TECHNICAL SPECIFICATION TS2: COMMERCIAL

Technical specifications are used as a possible solution or to provide certainty for identified aspects of a development proposal. Technical specifications may also be used as a reference or benchmark for technical matters in the preparation and assessment of development proposals.

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.

This Technical Specification comprises specifications under seven categories:

- Development and site controls
- Height, bulk and scale
- Environment & heritage
- Amenity, safety and accessibility
- Transport, parking and movement
- Services and utilities
- Miscellaneous

Each Technical Specification comprises a *control* and a *specification*.

- ***Control*** refers to the general issue that the specification deals with.
- ***Specification*** suggests a possible solution that supports compliance with respect to the particular issue or provision

The following technical specifications could be referred to demonstrate compliance with the Territory Plan.

These specifications will primarily be for development within Commercial zones. However, these specifications may be used in other circumstances e.g., a proposed mixed-use development in other zones, or stand-alone commercial developments where permissible in other zones.

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1.1 Development and site controls

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

Additional controls for specific zones Local Centres, Group Centres, and Town Centres

Control: Additional controls for CZ3 zone

Specification:

1. Internal shopping arcades or malls are not permitted

Control: Additional controls for CZ5 zone

Specification:

2. The maximum gross floor area for a shop is 1500m^2

Control: Additional controls for CZ6 zone

Specification:

3. *shops* are only for the sale of entertainment, accommodation and leisure goods such as specialty items or arts, crafts and souvenirs.
4. the maximum number of storeys is 2
5. the maximum gross floor area for each shop is 250m2. This does not apply to shops selling predominantly one or more of the following: arts, crafts, and souvenirs.
6. the minimum boundary setback is 6m for all boundaries

Control: Additional controls for Local Centres (CZ4 zone)

Specification:

7. the maximum number of storeys is 2
8. only the following uses are provided in buildings at ground floor level on frontages to main pedestrian areas and routes:
    a) *business agencies*
    b) *community activity centres*
    c) *financial establishments*
    d) *indoor entertainment facilities*
    e) *indoor recreation facilities*
    f) *public agencies*
    g) *restaurants*
    h) *shops*
9. residential use is not located at ground floor level along streets where active frontages are required.
10. redevelopment proposals retain at least the existing level of gross floor area provided for non-residential uses
11. the maximum gross floor area for a shop is 1500m².
12. Note: For the purpose of this specification, the GFA of a shop includes any ancillary retail (such as liquor) and back of house areas and associated uses exclusively for the shop, such as offices, storage and circulation spaces.
13. residential development that results in a reduction in the total GFA provided for commercial/retail purposes by more than 50% may be considered only where one of the following is demonstrated to the satisfaction of the authority:
    a) the whole centre is currently not commercially viable
    b) the centre will remain commercially viable after the proposed development

    Note: Compliance with this specification is demonstrated by a retail/commercial needs assessment prepared by a suitably qualified person.

Control: Additional controls for Group Centres

Specification:

For Amaroo, Calwell, Casey, Charnwood, Chisholm, Conder Curtin, Dickson, Erindale, Hawker, Jamison, Kaleen, Kingston, Kambah, Kippax, Manuka, Mawson, Moncrieff, Wanniassa, and Weston group centres:

14. the maximum gross floor area for shops (including supermarkets) in CZ2 is:
    a) on land that is contiguous with CZ1 zone - 300m²
    b) in all other cases - 100m².
15. the maximum gross floor area for a shop used or intended to be used as a supermarket in CZ3 is 300m²
16. the maximum gross floor area for offices on any lease is 2,000m2
17. there is no residential use at the ground floor in CZ1
18. the maximum number of storeys is 2
19. the maximum plot ratio is 100%

Control: Additional controls for Town Centres

Specification:

For Gungahlin, Belconnen, Woden, and Tuggeranong town centres:

20. The maximum gross floor area for a shop in CZ2 is 200m2.
21. The maximum gross floor area for a supermarket or a shop selling food in CZ3 is 200m².
22. The maximum number of storeys in CZ3 is 2.

Additional controls for multi-unit residential development proposals in commercial zones

Control: Dwelling unit configuration for **multi-unit** dwellings

Specification:

23. For developments with 40 or more dwellings, a combination of studios or 1-bedroom dwellings, 2-bedroom dwellings and dwellings with 3 or more bedrooms are provided at a minimum rate of:
    a) Studio or 1-bedroom – 20%
    b) 2-bedroom – 30%
    c) 3 or more bedrooms – 20%

Control: Setbacks within a Block or development for **multi-unit** residential in **all zones**

Specification:

24. Unscreened elements and an external wall on the same block or an adjoining block are separated by 3m or more.
25. External walls at the lower floor level on the same block or an adjoining block are separated by 1m or more.

Control: Private and communal open space for **multi-unit** housing proposals in all Commercial zones

Specification:

26. Developments for fewer than 20 dwellings that include apartments – no less than 20% of the total site area allocated to communal open space (that have a minimum dimension of 2.5m and are directly accessible from common entries and pathways).
27. Developments for fewer than 20 dwellings that do not include apartments – no less than 20% of the total site area is allocated to one or more of the following:
    a) *communal open space* that has a minimum dimension of 2.5m and is directly accessible from common entries and pathways
    b) *private open space* that has a minimum dimension of 2.5m and is associated with dwellings at the lower floor level
28. Not less than 10% of the total site area is planting area.
29. Principal private open space is achieved as follows:

dwellings wholly or partially at *lower floor level*		*dwellings* located entirely on an *upper floor level*	
minimum area	**minimum dimension**	**minimum area**	**minimum dimension**
24m²*	4m	6m² plus 2m² for service functions**	1.8m

* Includes allowance of 2m² area for service functions such as clothes drying and air conditioners and require screening from public areas.

** Service functions include clothes drying and air conditioners and require screening from public areas. Service functions may be provided on a separate balcony to the *principal private open space*.

Control: Front boundary setbacks for **multi-unit** residential development proposals in commercial zones

Specification:

30. Multi-unit housing achieves compliance with the following front boundary setbacks (where applicable):
Note: Minimum boundary setbacks for corner blocks apply only to the street frontage nominated as a *secondary street frontage*. If street frontages on corner blocks are of equal length, the minimum setbacks apply only to one secondary street frontage. Chamfers may be included in the *secondary street frontage*.

