

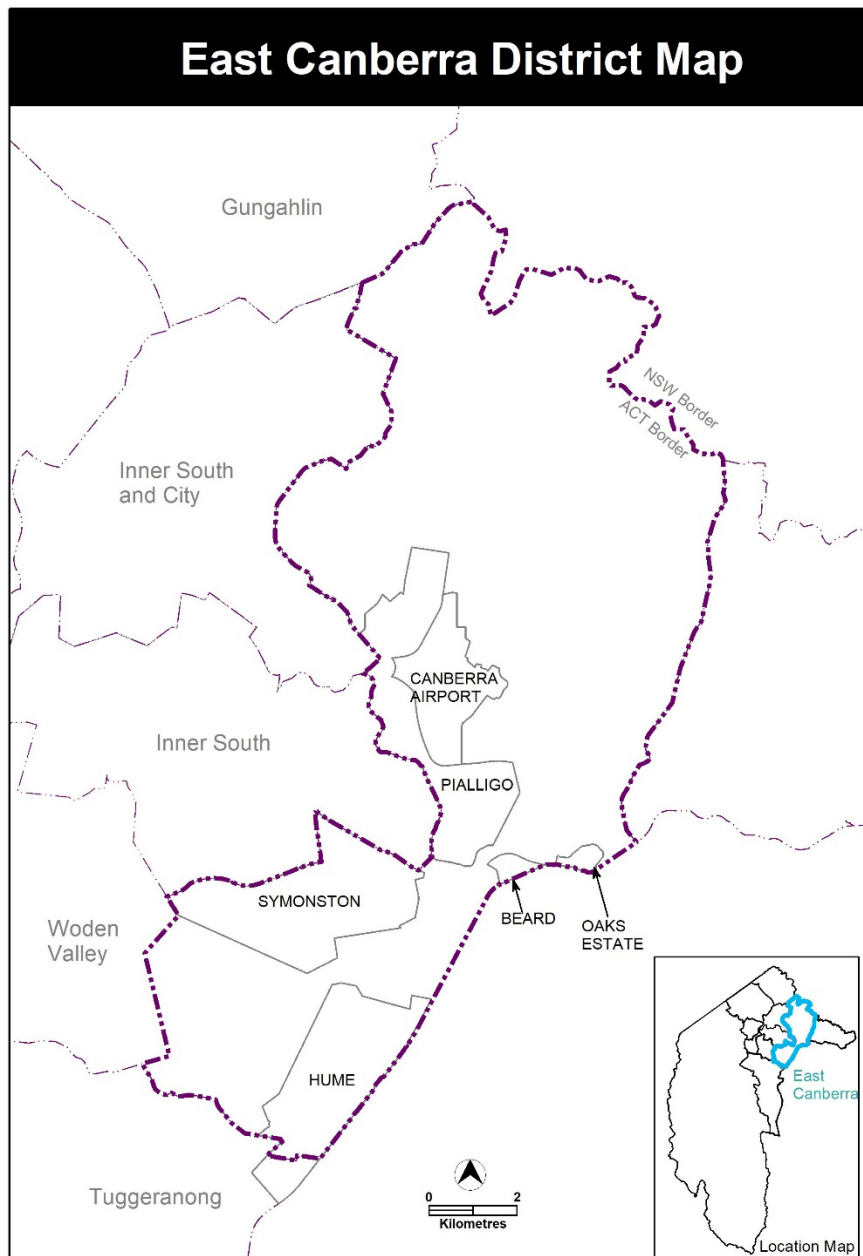
PART D9: EAST CANBERRA DISTRICT POLICY

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1.1 District map

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

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



1.2 Land and 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' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

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, store, 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		Blocks 5-6 Section 5
	NUZ1	corrections facility		Block 14 Section 18
Jerrabomberra	NUZ1	mining industry		Rural Block 2031
	NUZ1	landfill site, recycling facility, recyclable materials collection, store, warehouse, waste transfer station		Rural Block 2114 Rural Block 2247
	NUZ1	car park, freight	agriculture, animal care	Rural Block 2099

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Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		transport facility, general industry, hazardous industry, hazardous waste facility, light industry, offensive industry, recycling facility, recyclable materials collection, store, warehouse, waste transfer station	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 transport depot veterinary hospital, woodlot	Rural Block 2100
Majura	NUZ1	plantation forestry		Rural Block 620 Rural Block 621 Rural Block 165
	NUZ3	overnight camping area, plantation forestry, tourist facility		Rural Block 728 Rural Block 729
Oaks Estate	CZ4		indoor entertainment facility, industrial trades, service station, veterinary hospital	Figure 6
	CZ4		restaurant, shop, supermarket, take-away food shop	Figure 6
	CZ4		light industry, industrial trades	Figure 6
	CZ4		indoor entertainment facility, light industry, industrial trades, restaurant, service station, shop, supermarket, takeaway food shop	Figure 6
	CZ4	warehouse		Figure 6
	CZ4	craft workshop		Figure 6
	CFZ		retirement village, supportive housing	Figure 6

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Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Pialligo	NUZ1		caravan park / camping ground, cemetery, communications facility, community activity centre, corrections facility, defence 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	Figure 7
	NUZ1	retail plant nursery, produce market		Figure 7
	NUZ1	emergency services facility		Figure 7
	NUZ1	produce market		Figure 7
	NUZ1	mining industry		Figure 7
Symonston	IZ1	Business agency, drink establishment, financial establishment, office, public agency, restaurant, shop	bulk landscape supplies, freight transport facility, general industry, hazardous waste facility, incineration facility, liquid fuel depot, municipal depot, offensive industry, plant and equipment hire establishment, public transport facility, railway use, recycling facility,	Figure 8

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Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			service station, transport depot, waste transfer station	
	NUZ1	cultural facility	animal care facility, caravan park / camping ground, cemetery, communications facility, community activity centre, corrections facility, defence installation, emergency services facility, 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, supportive housing, tourist facility, transport depot, veterinary hospital, woodlot	Figure 8
	NUZ1	mobile home park		Figure 8
	NUZ1	mental health facility		Figure 8

1.3 Policy outcomes

Development proposals in 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 East Canberra District are derived from the East Canberra District Strategy. The East Canberra District Strategy sets the vision, priorities and values of the district.

