

# TECHNICAL SPECIFICATION TS4: COMMUNITY FACILITIES

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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 the Community Facilities Zone. However, these specifications may be used in other circumstances e.g., a proposed mixed-use development with a community facility component in other zones, or stand-alone 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:

### Control: General – for residential components

#### Specification:

1. The development achieves the relevant technical specifications for residential developments, i.e., *TS1: Technical Specification – Residential*
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### Control: Additional control for *supportive housing*

#### Specification:

2. Development for *supportive housing* achieves all of the following:
  - a) the occupation of individual dwellings in a supportive housing complex is restricted by the lease to persons in need of support
  - b) the site has not been identified in a suburb precinct code as being prohibited for supportive housing
  - c) all dwellings comply with Class 'C' of *Australian Standard AS4299 – Adaptable Housing*.
  - d) subdivision of a lease developed for *supportive housing*, including subdivision under the *Unit Titles Act 2001*, is not permitted.

Note: The applicability of this control is limited to the dwelling only

Residential development should also refer to *TS1 Technical Specifications - Residential* for further guidance on achieving the CFZ Assessment Outcomes for residential development

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### Control: Additional control for *retirement village*

#### Specification:

3. Development for *retirement village* achieves all of the following:
  - a) the site has not been identified in a district policy as being prohibited for *retirement village*
  - b) subdivision of a lease developed for retirement village, including subdivision under the *Unit Titles Act 2001*, is not permitted
  - c) all dwellings comply with Class 'C' of *Australian Standard AS4299 – Adaptable Housing*

Residential development should also refer to *TS1 Technical Specifications - Residential* for further guidance on achieving the CFZ Assessment Outcomes for residential development

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### Control: Setbacks

#### Specification:

4. Minimum setback of buildings to boundaries of blocks in a residential zone is 6m.
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## **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: Overshadowing impacts on any nearby residential properties**

**Specification:**

5. The maximum building height for a part of a building within 30m of a residential block is the greater of the following:

- a) 2 storeys
- b) The maximum number of storeys permitted on that residential block.

The maximum building height in all other cases is the lesser of the following:

- a) 4 storeys
- b) 15m

For this specification: Residential block means a block that has at least one of the following characteristics:

- a) is zoned residential
- b) is affected by a lease which authorises residential use

This specification does not include any land intended to remain as unleased Territory land or public open space.

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## **1.3 Environment and heritage**

The following specifications provide possible solutions that should be considered in relation to the environmental and heritage outcomes associated 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.
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**Control: Tree canopy cover**

**Specification:**

7. 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)
  - d) *Residential care accommodation*
  - e) *Retirement village*
8. 20% canopy cover at maturity required for *supportive housing*, with canopy trees planted in *deep soil zone* in communal areas
9. Other development provides 35% canopy cover at maturity for the portion of the site not covered by building or surface car park.
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**Control: Landscaping and protecting existing vegetation**

**Specification:**

10. Trees are planted in and around car parks that provide shade and soften the visual impact of parking areas
11. 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
12. Trees on development sites are only removed with the prior agreement in writing of the Territory.
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### Control: Erosion and sediment control

#### Specification:

13. For sites greater than 3000m<sup>2</sup>, development complies with an erosion and sediment control concept plan endorsed by the Environment Protection Authority.
14. For sites equal or less than 3,000m<sup>2</sup>, the development complies with the Environment Protection Authority, *Environment Protection Guidelines for Construction and Land Development in the ACT*.

### Control: Permeability - sites greater than 2,000m<sup>2</sup>

#### Specification:

15. For development on sites greater than 2,000m<sup>2</sup> 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 100m<sup>2</sup>, 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) *Residential care accommodation* – 30%
  - c) *Retirement village* – 30%
  - d) Surface *car park* (including where associated with a development) – 10%
  - e) Other development provides 15% site permeability for the portion of the site not covered by building or surface car park.

### Control: Cool roof

#### Specification:

16. 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:

17. 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.

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

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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

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:

18. 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.

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
- f) areas that require particular surfaces to meet sporting needs (e.g. synthetic tennis courts and athletics tracks).

### Control: Protection from heat

#### Specification:

19. 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.

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20. 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.
21. 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).
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### Control: Stormwater detention

#### Specification:

22. For development on sites greater than 2,000m<sup>2</sup> (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 100m<sup>2</sup> 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 100m<sup>2</sup> 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 2000m<sup>2</sup>

#### Specification:

23. For development of roads involving developments greater than 2000m<sup>2</sup>, 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.
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### Control: Stormwater quality - sites greater than 2,000m<sup>2</sup>

#### Specification:

24. For development on sites greater than 2,000m<sup>2</sup> (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
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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.
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### Control: Stormwater quality (major roads associated with a proposed development)

#### Specification:

25. 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:

26. 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.