Multi-unit housing in Commercial zones - Minimum Front Boundary Setbacks					
floor level	**blocks in subdivisions approved on or after 18 October 1993**	**blocks in subdivisions approved before 18 October 1993**	**exceptions**		
			corner blocks		**public open space or pedestrian paths wider than 6m**
			secondary street frontage - mid-sized blocks	***secondary street frontage- large blocks***	
lower floor level	4m	6m	3m	4m	4m
upper floor levels	6m	6m	3m	6m	4m
garage	5.5 m with a minimum of 1.5 m behind the front building line	6m	5.5m	5.5m	4m

Note: A new subdivision does not reset the date in regard to these tables. It is based on the original block/estate creation.

Control: Side and rear boundary setbacks for **multi-unit** residential development proposals in commercial zones

Specification:

31. Multi-unit housing achieves compliance with the following side and rear boundary setbacks (where applicable):

Multi-unit housing in Commercial zones - Side and Rear Boundary Setbacks			
	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
lower floor level – external wall	nil^	3m	3m
lower floor level – unscreened element	1m	3m	3m
first *upper floor level – external wall*	nil^	3m	6m
first *upper floor level – unscreened element*	6m	6m	6m
second *upper floor level – external wall*	nil^	6m	6m
second upper floor level – unscreened element	6m	6m	6m

^ does not apply to that part of a wall with a window of any sort

1.2 Height, bulk and scale

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

Control: Building envelope (incl solar building envelope) – multi-unit housing in commercial zones

Specification:

32. For all multi-unit housing development up to 3 storeys in commercial zones, buildings are sited wholly within the building envelope formed by planes projected over the subject block at 45 º to the horizontal from a height of 3.5m above each side and rear boundary, except for side and rear boundaries that are required to comply with solar building envelope requirements.

    Note 1: To remove any doubt, the reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys.

    Note 2: For the purposes of this rule all height measurements are taken from datum ground level

33. For all multi-unit housing development up to 3 storeys in commercial zones, buildings are sited wholly within the solar building envelope formed by planes projected over the subject block at 31º to the horizontal from the height of the 'solar fence' on any northern boundary of an adjoining residential block. The height of the solar fence is:

    a) in the *primary building zone* – 3m
    b) all other parts of the boundary – 2.3m

    Note 1: This does not apply to those parts of a boundary where the adjacent part of an adjoining residential block comprises only an access driveway (i.e. a "battle-axe handle").

    Note 2: For the purposes of this rule all height measurements are taken from datum ground level

Control: Floor to ceiling height – multi-unit housing in commercial zones

Specification:

34. For all multi-unit housing development in commercial zones, the ground floor finished floor level to finished ceiling level height is not less than 3.6m.

Note: Noise attenuation specifications elsewhere in these specifications may also apply.

1.3 Environment and heritage

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

Control: Heritage - places or objects registered or provisionally registered on the **ACT Heritage Register**

Specification:

35. Where a development proposed on land containing places or objects registered or provisionally registered on the ACT Heritage Register, endorsement from the ACT Heritage Council is obtained.

Control: Landscaping and protecting existing vegetation

Specification:

36. Trees are planted in and around car parks that provide shade and softens the visual impact of parking areas
37. Where a development requires groundwork within the tree protection zone of a protected tree and/or is likely to cause damage to or the removal of any protected trees, endorsement from the Conservator of Flora and Fauna is achieved
38. Trees on development sites are only removed with the prior agreement in writing of the Territory.

Control: Tree canopy cover

Specification:

39. 30% canopy cover at maturity required for the following development:
    a) School (*educational establishment*)
    b) Secondary college (*educational establishment*)
    c) Surface car park (including where associated with a development)
40. Other development provides 35% canopy cover at maturity for the portion of the site not covered by building or surface car park.

Control: Erosion and sediment control

Specification:

41. For sites greater than 3000m², development complies with an erosion and sediment control concept plan endorsed by the Environment Protection Authority.
42. For sites equal or less than 3,000m², the development complies with the Environment Protection Authority, *Environment Protection Guidelines for Construction and Land Development in the ACT*.

Control: Permeability - **sites greater than 2,000m²**

Specification:

43. For development on sites greater than 2,000m² 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 100m², development achieves the following site permeability:
    a) School or secondary college (*education establishment*) –
        i. where playing field exceeds 20% of the site area: 45% of the site area
        ii. all other development: 30% of the site area.
    b) Surface car park (including where associated with a development) – 10%
    c) Other development provides 15% site permeability for the portion of the site not covered by building or surface car park.

Control: Cool roof

Specification:

44. At least 75% of the non-exempt roof area meets the following 3-year minimum Solar Reflectance Index (SRI):
    a) for roof pitch < 15° other than terrace areas: 64
    b) for roof pitch ≥ 15°: 34
    c) for terrace areas: 28.

    The following areas of roof are exempt:
    a) areas where heritage requirements preclude the use of compliant materials
    b) areas where it can be demonstrated that glare would be a problem for identified locations above the roof
    c) areas of roof designed as a green roof that will be covered with vegetation
    d) areas of roof where solar panels are mounted flat on the roof.

Control: Cool façade

Specification:

Reflective Surface Ratio (RSR)	**RSR ≤ 30%**	**RSR between 30% and 70%**	**RSR ≥ 70%**
Minimum shading percentage for the first 12m from the ground plane	No shading	Shading percentage calculated as follows: (1.5*RSR)-45	75% shading
Minimum shading percentage for the remaining extent of the building above the first 12m from the ground plane	No shading	Shading percentage calculated as follows: (0.8*RSR)-24%	40% shading
Where it is demonstrated that shading cannot be achieved, maximum external solar reflectance	No maximum	62.5-(0.75*RSR)	10

45. These standards are to be applied to a calculation of shade cover on 21 December as follows:
    a) east facing façade at 10am
    b) northeast and southeast facing façade at 11.30am
    c) north facing façade at 1pm
    d) northwest and southwest facing façade at 2.30pm
    e) west facing façade at 4pm.

46. Shade cover may be provided by one or more of the following:
    a) External feature shading with non-reflective surfaces
    b) Intrinsic features of the building form such as reveals and returns
    c) Vegetation such as green walls and tree canopy.