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

1. Protect, conserve and enhance priority grassland, woodland and aquatic habitats and environmental values, including along the Molonglo River and Jerrabomberra and Woolshed creeks.
 2. Develop new employment precincts, capitalising on proximity to Canberra Airport, national freight routes, heavy rail and existing employment precincts (subject to outcomes of strategic assessment).
 3. Protect and preserve function and capacity of key transport corridors for freight and public transport, including potential future high speed rail corridor.
 4. Limit new housing development in line with master plans for Pialligo and Oaks Estate.
 5. Enhance accessibility of services and facilities for Oaks Estate and Symonston residents.
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1.4 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 East Canberra District will be assessed against the assessment requirements in the following table. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Hume (part)	<p><u>Hill Station:</u></p> <ol style="list-style-type: none"> Shop complies with all of the following: <ol style="list-style-type: none"> maximum gross floor area is 250m², except arts, crafts and souvenirs excludes the sale of food, except restaurant and takeaway food ancillary to the primary use of land or restricted to tourist-related goods including arts, crafts and souvenirs <p>Office use is wholly contained in heritage buildings.</p>	
Jerrabomberra	<ol style="list-style-type: none"> The following uses are not permitted in the Mugga Lane Landfill Clearance Zone as shown on Figure 1: <i>caretaker's residence, co-housing, multi-unit housing, residential care accommodation, retirement village, secondary residence, single dwelling housing, supportive housing, community activity centre, community theatre, cultural facility, early childhood education and care, educational establishment, health facility</i> 	Figure 1
Majura	<ol style="list-style-type: none"> Agriculture (where permitted) is limited to livestock grazing excluding horse agistment where appropriate. Tourist facility (where permitted) buildings are low rise with emphasis on integration of the development into the landscape and compatibility with related environmentally sensitive areas. Buildings comprise lodge style and self-contained cabins. 	
Oaks Estate	<p><u>For residential development located along Railway Street, Hazel Street and/or McEwan Avenue (where relevant):</u></p> <ol style="list-style-type: none"> Ground floor street frontages and building design includes windows to habitable rooms. Street frontages above ground floor include windows to habitable rooms and/or balconies addressing the street. 	
Pialligo	<p><u>Pialligo agricultural area:</u></p> <ol style="list-style-type: none"> The maximum number of storeys is two. The maximum height of building is 8.5m for buildings in the hatched area shown in Figure 2. Subdivision of existing leases is not permitted for blocks in section 2, except for the hatched area shown in Figure 2. In the hatched area in figure 2, subdivision is only permitted as part of a development providing publicly accessible open space. <i>Animal care facility</i> limited to dog kennels, is only permitted in the area shaded grey in Figure 3. 	<p>Figure 2</p> <p>Figure 3</p>

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Locality	Assessment requirement	Reference
	12. <i>Bulk landscape supplies</i> are only permitted in the hatched area in Figure 3.	

1.5 Assessment outcomes

Development proposals in the East Canberra District will be assessed having regard to:

1. the stated policy outcomes
2. the applicable design guides (Urban Design Guide and/or Housing Design Guide)
3. the functionality and usability of the development for its intended purpose/use
4. site constraints including noise, bushfire, flooding, contamination or hazardous materials
5. impacts of non-residential development on surrounding residential amenity
6. vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, electric vehicle parking and access to charging locations, and the visual impact to the street or public places
7. accessibility and adaptability
8. water sensitive urban design (WSUD)
9. minimisation of cut and fill
10. serviceability in terms of infrastructure and utility services
11. suitability of any advertising or signs
12. consistency with the Crown Lease
13. the assessment outcomes in the following table.

Locality	Assessment outcome	Reference
Beard	1. Industrial uses are developed in accordance with the relevant technical specification for the industrial zones.	
Jerrabomberra	2. Industrial uses are developed in accordance with the relevant technical specification for the industrial zones.	
	Mugga Quarry:	
	3. 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 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 	
	4. 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	Figure 4

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Locality	Assessment outcome	Reference
	be permitted.	
Oaks Estate	<p><u>Commercial local centre:</u></p> <ol style="list-style-type: none"> 5. Residential development is designed to mitigate the potential impacts on future residents from the operation of existing commercial uses. 6. Residential development is permitted to replace commercial/retail uses provided that the centre remains commercially viable after the proposed development. 7. The ground floor level of buildings at the ground floor fronting Railway Street and McEwan Avenue is adaptable for commercial uses. 8. Front setbacks reflect existing block patterns and provide landscaping between the building and the front boundary. 9. Development provides reasonable physical and visual separation to Robertsons' House to protect the heritage character of the site. 10. 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 blocks. 11. Development provides an interesting facade to the street compatible with surrounding built form. 12. Parking areas are screened from the street by suitable landscaping wholly contained within the leased block boundaries. 13. 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 disabilities. <p><u>Residential area:</u></p> <ol style="list-style-type: none"> 14. 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. 15. Front facades of multi-unit development are articulated to provide interest and ensure compatibility with the surrounding built form. 16. Front setbacks can differ in depth but must be consistent with the existing variations. 	
Pialligo	<p><u>Pialligo agricultural area:</u></p> <ol style="list-style-type: none"> 17. A maximum of one ancillary dwelling is permitted per block. Additional ancillary dwellings are permitted provided it can be demonstrated that they are necessary for the management of the permitted primary uses. 18. Ancillary residential development 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. 19. Ancillary use buildings are located to address Beltana Road or Kallaroo Road and reflect the existing development pattern, protect the heritage and environmental values of the area, and do not detrimentally impact on the agricultural potential of the block or operation of adjoining agricultural uses. 	

