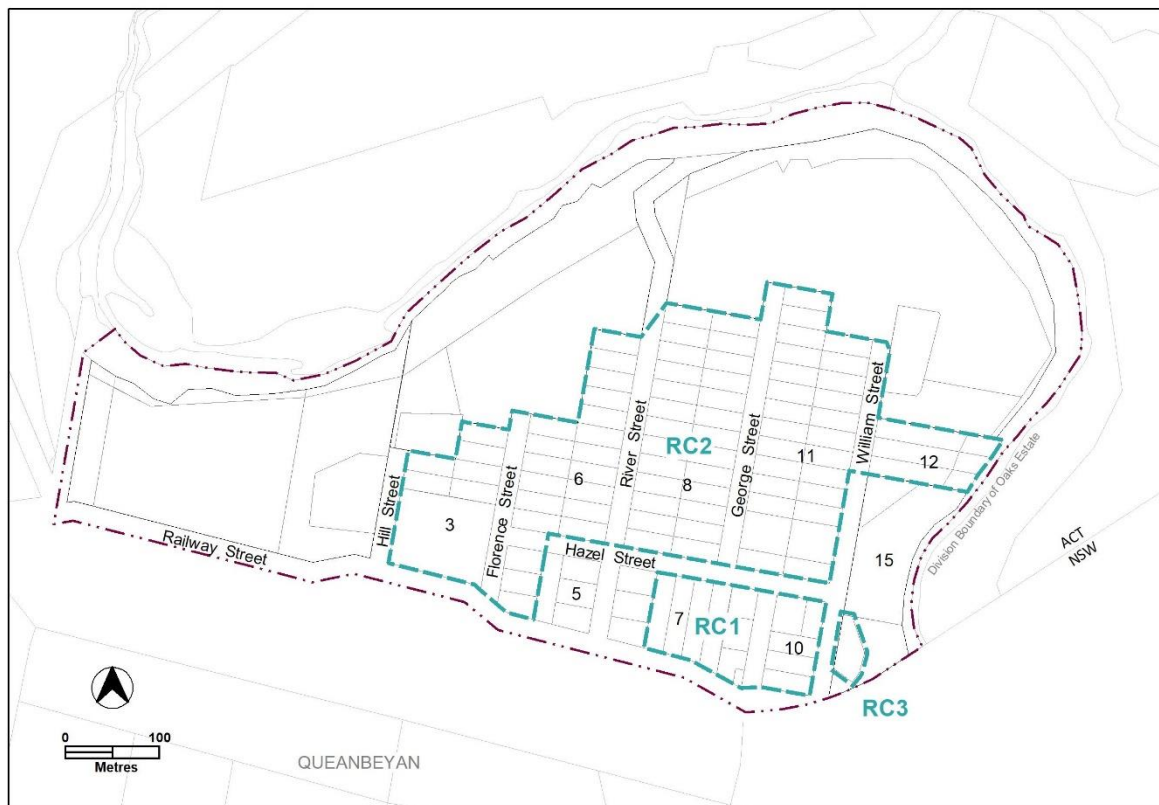


Figure 6 Pialligo – Agricultural area

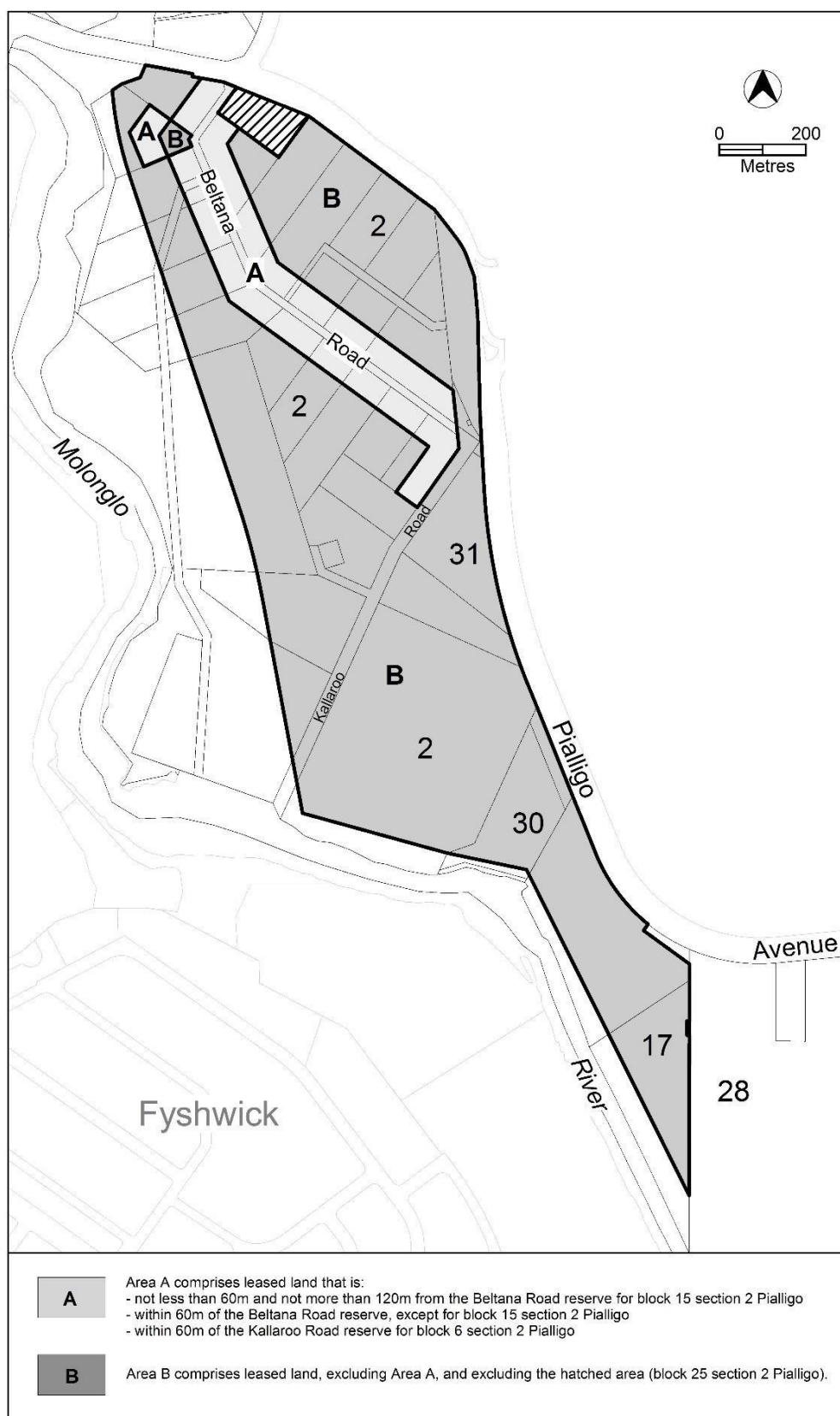