Control: Cool paving

Specification:

47. At least 75% of the non-exempt paved surface area is one or more of the following types of cool paving:
    a) paving with light-coloured aggregates, pigments and binders (e.g. fly ash, slag, chip, sand seals and reflective synthetic binders)
    b) high emittance and high albedo cement and asphalt (e.g. slag, white cement)
    c) resin-based concrete using natural clear-coloured tree resins in place of cement to bind the aggregate
    d) light-coloured coatings (e.g. cementitious coating, elastomeric coating) including infrared reflective coatings, high white coatings, colour changing coatings
    e) thermochromic materials (intelligent coatings developed with nanotechnology that can applied to enhance the thermal and optical properties of pavements and reduced glare effect on pedestrians)

f) permeable paving (including porous asphalt cement, pervious Portland cement concrete, block pavements, reinforced grass pavements and vegetated pavements), providing it is installed on a subgrade with the capacity for infiltration or temporary storage of water below the pavement.

48. The following areas of paved surface are exempt:
    a) shaded areas. Shading is to be measured either at solar noon on the summer solstice or assuming the sun is directly overhead. Shade may be provided by structures or vegetation (e.g. eaves, shade sail, tree canopy)
    b) road pavement
    c) areas where the Municipal Infrastructure Standards, National Construction Code or other engineering standards preclude the use of these materials
    d) areas where heritage requirements preclude the use of these materials
    e) areas where it is demonstrated that undesirable glare or reflected heat would cause unavoidable negative impacts in the particular context
    g) areas that require particular surfaces to meet sporting needs (e.g. synthetic tennis courts and athletics tracks).

Control: Protection from heat

Specification:

49. For *early* childhood *education and care* and *educational establishment* serving children primary school age or younger, development complies with one of the following:
    a) At least one outdoor play area and one outdoor learning area are provided that are fully shaded in summer. Shading is to be measured either at solar noon on the summer solstice or assuming the sun is directly overhead. Shade may be provided by structures or vegetation (e.g. eaves, shade sail, tree canopy).
    b) Development provides activity space that provides natural daylight and vegetation, and that is safe and comfortable to use during hot weather.
50. For residential *care accommodation* and *retirement village*, development complies with one of the following:
    a) At least one outdoor cool space is provided, located in a common area accessible to residents. The cool space provides all of the following:
        i. orientation and/or shelter for protection from summer sun and hot winds, and for access to cooling breezes
        ii. shade to at least 75% of its area. Shading is to be measured either at solar noon on the summer solstice or assuming the sun is directly overhead. Shade may be provided by structures or vegetation (e.g. eaves, shade sail, tree canopy)
        iii. water providing evaporative cooling (e.g. fountain, pond)
        iv. planting area with vegetation that will provide summer evapotranspiration.
    b) Development provides residents with communal recreation space that provides natural daylight and vegetation, and that is safe and comfortable to use during hot weather.
51. 50% of public playgrounds and 50% of public seating are fully shaded in summer. Shading is to be measured either at solar noon on the summer solstice or assuming the sun is directly overhead. Shading may be provided by built and/or green infrastructure (e.g. shade structure, tree canopy).

Control: Stormwater detention

Specification:

52. 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 at least one of the following:
    a) stormwater retention management measures are provided and achieve all of the following:
        i. 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
        ii. Retained stormwater is used on site
    b) development captures, stores and uses the first 15mm of rainfall falling on the site.
    Note: on-site stormwater retention is defined as the storage and use of stormwater on site.
    c) stormwater detention measures are provided and achieve all of the following:
        i. capture and direct runoff from the entire site

ii. Stormwater storage capacity of 1kL per 100m² of impervious area is provided to specifically detain stormwater generated on site
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.

Note: Calculating on-site detention can include 50% of the volume of rainwater tanks where stormwater is used on-site

Control: Stormwater management (flooding) – for **roads for developments greater than 2000m²**

Specification:

53. For development of roads involving developments greater than 2000m², development meets all of the following:
    a) The capacity of existing pipe (minor) stormwater connection to the site is not exceeded in the 1 in 10-year storm event
    b) The capacity of the existing overland (major) stormwater system to the site is not exceeded in the 1 in 100-year storm event.

Control: Stormwater quality - **sites greater than 2,000m²**

Specification:

54. 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:
    a) gross pollutants by at least 90%
    b) suspended solids by at least 60%
    c) total phosphorous by at least 45%
    d) total nitrogen by at least 40%.

Notes:

a) 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.
b) 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.

Control: Stormwater quality (**major roads** associated with a proposed development)

Specification:

55. For development of major roads, including the duplication of an existing major road in full or in part a MUSIC model prepared by a suitably qualified person is provided demonstrating the average annual stormwater pollutant export is reduced when compared with a road catchment of the same area with no water quality management controls for all of the following:
    a) gross pollutants by at least 90%
    b) suspended solids by at least 60%
    c) total phosphorous by at least 45%
    d) total nitrogen by at least 40%.

Notes:

a) 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.
b) 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

Control: Site constraints: **Flood risk**

Specification:

56. Where a development is located in a flood prone area, adjacent to a creek or waterway or where there are overland flows through the site, the development is to be designed and constructed to address flood risk in accordance with best practice with the focus being on the protection of life and property. Best practice is provided in AIDR Handbook 7 – Managing the floodplain and, ARR 2019 – A guide to flood estimation. The 1% AEP flood is the basic flood planning level (FPL) for most urban development in the ACT and sensitive development should be subject to a risk assessment to determine the appropriate level of flood immunity. Endorsement of the development from the ESA, TCCS and EPSDD will demonstrate compliance with this specification.

Control: Natural Environment – sites greater than 1000 **m²**

Specification:

57. This Specification applies where developments are located on sites that

    - currently contain native species or ecosystems or are intended for rehabilitation or revegetation with native species or ecosystems; or
    - contain non-native flora on sites that are part of the urban forest, urban open space, transport or services zones, and waterway corridors.

This Specification does not apply to the following

- site with single dwellings and secondary residences;
- national parks, nature reserves and any other reserved area established under the *Nature Conservation Act 2014*.

When applying this Specification, reference should be made to protected matters, weeds, pests and invasive species as listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act* 1999 and associated legislation and the ACT *Nature Conservation Act 2014* and regulations, and other ACT environmental strategies and polices.

Development is consistent with the ACT Practice Guidelines for Ecologically Sensitive Urban Design (Consultation Note: these guidelines are to be developed to provide detailed guidance and options for compliance with this Specification).

