



**ACT**  
Government

# Part E

# Zone Policies

E6 – Transport and Services  
Zones Policy

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# Application

The Transport and Services Zones Policy applies to all development in a transport and services zone (TSZ1 to TSZ2).

## Land Use Table

The following table identifies permissible land uses and development types (marked 'Y') in transport and services zones.

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.

Uses not listed in the table are prohibited. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

District policies specify additional types of development and land uses that are permissible or prohibited in specific locations.

Land Use / Development Type	TSZ1	TSZ2
Ancillary use	Y	Y
Carpark	Y	Y
Cemetery	-	Y
Communications facility	Y	Y
Complementary use	Y	Y
Consolidation	Y	Y
Data centre	-	Y
Demolition	Y	Y
Distribution reservoir	-	Y
Drone facility	Y	-
Emergency services facility	Y	Y
Freight transport facility	-	Y
Hazardous waste facility	-	Y
Utility hydrogen production facility	-	Y
Incineration facility	-	Y
Land fill site	-	Y
Light rail	Y	Y
Major electrical sub-station	-	Y
Major road	Y	Y
Major electricity storage facility	-	Y
Major gross pollutant trap	-	Y
Major pump station	-	Y
Major service conduits	Y	-

Minor road	Y	Y
Minor use	Y	Y
Municipal depot	-	Y
Pedestrian plaza	Y	-
Power generation station	-	Y
Railway use	Y	Y
Recyclable materials collection	-	Y
Recycling facility	-	Y
Service station	Y	Y
Sign	Y	Y
Storage facility	-	Y
Subdivision	Y	Y
Temporary use	Y	Y
Transport facility	Y	Y
Treatment plant	-	Y
Urban lake, pond and/or retardation basin	-	Y
Water storage dam	-	Y

## Policy Outcomes

Development proposals in transport and services zones will be assessed having regard to the policy outcomes to be achieved for the relevant zone.

### TSZ1 – Transport Zone

1. Provide for a transport network that can provide for the efficient, safe, and convenient movement of people and goods.
2. Achieve the development of major roads, light rail, and transport infrastructure in a comprehensive manner, including the provision of appropriate landscaping, street furniture and lighting, traffic control devices, and noise attenuation measures.
3. Provide for active travel and public transport.

### TSZ2 – Services Zone

1. Provide for essential municipal services such as water, energy, transport and waste disposal.
2. Promote development that is carried out in an economic, safe, environmentally sensitive manner and does not unacceptably affect the health and safety of any nearby residents.
3. Safeguard adjacent land uses so that there is minimal impact due to any municipal services development.
4. Promote development that is compatible with the surrounding landscape, especially in areas of high visibility, and that appropriate measures are taken to soften the impact of development on the landscape.
5. Limit the impact of electro-magnetic interference from development on electrical appliances in nearby premises.
6. Enable the development of transport facilities that are accessible and efficient for passengers and goods handling.

# Assessment Outcomes

Consistent with the zone policy outcomes, development proposals in transport and services zones must demonstrate that they are consistent with the assessment outcomes stated below.

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 may be required.

The assessment outcomes for proposed development in transport and services zones are:

Assessment outcomes – Transport and Services Zones	
<b>Urban Structure and Natural Systems</b>	<ol style="list-style-type: none"><li>1. Biodiversity connectivity is maintained across the landscape.</li><li>2. Loss of native habitat and biodiversity is avoided and/or minimised.</li><li>3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.</li></ol>
<b>Site and Land Use</b>	<ol style="list-style-type: none"><li>4. The functionality and usability of the development is appropriate for its intended purpose/use.</li><li>5. The proposed use and scale of development are appropriate to the site and zone.</li><li>6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised.</li></ol>
<b>Access and Movement</b>	<ol style="list-style-type: none"><li>7. The functionality and layout of the development is well connected to the surrounding area. This includes consideration of traffic flow, passive surveillance and active travel.</li><li>8. Access to, from and within the site permits safe and legible movement while catering for all users (including pedestrians). This includes consideration of vehicle manoeuvrability and access routes.</li></ol>
<b>Public Space and Amenity</b>	<ol style="list-style-type: none"><li>9. The development achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community.</li><li>10. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).</li></ol>

## Assessment outcomes – Transport and Services Zones

### Built Form and Building Design

11. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes.

### Sustainability and Environment

12. Roofed areas and hard surfaces aim to reduce urban heat island effects, minimise stormwater run-off and maintain ecosystem services. This includes consideration of water sensitive urban design measures.
13. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.
14. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.
15. The development considers and addresses site constraints, including heritage, natural features, topography, infrastructure and utilities.
16. Environmental risks, including natural features, topography, noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.

### Parking, Services and Utilities

17. The development provides appropriate end-of-trip facilities.
18. Vehicle and bicycle parking sufficiently caters for the development while minimising visual impacts from the street or public space. This includes consideration of parking location, dimensions and number of spaces provided.
19. Waste is appropriately managed on site without having a detrimental impact on the surrounding area.
20. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.

## Assessment Requirements

Assessment requirements set the mandatory development controls within specific zones or for specific development types.

District policies also contain assessment requirements. Assessment requirements in district policies will prevail where inconsistencies occur.

Development proposals in transport and services zones must meet the following requirements.

### Control

### Assessment requirement

#### Gas connections

1. No new gas network connections are allowed to all new or existing Class 1-2 buildings as classified under the National Construction Code including redevelopments.