TECHNICAL SPECIFICATION TS3: INDUSTRIAL

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 Industrial zones. However, these specifications may be used in other circumstances e.g., a proposed mixed-use development with an industrial component in other zones, or stand-alone developments where permissible in other zones.

Table of Contents

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:

Control: Additional controls for shop in IZ2 zone

Specification:

1. The maximum gross floor area per shop is as follows:
   a) supermarket or shop selling food: 200m²
   b) other shops, except for bulky goods retailing: 3000m²

Control: Additional controls for all Industrial zones

Specification:

2. Where a *business agency, financial establishment, office* or *public agency* is proposed the total gross floor area of any individual or combination of these uses does not exceed 2000m² per lease.

Control: Materials and finishes

Specification:

3. External walls are clad masonry, fibre cement sheeting or prefinished metal.
4. The roof and/or wall finish is of low reflectivity and not white or off-white or untreated metal.

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: Height of walls

Specification:

5. The maximum height of any wall of the building is not more than 12 metres above natural ground level.

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:

6. 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:

7. Trees are planted in and around car parks that provide shade and softens the visual impact of parking areas
8. 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
9. Trees on development sites are only removed with the prior agreement in writing of the Territory.

Control: Erosion and sediment control

Specification:

10. For sites greater than 3000m², development complies with an erosion and sediment control concept plan endorsed by the Environment Protection Authority.
11. 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: Stormwater detention

Specification:

12. 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

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

Specification:

13. 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:

14. 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:

- If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance.
- If parameters that are non-compliant are used then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate.

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

Specification:

15. 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:

- If a tool other than the MUSIC model is used then a report by an independent suitably qualified person must be submitted demonstrating and confirming compliance.
- If parameters that are non-compliant are used, then a report must also be submitted by an independent suitably qualified person stating how and why the parameters are appropriate

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Control: Site constraints: **Flood risk**

Specification:

16. 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: Permeability - **sites greater than 2,000m²**

Specification:

17. 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 a minimum of 20% of the site area to be permeable.

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

Specification:

18. 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: Passive surveillance

Specification:

19. Public access to shops and offices ancillary to industrial buildings are located to the front of buildings.
20. Fencing visible from the public domain is at least 50% transparent.

Control: External lighting

Specification:

21. 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*
22. All external lighting provided is in accordance with *Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting*

Control: Site constraints: Bushfire prone areas

Specification:

23. Where a development is located in a bushfire prone area, buildings are designed and constructed to Australian Standard AS3959 – Construction of buildings in bushfire prone areas for the specified Bushfire Attack Level and endorsement is achieved from the ACT Emergency Services Agency. Endorsement of the development from the ESA will demonstrate compliance with this specification.

Control: Noise management - general

Specification:

24. 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: Ventilation – food retail and restaurants

Specification:

25. 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: Animal care facilities

Specification:

26. A Noise Management Plan, prepared by an accredited acoustic specialist who is a member of the Australian Acoustic Society, is provided for an animal care facility.
    Note: The Noise Management Plan details the design, siting and construction methods, which will be used to minimise the impact of noise on neighbouring uses, and reduce the intrusion of noise from industrial uses into the facility
27. An Emergency Management Plan is provided for an animal care facility, prepared by a suitably qualified professional, and includes details of a risk assessment and evacuation plan for the facility, and is endorsed by the Emergency Services Authority (ESA).

Control: Land contamination

Specification:

28. A statement is provided that the potential for land contamination has been assessed in accordance with the *ACT Government Strategic Plan – Contaminated Sites Management 1995* and the *ACT Environment Protection Authority Contaminated Sites Environmental Protection Policy 2000*, and endorsement is provided from the ACT Environment Protection Authority demonstrating that the land is suitable for the proposed development.

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

Control: Demolition

Specification:

29. For the demolition of:
    a) commercial/industrial premises for which a certificate of occupancy was issued before 2005, or
    b) multi-unit housing for which a certificate of occupancy was issued before 1985

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: Accessible path of travel

Specification:

30. 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.

