



ACT

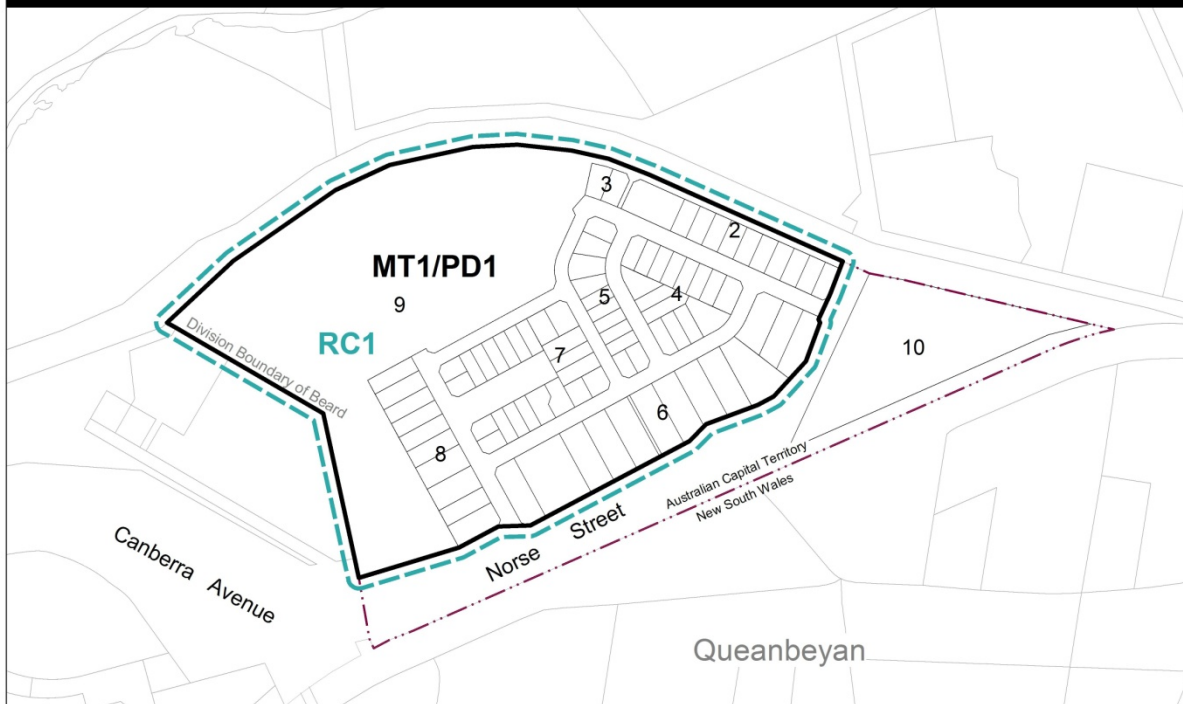
Government

Environment and
Sustainable Development

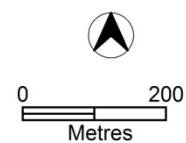
Beard Precinct Map and Code

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Beard Precinct Map



- PDn** Additional prohibited development applies see Table 1
- MTn** Additional merit track development applies see Table 2
- RCn** Additional rules and criteria apply see Beard Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Beard Precinct Map (identified as PDn or MTn). Development that is exempt from requiring development approval, other prohibited development and the minimum assessment track applicable to each development proposal is set out in the relevant zone development table.

The following tables constitute part of the relevant zone development table.

Table 1 – Additional prohibited development

Additional prohibited development		
Suburb precinct map label	Zone	Development
PD1	NUZ1	<i>agriculture</i> <i>animal care facility</i> <i>animal husbandry</i> <i>caravan park / camping ground</i> <i>cemetery</i> <i>community activity centre</i> <i>corrections facility</i> <i>educational establishment</i> <i>farm tourism</i> <i>health facility</i> <i>land management facility</i> <i>municipal depot</i> <i>nature conservation area</i> <i>outdoor recreation facility</i> <i>place of worship</i> <i>scientific research establishment</i> <i>residential care accommodation</i> <i>tourist facility</i>

Table 2 – Additional merit track development

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	NUZ1	<i>car park</i> <i>freight transport facility</i> <i>general industry</i> <i>hazardous industry</i> <i>hazardous waste facility</i> <i>incineration facility</i> <i>industrial trades</i> <i>light industry</i> <i>offensive industry</i> <i>recycling facility</i> <i>recyclable materials collection</i> <i>restaurant</i> <i>store</i> <i>take-away food shop</i> <i>warehouse</i> <i>waste transfer station</i>

Beard Precinct Code

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Introduction

Name

The name of this code is **Beard Precinct Code**.

Application

The code applies to the Division of Beard.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

ACTPLA	Planning and Land Authority within the ACT Environment and Sustainable Development Directorate
EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
ESDD	ACT Environment and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TAMS	ACT Territory and Municipal Services Directorate

Additional rules and criteria

This part applies to blocks and parcels identified in the Beard Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Harman Industrial Area

This part applies to blocks and parcels identified in area RC1, which is a part of the Harman Industrial Area, shown on the Beard Precinct Map.

Element 1: Use

Rules	Criteria
1.1 Industrial uses	
R1 Development involving one or more uses listed as MT1 in table 2 of this precinct map complies with all provisions in Part B – General Development Controls of the Industrial Zones Development Code.	This is a mandatory requirement. There is no applicable criterion.
1.2 Take-away food shops and restaurants	
R2 The maximum gross floor area for each take-away food shop or restaurant is 200m ² .	This is a mandatory requirement. There is no applicable criterion.

Element 2: Site

Rules	Criteria
2.1 Environmental audit – site contamination	
R3 Applications where a <i>restaurant</i> or <i>take-away food shop</i> is proposed on a site are to be accompanied by a report from an Environment Protection Authority (EPA) approved auditor, with written endorsement from the EPA, advising that the site has been assessed for suitability from a contamination perspective.	C3 Applications without written auditor and EPA endorsement will be referred to the EPA.