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Locality	Assessment outcome	Reference
	<p>20. Car parking areas are screened from the street; and do not significantly reduce the agricultural potential of blocks.</p> <p>21. Front setbacks are related to the height of the building to ensure pedestrian scale at street level and provide reasonable space between the development and front boundary to permit deep root planting.</p> <p>22. Side setbacks provide sufficient separation to provide a landscape buffer between development and the adjoining boundary and do not detrimentally impact on the operation of adjoining agricultural uses.</p> <p>23. Small produce stands selling goods produced on the block are permitted within the front setback provided vehicle sight lines from driveways are maintained.</p> <p>24. Small-scale unenclosed landscape structures such as pergolas and the like may be located within the front setback to Beltana Road provided they do not dominate the view into the block from the street.</p> <p>Pialligo Quarry:</p> <p>25. Mining industry involving quarrying and other compatible uses is to be operational only during the life of existing quarries.</p> <p>26. 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>	
Symonston	<p><u>Business Park:</u></p> <p>27. Development is primarily related to the establishment of uses in a business park that do not adversely impact on the air quality (limiting emissions to clean air expulsion free of heat, dust, odour and chemicals as a by-product of on-site activities), and do not emit noise in excess of the provisions of the Environmental Protection Regulations 2005 Schedule 2.</p> <p><u>Mugga Lane rural area:</u></p> <p>28. Subdivision of existing leases is generally not permitted.</p>	Figure 5

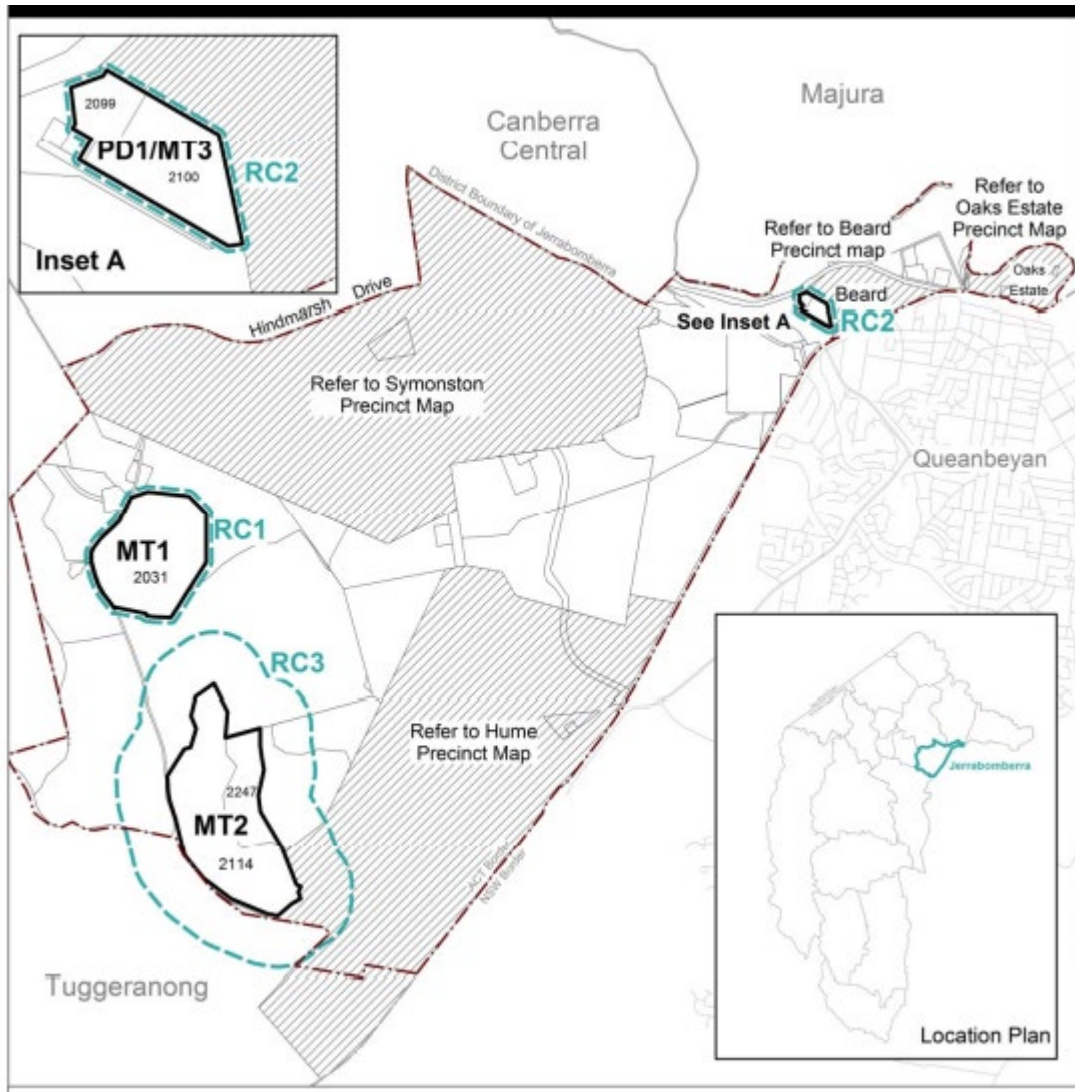
* Localities not listed do not have assessment requirements.

