

# PART E6: TRANSPORT AND SERVICES ZONES POLICY

## 1.1 Zone Maps

Maps, including maps that identifies land use zones, are published on the Territory Planning Authority's website.

This Transport and Services Zone Policy applies to all development in Transport and Services zones (TSZ1 and TSZ2).

## 1.2 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' 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.

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 districts.

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

## CONSULTATION DRAFT FOR COMMENT

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
Store	-	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

### 1.3 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**

The fundamental desired outcome for the TSZ1 zone is to provide for a transport network that can provide for the efficient, safe, and convenient movement of people and goods.

Other important desired outcomes to be achieved in the TSZ1 zone:

1. 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.
2. Provide for active travel and public transport.

#### **TSZ2 – Services Zone**

The fundamental desired outcome for the TSZ2 zone is to provide for essential municipal services such as water, energy, transport and waste disposal.

Other important desired outcomes to be achieved in the TSZ2 zone:

1. 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.

**TSZ2 – Services Zone**

2. Safeguard adjacent land uses so that there is minimal impact due to any municipal services development.
3. 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.
4. Limit the impact of electro-magnetic interference from development on electrical appliances in nearby premises.
5. Enable the development of transport facilities that are accessible and efficient for passengers and goods handling.

## **1.4 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.

All development proposals in Transport and Services zones will be assessed against the following requirements:

Control	Assessment requirement	Reference
Nil		

## **1.5 Assessment Outcomes**

Development proposals in the Transport and Services zones will be assessed having regard to the following assessment outcomes:

- 1) The stated policy outcomes.
- 2) For a proposed development that is:
  - a) defined as being at precinct scale or urban design developments
  - b) exceeding one hectare
  - c) comprise more than 1,000m<sup>2</sup> of public or common space or
  - d) required to seek advice from the Design Review Panel
  - e) sufficient consideration of and response to the Urban Design Guide has been undertaken.
- 3) The functionality and usability of the development for its intended purpose/use.
- 4) Bulk and scale are controlled to limit impacts on surrounding land and streetscape.
- 5) New development is sufficiently setback from property boundaries and other buildings or structures (including other buildings and structures on the site) on site to limit impacts on streetscape and surrounding properties. Ancillary structures should be considered in this context and how the development interacts with its surrounds.
- 6) Site constraints including noise, bushfire, flooding, contamination or hazardous materials.
- 7) A suitable level of passive surveillance for publicly accessible spaces is provided.

- 8) Living infrastructure and permeable surfaces addresses impacts of urban heat and water infiltration.
- 9) Impacts on and connections with the natural environment.
- 10) Vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, and the visual impact to the street or public places.
- 11) End-of-trip facilities provisions.
- 12) Accessibility and adaptability provisions.
- 13) water sensitive urban design (WSUD) provisions.
- 14) Minimisation of cut and fill.
- 15) Serviceability in terms of infrastructure and utility services.
- 16) Suitability of any advertising or signs.
- 17) Consistency with the Crown lease.
- 18) Any applicable Statement of Environmental Effects.

## **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.