

Planning (East Canberra District) Technical Specifications 2024

Notifiable instrument NI2024-537

made under the

Planning Act 2023, s 51 (Technical specifications)

1 Name of instrument

This instrument is the *Planning (East Canberra District) Technical Specifications 2024*.

2 Commencement

This instrument commences on 27 September 2024.

3 Technical specifications

I make the technical specifications at schedule 1.

4 Revocation

This instrument revokes the *Planning (East Canberra District) Technical Specifications 2023* (NI2023-740).

George Cilliers
Chief Planner
13 September 2024



DS9 – East Canberra District Specifications

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East Canberra District 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 specifications in the East Canberra District Specifications can be used to demonstrate compliance with the assessment outcomes in the East Canberra District Policy or the relevant zone policy. Where there is a specific assessment outcome in the East Canberra District Policy, this takes precedence over the equivalent outcome in the zone policy. Where there is no specific assessment outcome in the East Canberra District Policy, the specification can be used to demonstrate compliance with the assessment outcomes in the zone policy.

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 East Canberra District Policy, this East Canberra District Specifications comprises specifications for specific localities, structured according to the localities.

These specifications will only apply to the specific sites or locations they refer to and should be used in conjunction with the relevant district policy, i.e., **Part D9: East Canberra District Policy**.

1. Beard

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Beard:

Assessment Outcome	Refer to zone assessment outcomes
Specification	
Gross floor area	1.1. The maximum gross floor area for take-away food shop or restaurant is 200m ² .

2. Hume

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Hume:

No applicable specification for this suburb.

3. Jerrabomberra

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Jerrabomberra:

No applicable specification for this suburb.

4. Majura

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Majura:

Assessment Outcome 1	Buildings integrate into the landscape and are compatible with surrounding environmentally sensitive areas
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

5. Oaks Estate

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Oaks Estate:

Assessment Outcome 2	Residential development is designed to mitigate the potential impacts on future residents from the operation of existing commercial uses.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome 3	Development provides an interesting facade to the street compatible with surrounding built form.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

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

Assessment Outcome	Refer to zone assessment outcomes
Specification	
Front boundary setback	5.1. The minimum front setback to Railway Street, McEwan Avenue and William Street is: <ul style="list-style-type: none"> a) For commercial development – 0 metres. b) For residential development – 2 metres.
Front fence	5.2. Transparent fences achieve a minimum setback of 1m to the front boundary, with a maximum height above datum ground level of 1.2m. <u>Note:</u> Fences maybe located on the front boundary (0m) where it provides opportunities for passive surveillance of the street from the dwelling and does not obstruct sight lines for vehicles and pedestrians on verge areas in accordance with Australian Standard AS2890.1- Off-Street Parking.

6. Pialligo

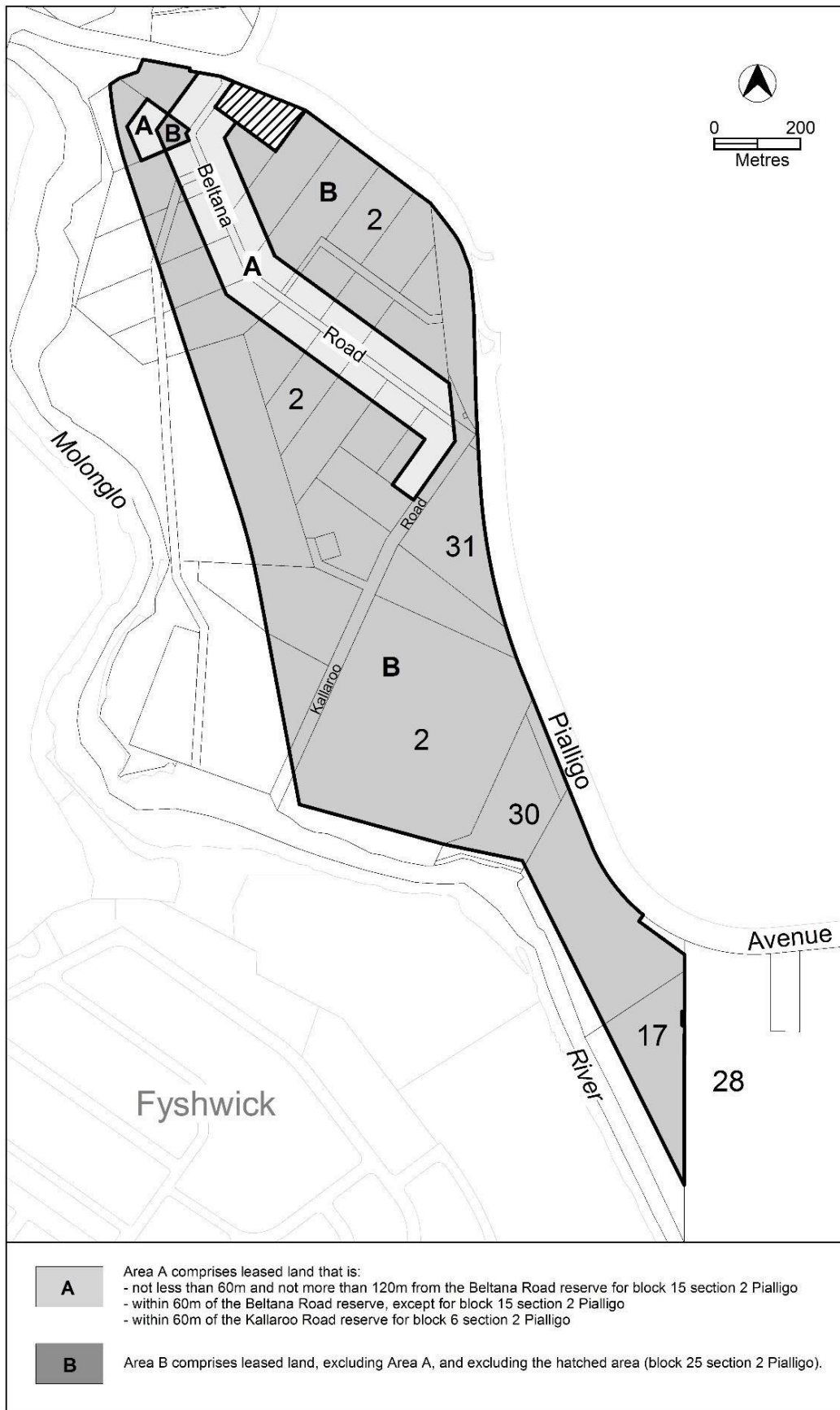
The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Pialligo:

Assessment Outcome 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.	
Specification	
Land use	6.1. Ancillary residential development is limited to 750m ² gross floor area per block.

Assessment Outcome	Refer to zone assessment outcomes
Specification	
Gross floor area	<p>6.2. Maximum gross floor area is:</p> <ul style="list-style-type: none"> a) Shop – 200m². b) Emergency services facility – 1400m². c) Ancillary uses in area ‘A’ in Figure 1: <ul style="list-style-type: none"> i) Craft workshop – maximum 200m² per lease with a maximum 150m² per craft workshop. ii) Industrial trades restricted to workshops associated with rural activity – maximum 200m² per lease with a maximum 150m² per industrial trade workshop. iii) Produce market – maximum 300m² per lease with a maximum 100m² per produce market. d) In the Pialligo agricultural area: <ul style="list-style-type: none"> i) Restaurant – maximum 250m² per lease with a maximum 150m² per restaurant. ii) Shop restricted to an art, craft or sculpture dealer is 100m². e) Ancillary uses on blocks with a leased area of 100,000m² or less area in area ‘B’ in Figure 1 are: <ul style="list-style-type: none"> i) Craft workshop – 100m². ii) Industrial trades restricted to workshops associated with rural activity – 100m². iii) Produce market – 150m². iv) Restaurant – 100m². f) Each ancillary use on blocks with a leased area more than 100,000m²: <ul style="list-style-type: none"> i) Craft workshop – 150m². ii) Industrial trades restricted to workshops associated with rural activity – 150m². iii) Produce market – 200m². iv) Restaurant – 150m². g) Shop restricted to art, craft or sculpture dealer– 50m².
Access	6.3. A maximum of two verge crossovers are provided per block frontage to Beltana Road.
Site coverage	<p>6.4. The maximum site coverage for ancillary commercial development in area ‘B’ shown in Figure 1 is:</p> <ul style="list-style-type: none"> a) Blocks less than 100,000m²- 8%. b) Blocks equal to or greater than 100,000m²- 6%. <p><u>Note:</u> For the purposes of this provision: site coverage includes surface car parking areas required to accommodate the parking generated by the ancillary uses.</p>

Assessment Outcome	Refer to zone assessment outcomes
Specification	
Front boundary setback	<p>6.5. For buildings within the hatched area on Figure 1, the minimum front setback to Beltana Road is 40 metres</p> <p>6.6. The minimum setback for buildings and structures to the Pialligo Avenue road reserve (except blocks located at the intersection of Pialligo Avenue and Beltana Road) is 20 metres. The setback to Pialligo Avenue can be reduced to minimum 10 metres where development:</p> <ul style="list-style-type: none"> a) Is consistent with any applicable development control plan. b) Where a landscaped area is incorporated between the boundary and the building line suitable for deep root planting that screens development from Pialligo Avenue and contributes to defining the entrance to the suburb.

Figure 1 Pialligo – Agricultural area



7. Symonston

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Symonston:

Assessment Outcome	Refer to zone assessment outcomes
Specification	
Subdivision	7.1. Subdivision of existing leases is generally not permitted.
Gross floor area	7.2. The maximum gross floor area is: <ol style="list-style-type: none"> a) For restaurant – 300m². b) For shop - 50m².
Urban heat	7.3. Development is to comply with the following: <ol style="list-style-type: none"> a) Development achieves no net gain of urban heat to the block on which development is occurring. b) Compliance is demonstrated in a microclimate assessment report by a suitably qualified professional which details building and urban design and proposed use of heat mitigating measures. c) A 'suitably qualified professional' is a person with qualifications and/or experience in urban climate science, urban modelling or microclimate assessment.