1.4 Amenity, safety, and accessibility

The following specifications provide possible solutions that should be considered in to enhance the amenity, safety and accessibility for users of a proposed development:

Control: Site constraints: **Bushfire prone areas**

Specification:

58. Where a development is located in a bushfire prone area, buildings are designed and constructed in accordance with the relevant Building Code of Australia bushfire provisions including nomination of the relevant BAL response. Endorsement of the development from the ESA will demonstrate compliance with this specification.

Control: Compliance with standards – general amenities and facilities

Specification:

59. Stairways, stairway lifts, passenger lifts, ramps, handrails and grab rails are provided in accordance with appropriate Australian Standards
60. Sanitary facilities and associated signage are designed and provided to meet the purpose of the buildings and appropriate Australian Standards
61. Street furniture (seating, drinking fountains, litterbins and the like) and ATM facilities are designed and provided in accordance with appropriate Australian Standards
62. Seating arrangements for fixed seating venues to meet with appropriate Australian Standards
63. Hearing augmentation facilities, emergency warning systems and public phones are provided according to appropriate Australian Standards

Relevant Australian Standards include:

- *AS1158.3.1 Road lighting – Pedestrian area (Category P) lighting – Performance and installation design requirements*
- *AS1428.1 Design for Access and Mobility – General Requirements for Access – New Building Work*
- *AS1428.2 Design for Access and Mobility - Enhanced and Additional Requirements – Buildings and Facilities*
- *AS1428.3 Design for Access and Mobility - Requirements for Children Adolescents with Physical Disabilities*
- *AS1428.4 Design for Access Mobility - Tactile Indicators*
- *AS 1680.0 Interior Lighting – Safe Movement*
- *AS1735.7 Lifts, Escalators and Moving Walks – Stairway Lifts*
- *AS1735.12 Lifts, Escalators and Moving Walks – Facilities for Persons With Disabilities*
- *AS1735.14 Lifts for people with limited mobility – Restricted use – low rise platforms*
- *AS1735.15 Lifts, escalators and moving walks – Low-rise passenger lifts – Non- automatically controlled*
- *AS1735.16 Lifts, escalators and moving walks – Lifts for persons with limited mobility – Restricted use-Automatically controlled*
- *AS2890.1 Parking Facilities: Part 1 – Off Street Car Parking*
- *AS2890.6 Parking facilities: Part 6 – Off-street parking for people with disabilities*
- *AS2899 Public Information Symbol Signs - Part 1 General Information Signs*
- *AS3769 Automatic Teller Machines – User access*
- *AS4299 Adaptable Housing*
- *AS4428.4 Fire Detection, warning, control and intercom systems- Control and indicating equipment - Intercommunication systems for emergency purposes*
- *AS4586 Slip Resistance Classification of New Pedestrian Surface materials*

Control: Wind assessment – buildings exceeding 19m in height

Specification:

64. Where a building is proposed to be greater than 19m but less than 28m in height, a wind assessment report prepared by a suitably qualified person is provided demonstrating that the wind patterns associated with

the proposed building will not unreasonably reduce the safety and comfort of people in the public realm or other open spaces associated with the development, compared with a similar building on the site with a height of building of 19m.

65. Where a building is proposed to be greater than 28m in height, a wind assessment report prepared by a suitably qualified person is provided demonstrating that, as a consequence of the proposed development wind speeds do not exceed the following:
    a) adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s
    b) all other adjacent streets and public places - 16 m/s.

Control: Noise management - general

Specification:

66. Where any of the following uses are proposed:
    - *club*
    - *drink establishment*
    - *emergency services facility*
    - *hotel*
    - *indoor recreation facility*
    - *industry (except light industry)*
    - *indoor entertainment facility*
    - *outdoor recreation facility*
    - *restaurant*

development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA).

Note: The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the *Environment Protection Regulation 2005*, based on the estimated noise levels when the facility is in use.

Control: Noise management – road noise affecting multi-unit dwellings

Specification:

67. For all multi-unit housing development in commercial zones where a block is located adjacent to a road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day:
    a) dwellings are designed and constructed to comply with the relevant sections of *AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors*
    b) dwellings are designed and constructed to comply with the relevant sections of *AS/NZS 3671 - Acoustics – Road Traffic Noise Intrusion Building Siting and Design*
    c) a noise management plan is prepared by a suitably qualified person and endorsed by TCCS

Control: Noise management – potentially noise affected blocks, and blocks located in commercial zones or adjacent to industrial zones

Specification:

68. For all multi-unit housing development in commercial zones where a block is identified as being potentially noise affected in a District Policy; located in a commercial zone, or adjacent to a commercial or industrial zone:
    a) dwellings are designed and constructed to comply with the relevant sections of *AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors*
    b) dwellings are designed and constructed to comply with the relevant sections of *AS/NZS 3671 - Acoustics – Road Traffic Noise Intrusion Building Siting and Design*
    c) a noise management plan is prepared by a suitably qualified person and endorsed by the EPA

Control: Privacy (for multi-unit housing in commercial zones)

Specification:

69. A person with an eye height of 1.5m standing at any point on the extremity of an *unscreened element* of one dwelling does not have a direct line of sight into a *primary window* of any other dwelling on the same block or an adjacent block. The direct line of sight is a minimum distance of 12m.
70. A person with an eye height of 1.5m standing at any point on the extremity of an *unscreened element* of one dwelling does not have a direct line to more than half of the minimum *principal private open space* of any other dwelling the same block or an adjacent block. The direct line of sight is a minimum distance of 12m.
71. Upper floor windows, upper floor balconies and other upper floor elements that allow for potential privacy impacts to adjoining or nearby properties are set back 6.0m from the relevant boundary or greater. *Upper floor* is defined

Control: Ventilation – food retail and restaurants

Specification:

72. Buildings used or proposed to be used for *food retail* or *restaurant* achieve exhaust and ventilation systems that are installed and operated to comply with Australian Standard AS1668.1 *The Use of Ventilation and Airconditioning in Buildings.*

Control: External lighting

Specification:

73. External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with *Australian Standard AS1158.3.1 Pedestrian Lighting*
74. All external lighting provided is in accordance with *Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting*

Control: Supportive housing or residential care accommodation (where provided in commercial zones)

Specification:

75. Dwellings for the purposes of supportive housing and/or residential care accommodation comply with the relevant parts of relevant Australian Standards for Adaptable Housing

Control: Accessible path of travel

Specification:

76. A continuous accessible path of travel is provided that complies with:
    a) *AS 1428.1 – Design for Access and Mobility;*
    b) *AS 1428.4 – Tactile ground surface indicators for the orientation of people with vision impairment to highlight hazards or provide direction;*
    c) *AS 4586 – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces;* and
    d) designed so that the placement of facilities does not intrude into the continuous accessible path of travel.
77. Walkways and glass adjacent to walkways achieve compliance with AS1428.1 and AS1428.2
78. Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0.
79. External lighting along the whole of the continuous accessible path of travel meets AS1158.3.1
80. Where installed 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.
81. Doorways and doors are designed to meet AS 1428.1- Design for Access and Mobility for pedestrian entrances and exits; public circulation areas; and any common use areas.