Figure 7 Pialligo – Dog Kennels and Bulk Landscape Supplies

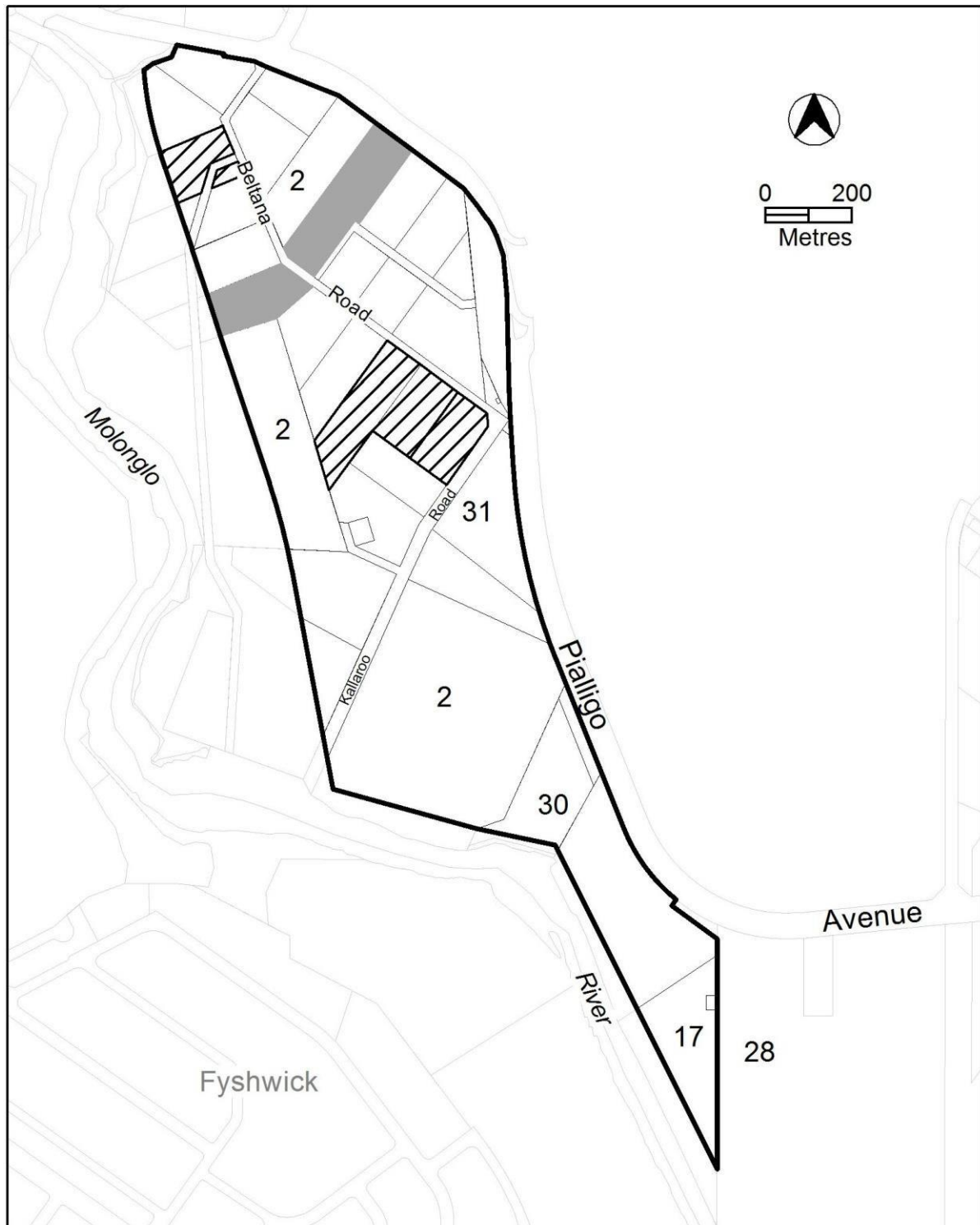


Figure 8 Symonston – Business Park