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### Control: Natural Environment – sites greater than 1000 m<sup>2</sup>

#### Specification:

27. 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

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- 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 policies.

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).

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## 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:

28. 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.
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### Control: Land contamination

#### Specification:

29. 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

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### Control: Demolition

#### Specification:

30. 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
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### Control: Noise management - general

#### Specification:

31. Where any of the following uses are proposed:
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- a) *emergency services facility*
- b) *indoor recreation facility*
- c) *indoor entertainment facility*
- d) *outdoor recreation facility*

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.

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### Control: External lighting

#### Specification:

- 32. 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*
  - 33. All external lighting provided is in accordance with *Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting*
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### Control: Accessible path of travel

#### Specification:

- 34. 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.
  - 35. Walkways and glass adjacent to walkways achieve compliance with *AS1428.1* and *AS1428.2*
  - 36. Internal lighting along the whole of the continuous accessible path of travel designed to meet *AS1680.0*.
  - 37. External lighting along the whole of the continuous accessible path of travel meets *AS1158.3.1*
  - 38. 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.
  - 39. 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.
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### Control: Compliance with standards – general amenities and facilities

#### Specification:

- 40. Stairways, stairway lifts, passenger lifts, ramps, handrails and grab rails are provided in accordance with appropriate Australian Standards
- 41. Sanitary facilities and associated signage are designed and provided to meet the purpose of the buildings and appropriate Australian Standards
- 42. Street furniture (seating, drinking fountains, litterbins and the like) and ATM facilities are designed and provided in accordance with appropriate Australian Standards
- 43. Seating arrangements for fixed seating venues to meet with appropriate Australian Standards
- 44. 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*
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- *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*
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### 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:

45. Provision of parking meet **Schedule 1**
  46. At least 20% of non-residential parking spaces in new developments are EV ready
  47. Dimensions of car parking spaces, layout and vehicle manoeuvring meet *AS 2890.1:2004, Australian Standard for Parking Facilities, Part 1: Off-street Car Parking* including manoeuvring to and from and within the development. The B99 vehicle template is used for all residential components.
  48. Endorsement from TCCS is achieved to confirm:
    - a) suitability of the verge crossing
    - b) the road network can accommodate additional traffic likely to be generated by the development,
    - c) adequate pedestrian and cycle access is provided to and through the site
- 

#### Control: Number of and location of car parking spaces for residential components

##### Specification:

##### For single dwellings:

49. The minimum number of car parking spaces provided on a block is 2 unless the development is for a single dwelling house on compact blocks containing not more than 1 bedroom, in which case the minimum number of car parking spaces provided on the block is 1.

##### For multi-unit dwellings:

50. Parking rates and location for the provision of parking in the residential zones is in Schedule 1.
  51. At least one EV ready car parking space is provided for each unit in a new multi-unit development.
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#### Control: Additional specifications relevant to single dwelling residential components

**Specification:**

52. Car parking spaces are required wholly on site and
  - a) not located in the front zone
  - b) at least one car parking space is roofed and is behind the building line
  - c) comply with sightlines for off-street car-parking facilities and other relevant requirements in *Australian Standard AS2890.1- Parking facilities*
  - d) a single verge crossing per block is provided
53. The maximum total width of garage door openings and external width of carports facing a street is either 6m or 50% of the total length of the building façade facing that street, whichever is lesser.

Note: this does not apply to frontages to laneways (rear loading blocks).

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**Control: Additional specifications relevant to multi-unit residential components**