Control: Demolition

Specification:

82. Where the following is proposed:

a) demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985; or
b) demolition of commercial or industrial premises for which a certificate of occupancy was issued before 2005.

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

Control: Contaminated sites

Specification:

83. Where an assessment by the proponent in accordance with the *ACT Government Strategic Plan – Contaminated Sites* Management *1995* and the *Contaminated Sites Environment Protection Policy 2000* identifies contamination within or adjacent to a development area, development complies with an environmental site assessment report prepared by a suitably qualified person and endorsed by Environment Protection Authority.

Note: This does not apply if the Environment Protection Authority has provided written advice that there are no contaminated sites within or adjacent to the development area

1.5 Transport, parking, and movement

The following specifications provide possible solutions that should be considered in relation to transport, travel modes, vehicle parking, access and manoeuvring for a proposed development:

Control: Parking and vehicle manoeuvring – all Commercial zones

Specification:

84. Provision of parking meet **Schedule 1** (For residential development in Commercial zones, refer *to TS1: Technical Specifications - Residential* for the residential specifications.)
85. At least one EV ready car parking space is provided for each unit in a new multi-unit dwelling.
86. At least 20% of non-residential parking spaces in new commercial developments are EV ready
87. Pedestrian and cycle access paths to the development feeds into and provides enhanced connections to path networks and on-road cycle routes.
88. Dimensions of car parking spaces, layout and vehicle manoeuvring meet 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. The B99 vehicle template shall be used for parking spaces for multi-unit dwellings
89. Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking is complied with for parking for people with disabilities
90. Goods loading and unloading facilities are located within the site and allow for service vehicles to enter and leave the site in a forward direction.
91. Note: Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements
92. Loading docks or vehicular entries to buildings are not located on frontages to the street.
93. Goods loading and unloading facilities are endorsed by Transport Canberra and City Services (TCCS)
94. Endorsement from TCCS is achieved to confirm:
95. the road network can accommodate additional traffic likely to be generated by the development,
96. adequate pedestrian and cycle access is provided to and through the site

Control: Parking for people with disabilities

Specification:

97. Notwithstanding any provision in the *Building Code of Australia* or in *AS2890*, parking spaces for people with disabilities comprise a minimum of 3% (rounded up to the nearest whole number) of the total number of parking spaces required for the proposed development.
98. 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.*

Control: Directional signage

Specification:

99. A statement is provided by a suitably qualified person that any directional signage will comply with the requirements of *AS1742.10 (1991) Manual of Uniform Traffic Control Devices – Pedestrian Control and Protection*.

Control: Pedestrian and cyclist access

Specification:

100. 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 provide connections to existing path networks.
101. Priority is provided for pedestrian and cyclist access

Control: Pedestrian and bicycle paths

Specification:

102. A statement is provided by a suitably qualified person that all pedestrian paths are designed in accordance with AUSTROADS *Guide to Traffic Engineering Practice Part 13. – Pedestrians*
103. A statement is provided by a suitably qualified person that any Bicycle Paths are designed in accordance with AUSTROADS *Guide to Traffic Engineering Practice Part 14. – Bicycles*

Control: Bicycle parking rates

Specification:

104. Bicycle parking for residents, employees and visitors is provided on-site at the relevant rate outlined in **Schedule 2**.

Control: Bicycle parking dimensions and design

Specification:

105. Bicycle parking is provided in one or more of the following ways:
    a) storage spaces that are a minimum of 1.8m long, 0.7m wide and 1.1m high, accessible only to the relevant resident
    b) secure general purpose storage spaces for residents that are a minimum of 1.8m long, 0.7m wide and 1.1m high
    c) bicycle rails in communal open space areas
106. Bicycle parking facilities are designed in accordance with *Australian Standard 2890.3 – Bicycle Parking Facilities.*

Control: Bicycle parking - **End-of-trip facilities (development with 5 or more employees)**

Specification:

107. For new buildings and refurbishment of existing buildings, showers and change rooms are provided at a rate of:

Number of employee bicycle parking spaces required	**Number of showers**
0 to 4	0
5 to 9	1
10 to 24	2
25 and above	2 PLUS 2 showers per 20 employee bicycle parking spaces after the first 24 spaces, rounded up to the nearest even number*

*That is, 4 showers for 25-44 employee spaces, 6 showers for 45-64 employee spaces, 8 showers for 65-84 spaces, etc.

108. Shower and change-rooms are provided either as a combined shower and change cubicle; or as one communal change room for each gender, directly accessible from the showers without passing through a public space.
109. Where more than one shower is required, separate shower and change facilities are to be provided for males and females.
110. To count towards minimum shower numbers, it is to dispense both hot and cold water.

1.6 Services and utilities

The following specifications provide possible solutions that should be considered in relation to site servicing, including possible requirements by utility service providers, for a proposed development:

Control: Servicing and infrastructure

Specification:

111. Proposed development can be sufficiently serviced in terms of infrastructure and utility services.
112. 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.

Control: Utility services endorsement for demolition works

Specification:

113. For demolition works, endorsement is achieved from relevant utility providers (electricity, water, gas, sewerage and stormwater) stating that:
    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

Control: Encroachment of easements and rights-of-way

Specification:

114. Buildings do not encroach over easements or rights of way, unless the proposed encroachment is approved in writing by the relevant service provider

Control: Post-occupancy waste management

Specification:

115. Post occupancy waste management facilities are endorsed by TCCS.

Control: Discharge of non-domestic liquid waste

Specification:

116. A statement of compliance from the relevant agency is provided, which confirms that the discharge (or potential discharge by accident or spillage) of non-domestic liquid waste to the sewerage or stormwater networks complies with utility standards and requirements

Control: Asset clearance zones

Specification:

117. 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.