31. Walkways and glass adjacent to walkways achieve compliance with *AS1428.1* and *AS1428.2*
32. Internal lighting along the whole of the continuous accessible path of travel designed to meet *AS1680.0.*
33. External lighting along the whole of the continuous accessible path of travel meets *AS1158.3.1*
34. 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.
35. *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: Compliance with standards – general amenities and facilities

Specification:

36. Stairways, stairway lifts, passenger lifts, ramps, handrails and grab rails are provided in accordance with appropriate Australian Standards
37. Sanitary facilities and associated signage are designed and provided to meet the purpose of the buildings and appropriate Australian Standards
38. Street furniture (seating, drinking fountains, litterbins and the like) and ATM facilities are designed and provided in accordance with appropriate Australian Standards
39. Seating arrangements for fixed seating venues to meet with appropriate Australian Standards
40. 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*

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

Specification:

41. Provision of parking meet **Schedule 1**
42. At least 20% of parking spaces in new industrial developments are EV ready
43. 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.
44. Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking is complied with for parking for people with disabilities
45. 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.
    Note: Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements
46. Loading docks or vehicular entries to buildings are not located on frontages of buildings.
47. Goods loading and unloading facilities are endorsed by Transport Canberra and City Services (TCCS)
48. Endorsement from TCCS is achieved to confirm:
    a) the road network can accommodate additional traffic likely to be generated by the development,
    b) adequate pedestrian and cycle access is provided to and through the site

Control: Parking for people with disabilities

Specification:

49. 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
50. Designated accessible car parking spaces meet the requirements of *AS2890.1*.
51. 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: Bicycle parking - **End-of-trip facilities (development with 5 or more employees)**

Specification:

52. 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.

53. 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.
54. Where more than one shower is required, separate shower and change facilities are to be provided for males and females.

55. To count towards minimum shower numbers, it is to dispense both hot and cold water.

Control: Bicycle parking dimensions and design

Specification:

56. 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
57. Bicycle parking facilities are designed in accordance with *Australian Standard 2890.3 – Bicycle Parking Facilities.*

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:

58. Proposed development can be sufficiently serviced in terms of infrastructure and utility services.
59. 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:

60. 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:

61. 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:

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

Control: Discharge of non-domestic liquid waste

Specification:

63. 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:

64. 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:

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

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

Specification:

66. 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.
67. Development is co-located on existing telecommunication facilities or other infrastructure
68. Development is located in commercial, industrial or rural areas, or in transport corridors or low use open space locations.
69. 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.
70. 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.
71. Secure perimeter fences enclose climbable structures.
72. Safety and warning signs are placed at appropriate locations.
73. Associated equipment is screened from public view by surrounding landform and vegetation.
74. In residential areas, and on sites adjacent to residential areas, fencing and or landscaping are used to screen facilities at ground level.
75. For sites on hills or ridges, the equipment do not break the skyline.
76. Equipment sheds are not sited in front of existing buildings on the site.
77. Infrastructure is underground and/or co-located with other underground services.
78. 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
79. All weather access is provided to each facility.

80. 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.
81. Signage posted on the site state the planned emissions of the facility and that it complies with relevant standards for exposure to electromagnetic energy.
82. 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: Ancillary structures

Specification:

83. Plant installations and external service equipment is screened from public view.
84. 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: *Community use*

Specification:

85. An application for community uses demonstrate that the proposed use:
    a) services the needs of the local workforce; or
    b) requires a scale of building or level of amenity that is not compatible with other available land.

Control: Signage – location and size

Specification:

86. 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: Signage encroaching Territory land

Specification:

87. 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: Satellite and microwave dishes

88. Specification:
89. Facilities must not be visible from the street view or unleased territory land.
90. Multi-tenanted developments and apartments have a single shared facility.
91. Development is co-located on existing telecommunication facilities or other infrastructure
92. Development is located in commercial, industrial or rural areas, or in transport corridors or low use open space locations.
93. 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.
94. All weather access is provided to each facility.
95. 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.
96. Signage posted on the site state the planned emissions of the facility and that it complies with relevant standards for exposure to electromagnetic energy.
97. Noise generated by a facility or associated equipment is attenuated to comply with ACT Government Noise standards.

Schedule 1

Parking Locational requirements

Location or use[1]	Long stay parking	Short stay / Visitor parking	Operational parking[2]
Industrial Zones			
Personal service (commercial sexual service)	On-site (concealed from the road for employee safety)	On-site or within 100m	On-site
All other development in industrial zone	On-site or within 200m	On-site or within 100m	On-site

Note

[1] Distances are **walking** distance in metres, rather than radius.

[2] Operational parking is for vehicles used directly as part of the operation within the development.