**Specification:**

54. For previously undeveloped blocks, no more than one driveway verge crossing is provided.
  55. For previously developed blocks, or the consolidation of previously developed blocks, no additional driveway verge crossings are created, and redundant driveway verge crossings are removed, and the verge and kerb restored.
  56. Internal driveways comply with all of the following:
    - a) are set back from external block boundaries by not less than 1m
    - b) are set back from the external walls of buildings on the site by not less than 1m
    - c) the setbacks referred to in items a) and b) are planted to a width of not less than 1m
    - d) windows to habitable rooms and exterior doors within 1.5 of an internal driveway have at least one of the following -
      - e) an intervening fence or wall not less than 1.5m high
      - f) for windows, a sill height not less than 1.5m above the driveway
      - g) the relevant requirements in *Australian Standard AS2890.1 - Off Street Parking* for sightlines and gradients
      - h) provide internal radius of at least 4m at changes in direction and intersections
      - i) have a surface treatment that is distinct from car parking spaces.
  57. Internal driveways that serve 4 or more car parking spaces provide turning spaces on the block to allow vehicles to leave in a forward direction.
  58. Internal driveways that serve more than 10 car parking spaces and connect to a public road are not less than 5m wide for not less than the first 7m of its length measured from the relevant block boundary.
  59. Car-parking spaces on the site for residents achieve all of the following:
    - a) are located behind the front zone
    - b) can be in tandem only where they belong to the same dwelling
    - c) do not encroach any property boundaries
    - d) one car space per dwelling is roofed
    - e) are separated by not less than 1.5m from windows or doors to habitable rooms of dwellings that are not associated with the parking space.
  60. The maximum total width of garage door openings and external width of carports facing a street for up to 3 dwellings is either the lesser 6m or 50% of the total length of the building façade facing that street, whichever is lesser.
  61. For more than 3 dwellings, the maximum width is 50% of the total length of the building façade facing that street.
  62. The maximum total width of an entry and/or exit to basement car parking facing the street is 8m.
  63. For developments containing 10 or more dwellings with approaches to basements containing car parking that is less than 6m wide, the development includes sufficient areas for vehicles to wait to allow for an entering or leaving vehicle to pass or at least one waiting area and traffic signals.
  64. For basements and *undercroft parking*, exposed external walls comply with all of the following:
    - a) except for ventilation openings, are finished in the same manner as the building
    - b) where ventilation openings are provided, they are treated as part of the façade with grilles and screens.
    - c) Visitor car-parking spaces on the site comply with all of the following:
      - d) located behind the front zone
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- e) do not encroach any property boundaries
  - f) are separated by not less than 1.5m from windows and doors to habitable rooms of dwellings
  - g) are not more than 50m walking distance from any common building entry
  - h) clearly identified and visible from driveways
  - i) is located outside of any security barriers; or an intercom and remote barrier release system allows access to visitor parking located behind security barriers.
65. For developments with 40 or more dwellings, at least one short stay parking space and associated access is provided for delivery trucks such as furniture delivery and removalist vans.
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### Control: Parking for people with disabilities

#### Specification:

- Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking is complied with for parking for people with disabilities
  - 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
  - Designated accessible car parking spaces meet the requirements of *AS2890.1*.
  - 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*.
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### Control: Bicycle parking rates

#### Specification:

66. Bicycle parking for residents, employees and visitors is provided on-site at the relevant rate outlined in **Schedule 2**.
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### Control: Bicycle parking dimensions and design

#### Specification:

67. 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
68. Bicycle parking facilities are designed in accordance with *Australian Standard 2890.3 – Bicycle Parking Facilities*.
- 

### Control: Pedestrian and cyclist access

#### Specification:

69. Adequate pedestrian and cycle access is provided to and through the site.
70. Pedestrian and cycle access paths to the development feeds into and provides enhanced connections to path networks and on-road cycle routes
- 

### Control: Pedestrian and bicycle paths

#### Specification:

71. 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*
72. 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 - End-of-trip facilities (development with 5 or more employees)

## CONSULTATION DRAFT FOR COMMENT

### Specification:

73. 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.

74. 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.
75. Where more than one shower is required, separate shower and change facilities are to be provided for males and females.
76. To count towards minimum shower numbers, it is to dispense both hot and cold water.

### Control: Directional signage

#### Specification:

77. 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*.

## 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: Post-occupancy waste management

#### Specification:

78. Post occupancy waste management facilities are endorsed by TCCS.
- The endorsement may include a statement that the waste facilities and management associated with the development are in accordance with the current version of the *Development Control Code for Best Practice Waste Management in the ACT*, and the *Design Standards for Urban Infrastructure*.

### Control: Utility services endorsement for demolition works

#### Specification:

79. For demolition works, endorsement is achieved from relevant utility providers (electricity, water, gas, sewerage and stormwater) stating that:
- All network infrastructure on or immediately adjacent the site has been identified on the plan
  - 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
  - All required network disconnections have been identified and the disconnection works comply with utility requirements
  - All works associated with the demolition comply with and are in accordance with utility asset access and protection requirements

## CONSULTATION DRAFT FOR COMMENT

### Control: Servicing and infrastructure

#### Specification:

- 80. Proposed development can be sufficiently serviced in terms of infrastructure and utility services.
- 81. 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: Encroachment of easements and rights-of-way

#### Specification:

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

### Control: Asset clearance zones

#### Specification:

- 83. 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:

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

## 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:

- 85. Outdoor storage areas are screened from view from any road or other public areas.