Control: Undergrounding new electricity supply

Specification:

118. All new permanent or long-term electricity supply lines are underground.

Control: Telecommunications (antenna(e), towers and associated equipment, (mobile phone) networks and broadband cabling and ducting reticulation)

Specification:

119. Telecommunications (mobile phone) networks and broadband cabling and ducting reticulation developments are submitted as a network plan. Network plans map and identify:
    a) Principle elements of the network including existing facilities and proposed sites that will form part of the network within the Territory and adjoining NSW Local Governments areas;
    b) Location of mobile phone base stations and all related and associated infrastructure for each base station, including equipment sheds;
    c) Hierarchy of the type and height of facilities,
    d) Public exclusion zones for each facility and treatment for each zone.
120. Development is co-located on existing telecommunication facilities or other infrastructure
121. Development is located in commercial, industrial or rural areas, or in transport corridors or low use open space locations.
122. Development is capable of being removed from the site within 3 months of decommissioning, and if a facility is removed from a building or structure, the site is repaired with materials, colours and finishes the same as the rest of the building.
123. Developments are located so no workers are placed inside the public exclusion zones around the antennae for activities such as street light maintenance and tree trimming/removal.
124. Secure perimeter fences enclose climbable structures.
125. Safety and warning signs are placed at appropriate locations.
126. Associated equipment is screened from public view by surrounding landform and vegetation.
127. In residential areas, and on sites adjacent to residential areas, fencing and or landscaping are used to screen facilities at ground level.
128. For sites on hills or ridges, the equipment do not break the skyline.
129. Equipment sheds are not sited in front of existing buildings on the site.
130. Infrastructure is underground and/or co-located with other underground services.
131. Overhead cabling or ducting is only used where:
    a) it provides open access to all likely services/utilities provided on a non-discriminatory basis;
    b) not more than one full-service broadband telecommunications cable or duct in addition to the existing copper telephone network is installed between poles; and
    c) in urban areas, it utilises poles carrying existing electricity infrastructure and does not run along roads where buildings have a frontage/access to those roads
132. All weather access is provided to each facility.
133. All development involving the transmission of radiated signals demonstrate compliance with all the relevant Commonwealth Government requirements for electromagnetic energy emissions by providing the following:
    a) Results and mapping of cumulative electromagnetic radiation investigations for each site
    b) Evidence of compliance with relevant Australian Communications and Media Authority (ACA) electromagnetic energy standards for cumulative impacts.
134. Signage posted on the site state the planned emissions of the facility and that it complies with relevant standards for exposure to electromagnetic energy.
135. Noise generated by a facility or associated equipment is attenuated to comply with ACT Government Noise standards.

1.7 Miscellaneous

The following specifications provide possible solutions in addition to the preceding categories that should be considered in relation to a proposed development:

Control: Impact on community and recreation facilities

Specification:

136. The proposed development proposal does not reduce or compromise the range of community or recreation facilities available.

Note: A report by a suitably qualified person may be required to demonstrate compliance with this specification.

Control: Ancillary structures

Specification:

137. Plant installations and service structures are integrated with the building design, set back from the building façade, and screened from public areas
138. Outdoor storage areas are located behind the building line, screened from view from any road or other public area, and do not encroach on car-parking areas, driveways, or landscape areas.

Control: Signage encroaching Territory land

Specification:

139. A fixed sign that is designed or located so that it encroaches on, over, or into unleased Territory land, has a valid licence agreement with the Territory for the sign.

Control: Signage – location and size

Specification:

140. Signage located and sized according to the following table:

Location of Principal, Second and Third Party Signage

	Commercial and Industrial zones				Other zones			
	Ground Floor	1st Storey	Above 1st Storey	Free Standing Sign	Ground Floor	1st Storey	Above 1st Storey	Free Standing Sign
Principal Signage	**Y**	**Y**	**Y[1]**	**Y**	**Y**	**Y[1]**	**Y[1]**	**Y**
Second Party Advertising Signage	**Y**	**Y[2]**	**N**	**Y[2]**	**Y**	**N**	**N**	**N**
Third Party Signage	**Y[2]**	**N**	**N**	**N**	**N**	**N**	**N**	**N**

Y content of sign which is permitted.
N Content of sign not permitted.
Y[1] Signage content limited to building name and corporate logos.
Y[2] Size limited to 2 square metres or 20% of the area of the sign, whichever is the lesser.

Control: Satellite and microwave dishes

Specification:

141. Facilities must not be visible from the street view or unleased territory land.
142. Multi-tenanted developments and apartments have a single shared facility.
143. Development is co-located on existing telecommunication facilities or other infrastructure

144. Development is located in commercial, industrial or rural areas, or in transport corridors or low use open space locations.
145. Development is capable of being removed from the site within 3 months of decommissioning, and if a facility is removed from a building or structure, the site is repaired with materials, colours and finishes the same as the rest of the building.
146. All weather access is provided to each facility.
147. All development involving the transmission of radiated signals demonstrate compliance with all the relevant Commonwealth Government requirements for electromagnetic energy emissions by providing the following:
    a) Results and mapping of cumulative electromagnetic radiation investigations for each site
    b) Evidence of compliance with relevant Australian Communications and Media Authority (ACA) electromagnetic energy standards for cumulative impacts.
148. Signage posted on the site state the planned emissions of the facility and that it complies with relevant standards for exposure to electromagnetic energy.
149. Noise generated by a facility or associated equipment is attenuated to comply with ACT Government Noise standards.