1.6 Development compliance provisions

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

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.

Figure 1 (Jerrabomberra – Mugga Lane landfill clearance zone):



Note: A more detailed/suitable map will be provided for Figure 1 above in the near future

Figure 2 (Pialligo – Agricultural area):

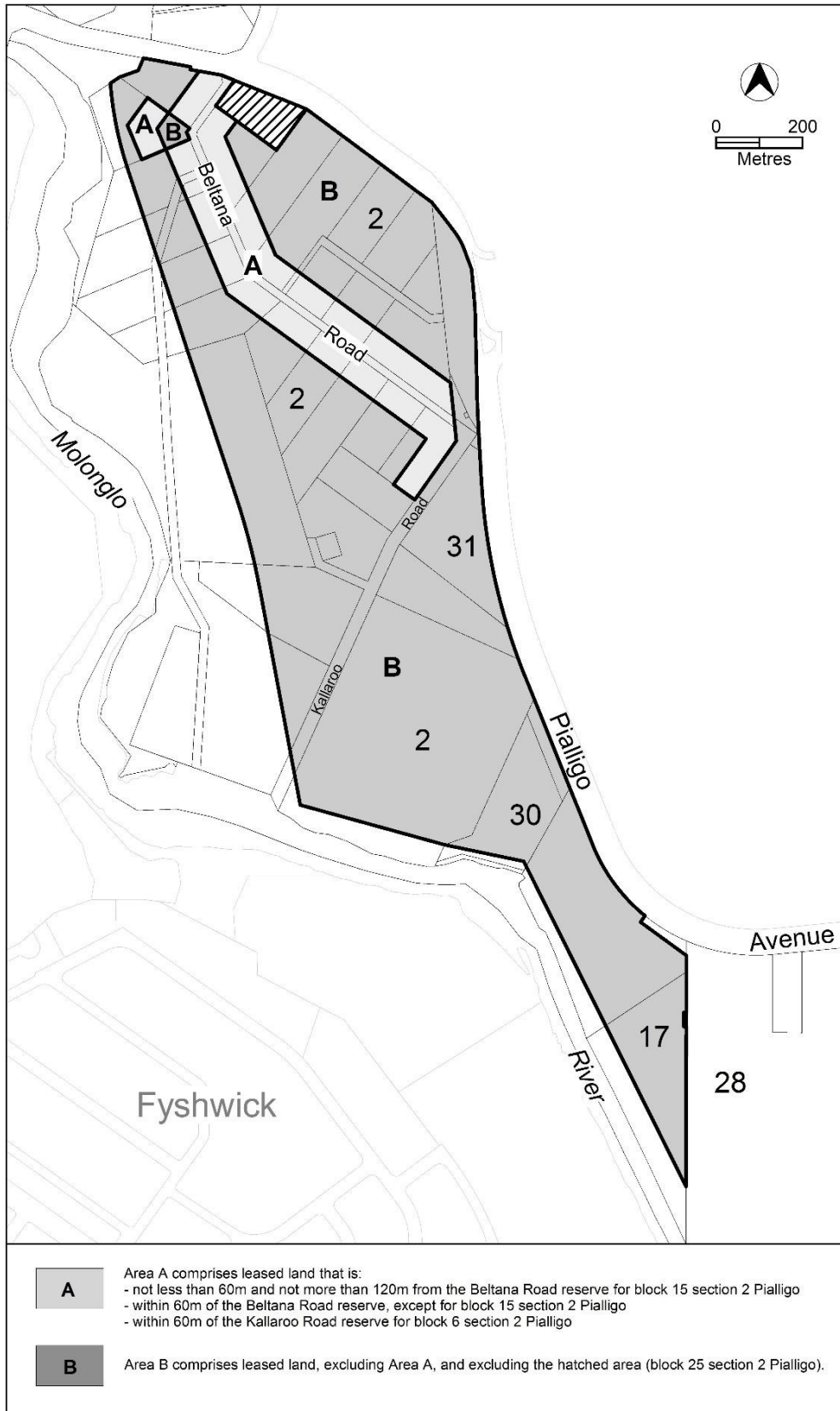


Figure 3 (Pialligo – dog kennels and bulk landscape supplies):

