

Australian Capital Territory

Planning (Non-Urban Zones) Technical Specifications 2023

Notifiable instrument NI2023–560

made under the

Planning Act 2023, s 51 (Technical specifications)

1 Name of instrument

This instrument is the *Planning (Non-Urban Zones) Technical Specifications 2023*.

2 Commencement

This instrument commences on 27 November 2023.

3 Technical specifications

I make the technical specifications at schedule 1.

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ZS7 – Non-Urban Zones Specifications

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Non-Urban Zones planning technical specifications

The primary assessment consideration for a development application is the assessment outcomes in the Territory Plan. In demonstrating compliance with the assessment outcomes, consideration may be given to the relevant planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by a specification.

Planning technical specifications are used as a possible solution or to provide guidance for identified aspects of a development proposal. The specifications may also be used as a reference or benchmark in the preparation and assessment of development proposals to demonstrate compliance with the assessment outcomes, and the Territory Plan.

Where a proposed development complies with a relevant provision in the planning technical specifications and the development comprehensively addresses the assessment outcome, further assessment regarding those specific provisions will not be required.

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 specification, entity referral may be required.

Consistent with the Non-Urban Zones Policy, this Non-Urban Zones Specification comprises specifications under seven categories:

- Urban Structure and Site;
- Access and Movement;
- Public Space and Amenity;
- Land Use and Development;
- Built Form and Building Form;
- Sustainability and Environment; and
- Parking, Services and Utilities.

These specifications will primarily be for development within Non-Urban zones. However, these specifications may also be used in other circumstances where considered relevant.

Urban Structure and Natural Systems

The following specifications provide possible solutions that should be considered in the planning of a proposed development:

Assessment Outcome	1. Biodiversity connectivity is maintained across the landscape.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	2. Loss of native habitat and biodiversity is avoided and/or minimised
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Site and Land Use

The following specifications provide possible solutions that should be considered in the planning of a proposed development:

Assessment Outcome	4. The functionality and usability of the development is appropriate for its intended purpose/use
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	5. The proposed use and scale of development are appropriate to the site and zone
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Access and Movement

The following specifications provide possible solutions that should be considered in relation to access, travel modes and movement to and within a proposed development:

Assessment Outcome	7. The functionality and layout of the development is well connected to the surrounding area. This includes consideration of passive surveillance and active travel.
Specification	
Accessible car parking spaces	<p>7.1 Development complies with the following:</p> <ul style="list-style-type: none"> a) Parking spaces for people with disabilities in public car parks of more than 10 spaces comprise a minimum of 3% (rounded up to the nearest whole number) of the total number of parking spaces required for the development. b) Car parking spaces provided for people with disabilities have vertical clearance for the entire width of the space and the adjacent shared area of not less than 2.5m - as described in AS2890.
Safety	<p>7.2 Verge crossings and Internal driveways are designed to be safely used by both pedestrians, cyclists and vehicles, such as through the use of vehicle speed reduction measures</p>
Pedestrian and cyclist access	<p>7.3 Development complies with the following:</p> <ul style="list-style-type: none"> a) Pedestrian and cyclist entrances, and driveways to the site are clearly visible from the front boundary, provided through the site to increase permeability, feed into and provides connections to existing path networks and on-road cycle routes. b) Priority is provided for pedestrian and cyclist access.
Accessible path of travel	<p>7.4 Development complies with the following:</p> <ul style="list-style-type: none"> a) A continuous accessible path of travel is provided that complies with: <ul style="list-style-type: none"> i. AS 1428.1 – <i>Design for Access and Mobility</i>; ii. AS 1428.4 – <i>Tactile ground surface indicators for the orientation of people with vision impairment to highlight hazards or provide direction</i>; iii. AS 4586 – <i>Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces</i>; and iv. designed so that the placement of facilities does not intrude into the continuous accessible path of travel. b) Walkways and glass adjacent to walkways achieve compliance with AS1428.1 and AS1428.2 c) Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0. d) External lighting along the whole of the continuous accessible path of travel meets AS1158.3.1. e) Directional signage or other wayfinding methods, e.g., tactile indicators, to be in accordance with AS1428.1 and AS1428.4 and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. f) Doorways and doors are designed to meet AS 1428.1- <i>Design for Access and Mobility for pedestrian entrances and exits; public circulation areas; and any common use areas.</i>