Schedule 1

Parking Locational requirements

Commercial Zones			
City centre	On–site or in publicly available car parks up to 1km distant	On site or within 400m	On-site or adjacent
Town centres	Residential use – on site Non-residential use – on-site or within 1km within the boundaries of the Town centre	On site or within 200m	On-site or adjacent
Group centres	Residential use – on site Non-residential use – on site or within 400m	On site or within 200m	On-site or adjacent
Local centres	Residential use – on site Non-residential use – on site or within 200m	On-site or within 100m	On-site or adjacent
CZ2 & CZ5 zones outside centres and Northbourne Avenue precinct	Residential use – on site Non-residential use – on site or within 400m	On site or within 200m	On-site or adjacent
CZ6 zone	On site or within 200m	On site or within 200m	On-site or within 200m

Parking provision rates for Commercial Zones

Development	**City centre**	**Town centres**	**Group centres**	**Local centres** CZ4	**Northbourne precinct & CZ2 outside centres**	**CZ3 outside centres**	**CZ5 outside centres**	**CZ6 outside centres**
Boarding house	N/A				0.5 spaces / employee Plus 0.5 spaces / bedroom	N/A	0.5 spaces / employee Plus 0.5 spaces/ bedroom	N/A
Business agency	3 spaces / 100m² GFA							
Civic administration	As per office			N/A		As per office	N/A	
Club	5 spaces / 100m² GFA up to 5000m² plus 10 spaces / 100m² GFA over 5000m²		10 spaces / 100m² GFA	N/A	10 spaces / 100m² GFA		N/A	15 spaces / 100m²GFA
Community activity centre	3 spaces / 100m² GFA							
Community theatre	1 space / 12 seats							
Craft workshop	3 spaces / 100m² GFA			N/A	3 spaces / 100m² GFA		N/A	3 spaces / 100m² GFA
Cultural facility	1 space / 100m² GFA							
Drink establishment	5 spaces /100m² GFA up to 500m² plus 10 spaces / 100m² GFA over 500m²		10 spaces / 100m² GFA	N/A	5 spaces / 100m² GFA up to 500m² plus 10 spaces / 100m² GFA over 500m²		N/A	5 spaces / 100m² GFA up to 500m² plus 10 spaces / 100m² GFA over 500m²

Development	City centre	Town centres	Group centres	Local centres CZ4	Northbourne precinct & CZ2 outside centres	CZ3 outside centres	CZ5 outside centres	CZ6 outside centres
Early childhood education and care	Refer 'Childcare centre' on Table A3.							
Education establishment:								
(1) Adult Education, University.	Subject to individual assessment							
(2): Secondary college and High school	Subject to individual assessment			1.8 spaces /10 students plus 0.2 set-down / pick-up spaces / 10 students				
(3): Primary School	Subject to individual assessment			0.8 spaces / 10 students plus 0.4 set-down / pick-up spaces / 10 students				
Emergency services facility	1 space / peak shift employee							N/A
Financial establishment	4 spaces / 100m² GFA							
Funeral parlour	N/A	2 spaces / 100m² GFA excluding chapel area plus 1 space / 20 chapel seats		N/A		As for town / group centre.	N/A	
Guest house	1 space/3 employees plus 1 space / guest room for establishments of up to 36 units; OR 25 spaces plus 0.3 spaces / guest room for establishments of more than 36 units							
Health facility	4 spaces/100m² GFA							
Home business	As per Residential requirements							N/A
Hospital	0.8 spaces / peak shift employee plus 0.5 spaces / bed							
Hotel	1 space / 3 employees plus 1 space / guest room or unit for establishments of up to 36 units OR 25 spaces plus 0.3 spaces / guest room or unit for establishments of more than 36 units plus 5 spaces / 100m² GFA of bars and function rooms up to 5000m² plus 10 spaces / 100m² over 5000m² plus 1 space / 10 restaurant seats; plus 2 spaces / 100m² of retail space.			N/A	1 space / 3 employees plus 1 space / guest room or unit for establishments of up to 36 units OR 25 spaces plus 0.3 spaces / guest room or unit for establishments of more than 36 units plus 5 spaces / 100m² GFA of bars and function rooms up to 5000m² plus 10 spaces/100m² over 5000m² plus 1 space / 10 restaurant seats; plus 2 spaces / 100m² of retail space.			
Indoor entertainment facility								
Cinema	1 space / 12 seats							
Commercial theatre	1 space / 3 seats							
Amusement arcade, night club, music hall, discothèque	5 spaces / 100m² GFA		10 spaces / 100m² GFA					
Indoor recreation facility								
Basketball, netball	15 spaces / court		20 spaces / court		25 spaces / court			
Skating rink swimming pool	5 spaces / 100m² of actual pool or rink area				20 spaces / 100m² of actual pool or rink area			
Squash courts	2 spaces / court							
Fitness centre, gymnasium	1 space / 100m² GFA		3 spaces / 100m² GFA					
Industrial Trades	N/A	2 spaces / 100m² GFA			N/A	2 spaces / 100m² GFA	N/A	

Development	City centre	Town centres	Group centres	Local centres CZ4	Northbourne precinct & CZ2 outside centres	CZ3 outside centres	CZ5 outside centres	CZ6 outside centres
Light industry	2 spaces / 100m² GFA				N/A	2 spaces / 100m² GFA	N/A	
Motel	As per Hotel			N/A	As per Hotel			
Municipal depot	0.5 space / peak shift employee			N/A		0.5 space / peak shift employee	N/A	
Office	1.5 spaces / 100m² GFA		2 spaces / 100m² GFA					N/A
Outdoor recreation facility								
Skating rink swimming pool	5 spaces / 100m² of actual pool or rink area			N/A	5 spaces / 100m2 of actual pool or rink area			
Bowling green	30 spaces for first green plus 15 spaces per additional green			N/A	30 spaces for first green plus 15 spaces per additional green			
Tennis court	5 spaces/court			N/A	5 spaces/court			
Personal service	4 spaces / 100m² GFA							
Place of assembly	1 space / 20 seats	1 space / 10 seats		N/A	1 space/10 seats			
Plant and equipment hire	N/A	2 spaces / 100m² GFA		N/A		2 spaces / 100m² GFA	N/A	
Produce market	N/A	10 spaces / 100m² GFA		N/A		10 spaces / 100m² GFA	N/A	
Public agency	4 spaces/100m² GFA							
RESIDENTIAL USE	The minimum rate is the maximum rate		As per Residential rate Note: residential use includes: caretakers residence, Community housing, multi-unit housing, residential care accommodation, retirement village, retirement village scheme, single dwelling, secondary dwelling, supportive housing					N/A
Restaurant	5 spaces/100m² GFA up to 500m² Plus 10 spaces/100m² GFA over 500m²			10 spaces/100m² GFA				
Serviced apartment	As per Residential rate. The minimum rate is the maximum rate			N/A	As per Residential rate (Table A3)			
Service station	5 spaces / service bay plus 4 spaces / 100m² of shop area				N/A	To match town / group centres	N/A	
SHOP	4 spaces / 100m² GFA		5 spaces / 100m² GFA Shop includes: bulky goods retailing, personal services, retail plant nursery, supermarket, takeaway food shop					
Store	N/A	2 spaces /100m² GFA		N/A		2 spaces /100m² GFA	N/A	