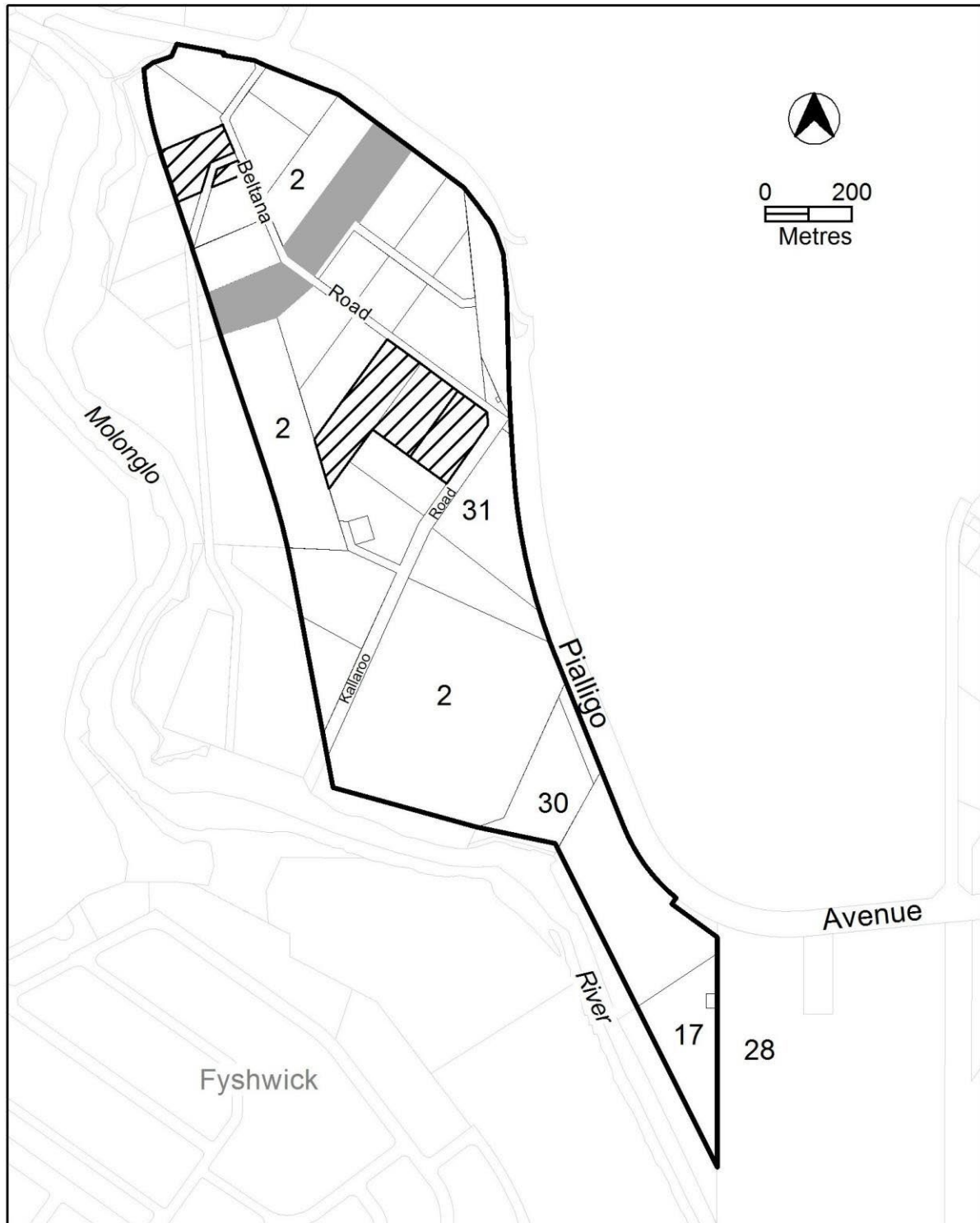
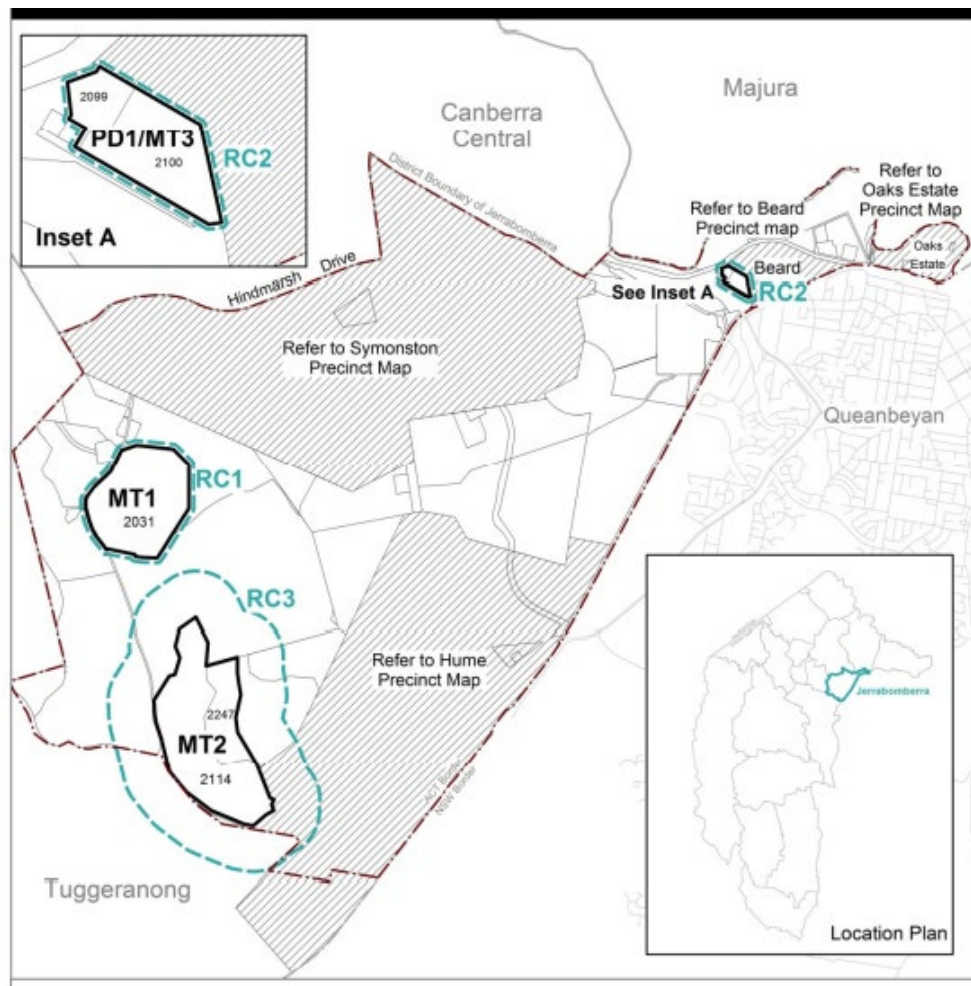