Road network	7.5 Endorsement by Transport Canberra and City Services (TCCS) to confirm the road network can accommodate additional traffic likely to be generated by the development. Offsite works may be required to support additional traffic from a development.
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Public Space and Amenity

The following specifications provide possible solutions that should be considered in relation to public areas (areas accessible to residents, visitors and community) and amenity outcomes associated with a proposed development:

Assessment Outcome	8. The development achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	9. 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).
Specification	
Signs	9.1 Signs associated with each building are: <ul style="list-style-type: none"> a) limited to one per frontage b) are no higher than the first storey c) setback a minimum of 1200mm from the kerb d) no larger than 6m² e) not illuminated f) are identification of the building/service on site/agency or the like.

Built Form and Building Design

The following specifications provide possible solutions that should be considered in relation to building design and built form, including height, bulk and scale of buildings and structures associated with a proposed development:

Assessment Outcome	10. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes.
Specification	
Building height	10.1 Building height is not more than 2 storeys.

Sustainability and Environment

The following specifications provide possible solutions that should be considered in relation to the sustainability and environmental outcomes associated with a proposed development:

Assessment Outcome		11. Roofed areas and hard surfaces aim to reduce urban heat island effects and minimise stormwater run-off. This includes consideration of water sensitive urban design measures
Specification		
Site permeability	11.1	For development on sites greater than 2,000m ² involving works that have the potential to alter the stormwater regime of the site; or development within existing urban areas which increases impervious area by 100m ² , development achieves a minimum of 20% of the site area to be permeable.
Water sensitive urban design	11.2	Development complies with the <i>ACT Practice Guidelines for Water Sensitive Urban Design Module 2: Designing Successful WSUD Solutions in the ACT</i> .

Assessment Outcome		12. 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
No applicable specification for this assessment outcome. Application must respond to the assessment outcome		

Assessment Outcome		13. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance
Specification		
Site disturbance	13.1	For sites less than 3,000m ² , the development complies with the Environment Protection Authority requirements regarding construction and land development. For sites 3,000m ² or greater, the development prepares an erosion and sediment control plan and obtains endorsed by the ACT Environment Protection Authority.

Assessment Outcome		14. The development considers, addresses and mitigates site constraints and environmental risks, including natural features, topography, noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the site
Specification		
Bushfire prone area	14.1	All development in the bushfire prone area (identified by the Emergency Services Authority) to comply with the ACT Bushfire Management Standards
Flood risk	14.2	Development is to comply with:

	<p>a) Residential and commercial buildings are to be excluded from flood liable areas up to the 1% Annual Exceedance Probability (AEP) Flood.</p> <p>b) Habitable floor levels are to be above the 1% AEP level plus a suitable freeboard (usually 300mm)</p> <p>c) In flood liable areas up to the 0.2% Annual Exceedance Probability (AEP) Flood, large developments and those with more sensitive uses* are to be referred to ESA, TCCS and EPSDD for endorsement.</p> <p>Note: *Sensitive uses include developments such as hospitals, nursing homes, childcare centres, prisons, archives, libraries and emergency response centres.</p>
<p>Stormwater retention and detention</p>	<p>14.3 For development on sites greater than 2,000m² (other than major roads) involving works that have the potential to alter the stormwater regime of the site, a report from a suitably qualified person is provided demonstrating that the development complies with:</p> <p>a) at least one of the following:</p> <p>i) stormwater retention management measures are provided and achieve all of the following:</p> <p>A. Stormwater storage capacity of 1.4kL per 100m² of the total impervious area of the site is provided specifically to retain and reuse stormwater generated on site as a whole.</p> <p>B. Retained stormwater is used on site.</p> <p>ii) development captures, stores and uses the first 15mm of rainfall falling on the site; and</p> <p>Note: on-site stormwater retention is defined as the storage and use of stormwater on site.</p> <p>b) stormwater detention measures are provided and achieve all of the following:</p> <p>i) capture and direct runoff from the entire site</p> <p>ii) Stormwater storage capacity of 1kL per 100m² of impervious area is provided to specifically detain stormwater generated on site</p> <p>iii) The detained stormwater is designed to be released over a period of 6 hours after the storm event. For this rule on-site stormwater detention is defined as the short-term storage and release downstream of stormwater runoff.</p> <p>Note: Calculating on-site detention can include 50% of the volume of rainwater tanks where stormwater is used on-site.</p>
<p>Stormwater management</p>	<p>14.4 For development of roads on sites greater than 2,000m² development meets all of the following:</p> <p>a) The capacity of existing pipe (minor) stormwater connection to the site is not exceeded in the 1 in 10-year storm event.</p> <p>b) The capacity of the existing overland (major) stormwater system to the site is not exceeded in the 1 in 100-year storm event.</p>
<p>Stormwater quality</p>	<p>14.5 For development on sites greater than 2,000m² (other than major roads) involving works that have the potential to alter the stormwater regime of the site, a MUSIC model prepared by a suitably qualified person is provided demonstrating the average annual stormwater pollutant export is reduced when compared with an urban catchment of the same area with no water quality management controls for all of the following:</p> <p>a) gross pollutants by at least 90%</p> <p>b) suspended solids by at least 60%</p> <p>c) total phosphorous by at least 45%</p> <p>d) total nitrogen by at least 40%.</p> <p>Notes:</p>