Schedule 2

Bicycle parking requirements

Development type	Bicycle parking spaces required for employees and residents	Bicycle parking spaces required for visitors, shoppers and guests
Boarding House – student accommodation	1 per 3 beds	1 per 12 beds
Boarding House – all other developments and parts of developments	1 per 80 beds after the first 50 beds PLUS 1 per 4 beds after the first 4 beds	1 per 15 beds after the first 15 beds
Bulky goods retailing	1 per 1750 m2 GFA after the first 1750 m2 GFA	1 per 1000 m2 GFA (minimum 2)
Business agency	1 per 400 m2 GFA after the first 400 m2 GFA	1 per 300 m2 GFA (minimum 2)
Civic administration	1 per 250 m2 GFA after the first 250 m2 GFA	1 per 950 m2 GFA after the first 400 m2 GFA
Club	1 per 100 m^2 bar floor area after the first 100 m^2 bar floor area PLUS 1 per 400 m^2 of lounge and beer garden after the first 400 m^2 of lounge and beer garden	1 per 25 m^2 bar floor area after the first 25 m^2 bar floor area PLUS 1 per 100 m^2 of lounge and beer garden after the first 100 m^2 of lounge and beer garden (minimum 2)
Community activity centre	Individual Assessment	Individual Assessment
Community theatre	Nil	Individual Assessment
Drink establishment	1 per 100 m^2 bar floor area after the first 100 m^2 bar floor area PLUS 1 per 400 m^2 of lounge and beer garden after the first 400 m^2 of lounge and beer garden	1 per 25 m^2 bar floor area after the first 25 m^2 bar floor area PLUS 1 per 100 m^2 of lounge and beer garden after the first 100 m^2 of lounge and beer garden (minimum 2)
Early childhood education and care	Individual Assessment	Individual Assessment
Educational establishment – primary school	1 per 15 students	1 per 200 students after the first 200 students
Educational establishment – secondary school	1 per 10 students	1 per 200 students after the first 200 students
Educational establishment – tertiary institution (excluding student accommodation	Individual assessment	Individual assessment
Educational establishment – Student accommodation	1 per 3 beds	1 per 12 beds
Educational establishment – all other parts	Individual assessment	Individual assessment
Financial establishment	1 per 400 m^2 GFA after the first 400 m^2 GFA	1 per 300 m^2 GFA (minimum 2)
Guest House – Student accommodation	1 per 3 beds	1 per 12 beds
Guest House – All other developments or parts of development	1 per 80 guest bedrooms after the first 50 bedrooms	1 per 30 guest bedrooms after the first 30 bedrooms
Health facility	1 per 8 practitioners after the first 8 practitioners	1 per 4 practitioners
Hospital	Individual Assessment	Individual Assessment

Development type	Bicycle parking spaces required for employees and residents	Bicycle parking spaces required for visitors, shoppers and guests
Hotel	1 per 100 m^2 bar floor area after the first 100 m^2 bar floor area PLUS 1 per 400 m^2 of lounge and beer garden after the first 400 m^2 of lounge and beer garden PLUS 1 per 80 guest bedrooms after the first 50 bedrooms	1 per 25 m^2 bar floor area after the first 25 m^2 bar floor area PLUS 1 per 100 m^2 of lounge and beer garden after the first 100 m^2 of lounge and beer garden PLUS 1 per 30 guest bedrooms after the first 30 bedrooms (minimum 2)
Indoor entertainment facility	Individual Assessment	Individual Assessment
Indoor recreation facility	Individual Assessment	Individual Assessment
Motel	1 per 80 guest bedrooms after the first 50 bedrooms	1 per 30 guest bedrooms after the first 30 bedrooms
Multi-unit housing - apartments	1 per apartment	1 per 12 apartments after the first 12 apartments
Multi-unit housing – student accommodation	1 per 3 beds	1 per 12 beds
Office	1 per 250m² GFA after the first 250m² GFA	1 per 950m² GFA after the first 400m² GFA
Outdoor recreation facility	Individual Assessment	Individual Assessment
Personal service	1 per 400m² GFA after the first 400m² GFA	1 per 300m² GFA (minimum 2)
Place of assembly	1 per 1500 seats after the first 1500 seats	1 per 50 seats (minimum 2)
Place of worship	Nil	1 per 50 seats
Produce market	Individual Assessment	Individual Assessment
Public agency	1 per 400 m^2 GFA after the first 400 m^2 GFA	1 per 300 m^2 GFA (minimum 2)
Transport facility	Individual Assessment	Individual Assessment
Religious associated use	Individual Assessment	Individual Assessment
Residential care accommodation – Independent living units	1 per 2 independent living units	1 per 12 independent living units after the first 12 independent living units
Residential care accommodation – Student accommodation	1 per 3 beds	1 per 12 beds
Residential care accommodation – All other developments and parts of developments	1 per 10 beds after the first 10 beds	1 per 15 beds after the first 15 beds
Restaurant	1 per 400m² GFA after the first 400m² GFA	1 per 200 m2 GFA after the first 200m² GFA (minimum 2)
Retirement village – Independent living units	1 per 2 independent living units	1 per 12 independent living units after the first 12 independent living units
Retirement village accommodation – All other developments and parts of developments	1 per 10 beds after the first 10 beds	1 per 15 beds after the first 15 beds
Shop – all other developments or parts of developments	1 per 500m² GFA after the first 500m² GFA	1 per 300m² GFA (minimum 2)
Special dwelling– Student accommodation	1 per 3 beds	1 per 12 beds
Supermarket	1 per 750m² GFA after the first 750m² GFA	1 per 300m² GFA (minimum 2)

Development type	Bicycle parking spaces required for employees and residents	Bicycle parking spaces required for visitors, shoppers and guests
Supportive housing– Student accommodation	1 per 3 beds	1 per 12 beds
Supportive housing – All other developments and parts of developments	1 per 10 beds after the first 10 beds	1 per 15 beds after the first 15 beds
Take-away food shop	1 per 250m² GFA after the first 250m² GFA	1 per 100m² GFA (minimum 2)
Tourist facility	Individual Assessment	Individual Assessment
Tourist resort	Individual Assessment	Individual Assessment
Veterinary hospital	1 per 8 practitioners after the first 8 practitioners	1 per 8 practitioners after the first 8 practitioners

Individual assessments are required for any other development type not listed above.