Parking provision rates for Industrial Zones

(Parking provision rates for Community Facility Zone and Industrial Zones)

Development	CFZ	IZ1	IZ2
Animal care facility	N/A	1 space / facility; plus 2 spaces per 15 animals for employee parking; plus visitor parking as follows: 2 spaces: <30 animals per facility 3 spaces: 30-59 animals per facility 4 spaces: 60-90 animals per facility plus 1 pick-up/set-down bay per 10 animals	
Business agency	6 spaces / 100m2 GFA	N/A	6 spaces / 100m^2 GFA
Bulky goods retailing	N/A		3 spaces / 100m^2 2 GFA
Community Housing	Refer Residential rate	N/A	N/A
Community activity centre	4 spaces / 100m^2 GFA		
Community theatre	1 space / 4 seats		
Craft workshop	N/A	4 spaces / 100m^2 GFA	
Cultural facility	2 spaces / 100m^2 GFA		
Drink establishment	N/A		15 spaces / 100m^2 GFA
Early childhood education and care	Refer Child Care rate	N/A	N/A
Education establishment			
1. Adult Education, University.	Subject to individual assessment specialist	4 spaces / 10 students	
2. Secondary college, High school	1.8 spaces/10 students plus 0.2 set-down/pick-up spaces/10 students	N/A	
3.Primary School	0.8 spaces/10 students	N/A	

Development	CFZ	IZ1	IZ2
	plus 0.4 set-down/pick-up spaces/10 students		
Emergency services facility	1 space/peak shift employee		
Financial establishment	N/A		6 spaces / 100m^2 GFA
Funeral parlour	N/A		2 spaces / 100m^2 GFA excluding chapel area; plus 1 space / 4 chapel seats
General industry	N/A	2 spaces / 100m^2 GFA	
Hazardous industry	N/A	1 space / peak shift employee	N/A
Hazardous waste facility			
Health facility	4 spaces / practitioner		
Hospital	0.8 spaces / peak shift employee plus 1.3 spaces / bed		
Incineration facility	N/A	1 space / peak shift employee	N/A
Indoor entertainment facility	N/A		To meet requirements of CZ3 zone
Indoor recreation facility	To meet indoor recreation requirements of CZ3 zone		
Industrial Trades	N/A	2 spaces / 100m^2 GFA	
Light industry			
liquid fuel depot	N/A	1 space / peak shift employee	
municipal depot			
offensive industry	N/A	1 space / peak shift employee	N/A
Office	2 spaces / 100m^2 GFA	N/A	2 spaces / 100m^2 GFA
Outdoor recreation facility	To meet requirements of CZ3 zone	N/A	To meet requirements of CZ3 zone
Personal service	N/A		4 spaces / 100m^2 GFA
Place of worship	1 space / 20 seats within city. 1 space / 10 seats within town and group centres. 1 space / 4 seats all other areas.	1 space / 4 seats	
Plant and equipment hire establishment	N/A	2 spaces / 100m^2 GFA	
Public agency	4 spaces / 100m^2 GFA	N/A	4 spaces / 100m^2 GFA
Recycling facility	N/A	1 space / peak shift employee	
Residential care accommodation	0.25 spaces / bed or accommodation unit plus 1 space / staff residential unit; plus 1 space / non-resident peak shift employee	N/A	
Restaurant	N/A		15 spaces / 100m^2 GFA
Retirement village	1 space / self-care unit plus 1 space / per 4 hostel or nursing home units or beds; plus	N/A	

Development	CFZ	IZ1	IZ2
	1 space / staff residential unit; plus 0.5 spaces /non-resident peak shift employee		
Scientific research establishment	N/A	2 spaces / 100m^2 of office and laboratory space; plus individual assessment of provision for other activities	
Service station	N/A	6 spaces/service bay plus 4 spaces/100m2 of shop area	
Supermarket	N/A		5 spaces / 100m^2 GFA
Takeaway food shop			
Supportive housing	As per Residential rate	N/A	
Store	N/A	2 spaces / 100m^2 GFA	
Vehicle sales	N/A		6 spaces / service bay plus 6 spaces / 100m^2 of sales area
Veterinary hospital	N/A		3 spaces / 100m^2 GFA
Warehouse	N/A	1 space / 100m^2 GFA plus 2 spaces / 100m^2 GFA of office space	
Waste transfer station	N/A	1 space / peak shift employee	