	<ul style="list-style-type: none"> • If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance. • If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.
Site contamination	14.6 Where development is proposed on a site impacted or potentially impacted by contamination, the development and proposed methods of responding to the contamination is endorsed by the ACT Environment Protection Authority.
Hazardous materials	14.7 Where development is proposed on a site impacted by hazardous materials, the development and proposed methods of managing the hazardous materials is endorsed by the ACT Environment Protection Authority.
Demolition	14.8 Where demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005 is proposed, demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) prepared by a suitably qualified person and endorsed by the Environment Protection Authority.

Parking, Services and Utilities

The following specifications provide possible solutions that should be considered in relation to vehicle parking, access and site servicing (including possible requirements by utility providers) for a proposed development:

Assessment Outcome	15. Development provides appropriate end-of-trip facilities
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	16. Vehicle and bicycle parking, access and egress sufficiently caters for the development while permitting safe and legible movement for all users (including pedestrians) and minimising visual impacts from the street or public space. This includes consideration of parking dimensions, the number of spaces provided, vehicle manoeuvrability and access routes
Specification	
Parking and vehicle manoeuvring	16.1 Parking and vehicle manoeuvring is provided on-site, subject to individual assessment.
Dimensions and access for car parking spaces	16.2 Dimensions of car parking spaces, layout and vehicle manoeuvring meet: <ul style="list-style-type: none"> a) <i>AS 2890.1:2004, the Australian Standard for Parking Facilities, Part 1: Off-street Car Parking including manoeuvring to and from and within the development, sightlines and gradients.</i> b) <i>Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking for people with disabilities.</i>

Assessment Outcome	
17. Waste is appropriately managed on site without having a detrimental impact on users and the surrounding area	
Specification	
Waste facilities	17.1 Developments that propose post occupancy waste management facilities achieve endorsement from Transport Canberra and City Services (TCCS).

Assessment Outcome	
18. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised	
Specification	
Servicing and infrastructure	18.1 Proposed development can be sufficiently serviced in terms of infrastructure and utility services. Endorsement is achieved from relevant utility providers (electricity, water, gas, sewerage and stormwater) to confirm that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones
Battery storage	18.2 Where development includes a battery over 30kW, the development is endorsed by the Emergency Services Agency.
Demolition – utility endorsement	18.3 For demolition works, endorsement is achieved from relevant utility providers (electricity, water, gas, sewerage and stormwater) stating that: <ul style="list-style-type: none"> a) All network infrastructure on or immediately adjacent the site has been identified on the plan. b) All potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified. c) All required network disconnections have been identified and the disconnection works comply with utility requirements. d) All works associated with the demolition comply with and are in accordance with utility asset access and protection requirements
External lighting	18.4 Development complies with the following: <ul style="list-style-type: none"> a) External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with <i>Australian Standard AS1158.3.1 Pedestrian Lighting</i>. b) All external lighting provided is in accordance with <i>Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting</i>.
Encroachment of easements and rights-of-way	18.5 Buildings do not encroach over easements or rights of way, unless the proposed encroachment is approved in writing by the relevant service provider.