### Control: Signage – location and size

#### Specification:

- 86. Signs associated with each community facility development are:
  - a) limited to one per frontage
  - b) are no higher than the first storey
  - c) setback a minimum of 1200mm from the kerb
  - d) no larger than 6m<sup>2</sup>
  - e) not illuminated
  - f) are identification of the building/service on site/agency or the like

## Schedule 1

### Parking Locational requirements

Location or use <sup>1</sup>	Long stay parking	Short stay / Visitor parking	Operational parking <sup>2</sup>
<b>Community Facility Zone</b>			
Residential Use	On-site	On-site or within 100m	On-site
All other development	Within 200m	On-site or within 100m	On-site

**Note**

<sup>1</sup> Distances are **walking** distance in metres, rather than radius.

<sup>2</sup> Operational parking is for vehicles used directly as part of the operation within the development.

### Parking provision rates for Community Facility Zone

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 / 100m <sup>2</sup> GFA	N/A	6 spaces / 100m <sup>2</sup> GFA
Bulky goods retailing	N/A		3 spaces / 100m <sup>2</sup> 2 GFA
Community Housing	Refer Residential rate	N/A	N/A
Community activity centre	4 spaces / 100m <sup>2</sup> GFA		
Community theatre	1 space / 4 seats		
Craft workshop	N/A	4 spaces / 100m <sup>2</sup> GFA	
Cultural facility	2 spaces / 100m <sup>2</sup> GFA		
Drink establishment	N/A		15 spaces / 100m <sup>2</sup> 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 plus 0.4 set-down/pick-up spaces/10 students	N/A	
Emergency services facility	1 space/peak shift employee		
Financial establishment	N/A		6 spaces / 100m <sup>2</sup> GFA
Funeral parlour	N/A		2 spaces / 100m <sup>2</sup> GFA excluding chapel area;



## CONSULTATION DRAFT FOR COMMENT

Development	CFZ	IZ1	IZ2
			plus 1 space / 4 chapel seats
General industry	N/A	2 spaces / 100m <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> GFA	N/A	2 spaces / 100m <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> GFA	
Public agency	4 spaces / 100m <sup>2</sup> GFA	N/A	4 spaces / 100m <sup>2</sup> 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 <sup>2</sup> GFA
Retirement village	1 space / self-care unit plus 1 space / per 4 hostel or nursing home units or beds; plus 1 space / staff residential unit; plus 0.5 spaces / non-resident peak shift employee	N/A	

## CONSULTATION DRAFT FOR COMMENT

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

## **Schedule 2**

### **Bicycle parking provision rates for Community Facility Zone**

Bicycle parking for residents, employees and visitors are provided on site at the relevant rate outlined below:

<b>Development type</b>	<b>Bicycle parking spaces required for employees and residents</b>	<b>Bicycle parking spaces required for visitors</b>
Business Agency	1 per 400 m <sup>2</sup> GFA after the first 400 m <sup>2</sup> GFA	1 per 300 m <sup>2</sup> GFA (minimum 2)
Community activity centre	Individual assessment	Individual assessment
Community theatre	Nil	1 per 50 seats (minimum 2)
Cultural facility	Individual assessment	Individual assessment
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
Health facility	1 per 8 practitioners after the first 8 practitioners	1 per 4 practitioners
Hospital	Individual Assessment	Individual Assessment
Indoor recreation facility	Individual Assessment	Individual Assessment
Office	1 per 250 m <sup>2</sup> GFA after the first 250 m <sup>2</sup> GFA	1 per 950 m <sup>2</sup> GFA after the first 400 m <sup>2</sup> GFA
Outdoor recreation facility	Individual Assessment	Individual Assessment
Place of worship	Nil	1 per 50 seats
Public agency	1 per 400 m <sup>2</sup> GFA after the first 400 m <sup>2</sup> GFA	1 per 300 m <sup>2</sup> GFA (minimum 2)
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 parts	1 per 10 beds after the first 10 beds	1 per 15 beds after the first 15 beds
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 – all other parts	1 per 10 beds after the first 10 beds	1 per 15 beds after the first 15 beds
Supportive housing – student accommodation	1 per 3 beds	1 per 12 beds
Supportive housing – independent living units	1 per 2 independent living units	1 per 12 independent living units after the first 12 independent living units

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