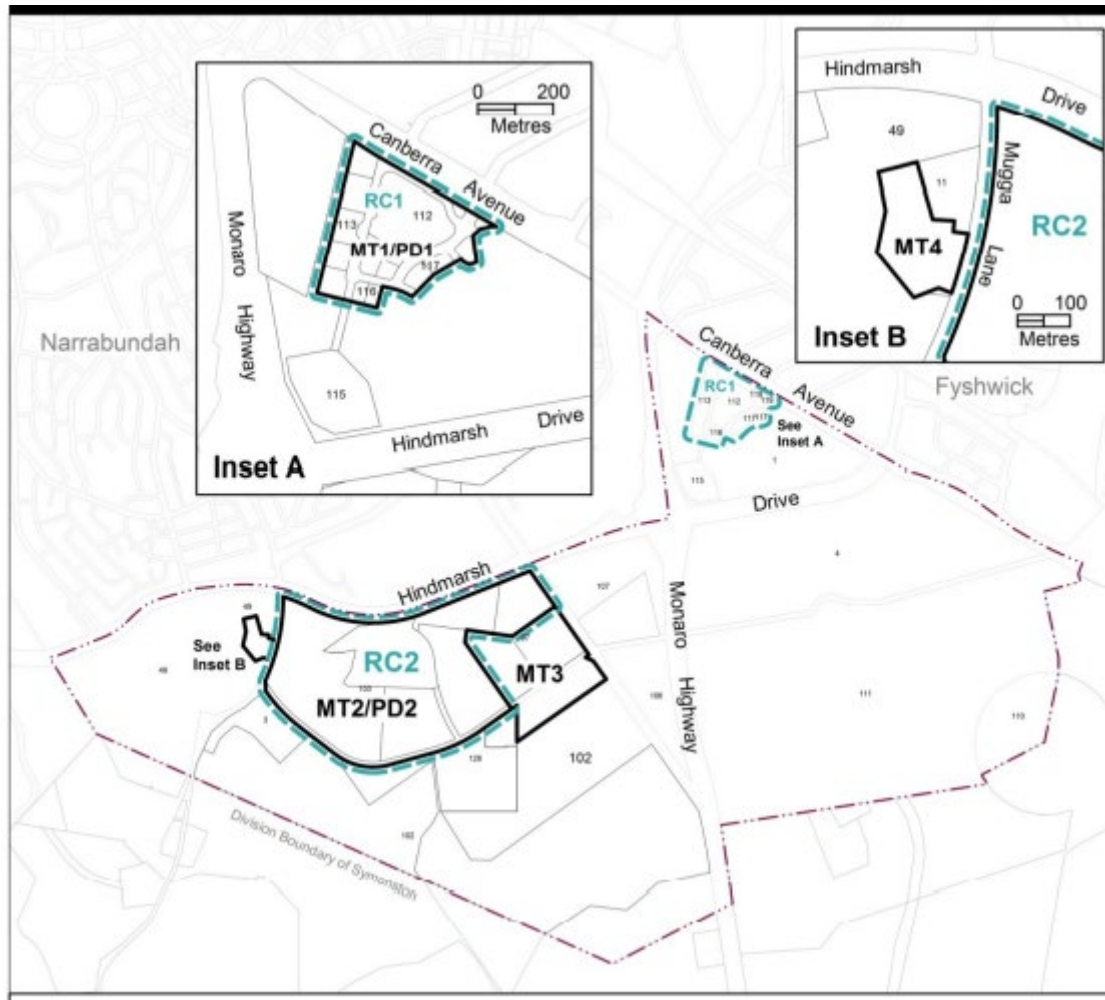


