DISTRICT SPECIFICATION DS9: EAST CANBERRA

District specifications contains provisions that support compliance with requirements for undertaking development. These provisions assist proponents to prepare their development proposals with respect to some of the required outcomes. District specifications can provide possible solutions for identified aspects of a development proposal or certainty for that proposal. District 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 district specifications and the 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.

The district specifications for the East Canberra District comprises specifications for specific localities; the specifications are structured according to the localities.

Each provision 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 the particular issue or provision.

The following district specifications could be referred to when demonstrating compliance with the Territory Plan.

These specifications will only apply to the specific sites or locations they refer to and should be used in conjunction with the relevant district policy, i.e., *Part D9: East Canberra District Policy.*

1.1 Airport

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

There are no specific development and site controls for this locality. **Some portions of this locality are "designated land" under the National Capital Plan.**

1.2 Beard

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

Control: Maximum gross floor area for take away shops:

Specification:
1. The maximum gross floor area achieved for each take-away food shop or restaurant is 200m².

1.3 Hume

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

There are no specific development and site controls for this locality.

1.4 Jerrabomberra

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

There are no specific development and site controls for this locality.

1.5 Majura

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

There are no specific development and site controls for this locality.

1.6 Oaks Estate

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

Control: Setback and height for front fences in residential area:

Specification:
2. Transparent fences achieve a minimum setback of 1m to the front boundary, with a maximum height above datum ground level of 1.2m.

    Note: Fences maybe located on the front boundary (0m) where it provides opportunities for passive surveillance of the street from the dwelling and does not obstruct sight lines for vehicles and pedestrians on verge areas in accordance with Australian Standard AS2890.1- Off-Street Parking.

Control: Front setback for commercial local centre:

Specification:
3. A minimum front setback to Railway Street, McEwan Avenue and William Street is achieved as follows:
    a) 0m for commercial development
    b) 2m for residential development.

Control: Gross floor area for shops:

Specification:
4. The maximum gross floor area achieved for a shop is 200m².

Control: Site coverage in commercial local centre:

Specification:
5. The maximum site coverage achieved per block in the commercial local centre is 45%.

Control: Site coverage in residential area:

Specification:
6. The maximum site coverage achieved per block in the residential area is 35%.

1.7 Pialligo

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

Control: Verge crossovers to Beltana Road:

Specification:
7. A maximum of two verge crossovers are provided per block frontage to Beltana Road.

Control: Front setback to Beltana Road:

Specification:
8. The minimum front setback achieved for buildings to Beltana Road boundary is 40m. This applies for buildings in the hatched areas in **Figure 1**.

Control: Setback for boundaries adjoining Pialligo Avenue:

Specification:

9. The minimum setback achieved for buildings and structures to boundaries adjoining Pialligo Avenue road reservation (except for blocks located at the intersection of Pialligo Avenue and Beltana Road) is 20m.

    Note: Reduced setbacks up to 10m to Pialligo Avenue may be achieved as an assessment outcome where development is consistent with any applicable development control plan and incorporates a landscaped area between the building line and the boundary suitable for deep root planting that screens development from Pialligo Avenue and contributes to defining the entrance to the suburb.

Control: Gross floor areas for uses in Pialligo agricultural area:

Specification:

10. The maximum gross floor area achieved for each of the following ancillary uses in area 'A' in **Figure 1** are:
    a) craft workshop – maximum 200m² per lease with a maximum 150m² per craft workshop
    b) industrial trades restricted to workshops associated with rural activity – maximum 200m² per lease with a maximum 150m² per industrial trade workshop
    c) produce market – maximum 300m² per lease with a maximum 100m² per produce market
    d) restaurant – maximum 250m² per lease with a maximum 150m² per restaurant.
11. Maximum gross floor area achieved for a shop restricted to an art, craft or sculpture dealer is 100m².
12. For development on blocks with a leased area of 100,000m² or less the maximum gross floor area achieved for each of the following ancillary uses in area 'B' in **Figure 1** are:
    a) craft workshop – 100m²
    b) industrial trades restricted to workshops associated with rural activity – 100m²
    c) produce market – 150m²
    d) restaurant – 100m².
13. The maximum gross floor area achieved for a shop is 200m².
14. Maximum gross floor area achieved for a shop restricted to an art, craft or sculpture dealer is 50m².
15. The maximum gross floor area achieved for an *emergency services facility* is 1400m².

Control: Site coverage for ancillary commercial development in Pialligo agricultural area:

Specification:

16. The total site coverage* achieved for all ancillary commercial development in area 'B' shown in Figure 2 is:
    a) 8% of the total block area for blocks less than 100,000m²
    b) 6% of the total block area for blocks equal to or greater than 100,000m².

    *For the purposes of this provision: site coverage includes surface car parking areas required to accommodate the parking generated by the ancillary uses.

1.8 Symonston

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

Control: Gross floor area for Symonston Business Park:

Specification:
17. The maximum gross floor area achieved for a restaurant is 300m².
18. The maximum gross floor area achieved for a shop is 50m².

Figure 1 (Pialligo – Agricultural area):

A	Area A comprises leased land that is: - not less than 60m and not more than 120m from the Beltana Road reserve for block 15 section 2 Pialligo - within 60m of the Beltana Road reserve, except for block 15 section 2 Pialligo - within 60m of the Kallaroo Road reserve for block 6 section 2 Pialligo
B	Area B comprises leased land, excluding Area A, and excluding the hatched area (block 25 section 2 Pialligo).