Figure 4 (Jerrabomberra – Mugga Quarry):



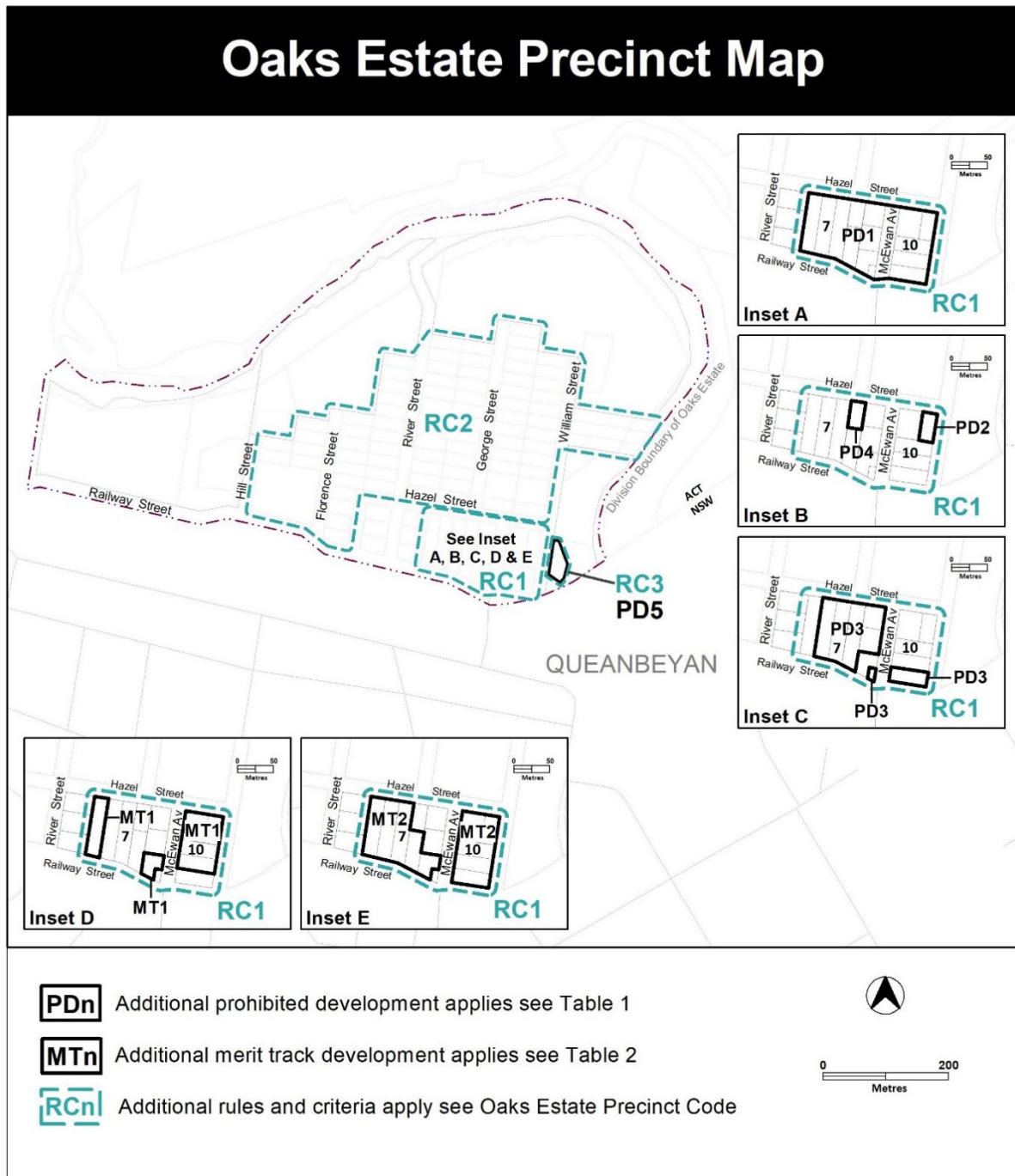
Note: A more detailed/suitable map will be provided for Figure 4 above in the near future

Figure 5 (Symonston – business park):



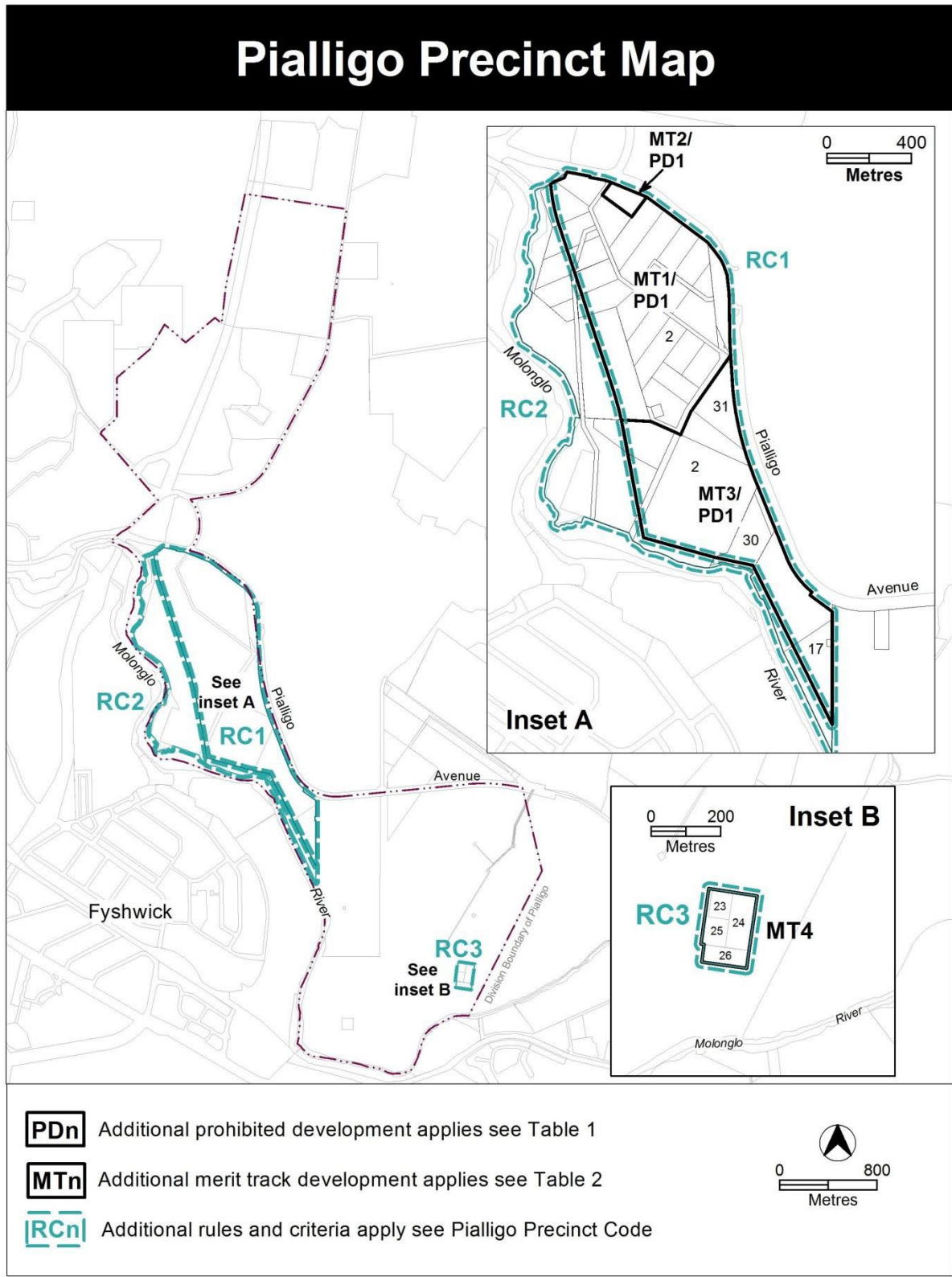
Note: A more detailed/suitable map will be provided for Figure 5 above in the near future

Figure 6 (Oaks Estate – additional assessable and prohibited uses):



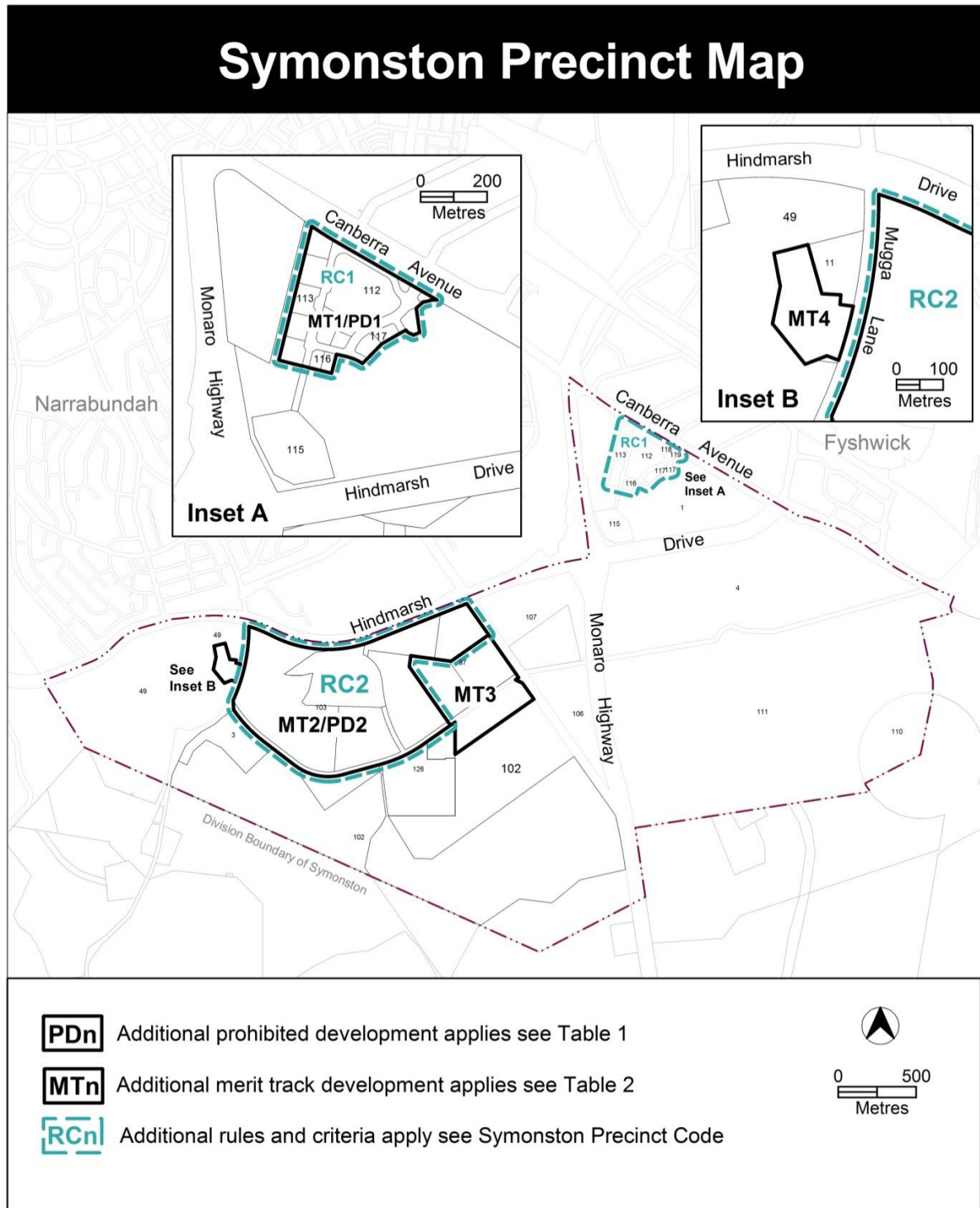
Note: Figure to be updated to reflect new terminology

Figure 7 (Pialligo – additional assessable and prohibited uses)



Note: Figure to be updated to reflect new terminology

Figure 8 (Symonston – additional assessable and prohibited uses)



Note: Figure to be updated to reflect new terminology