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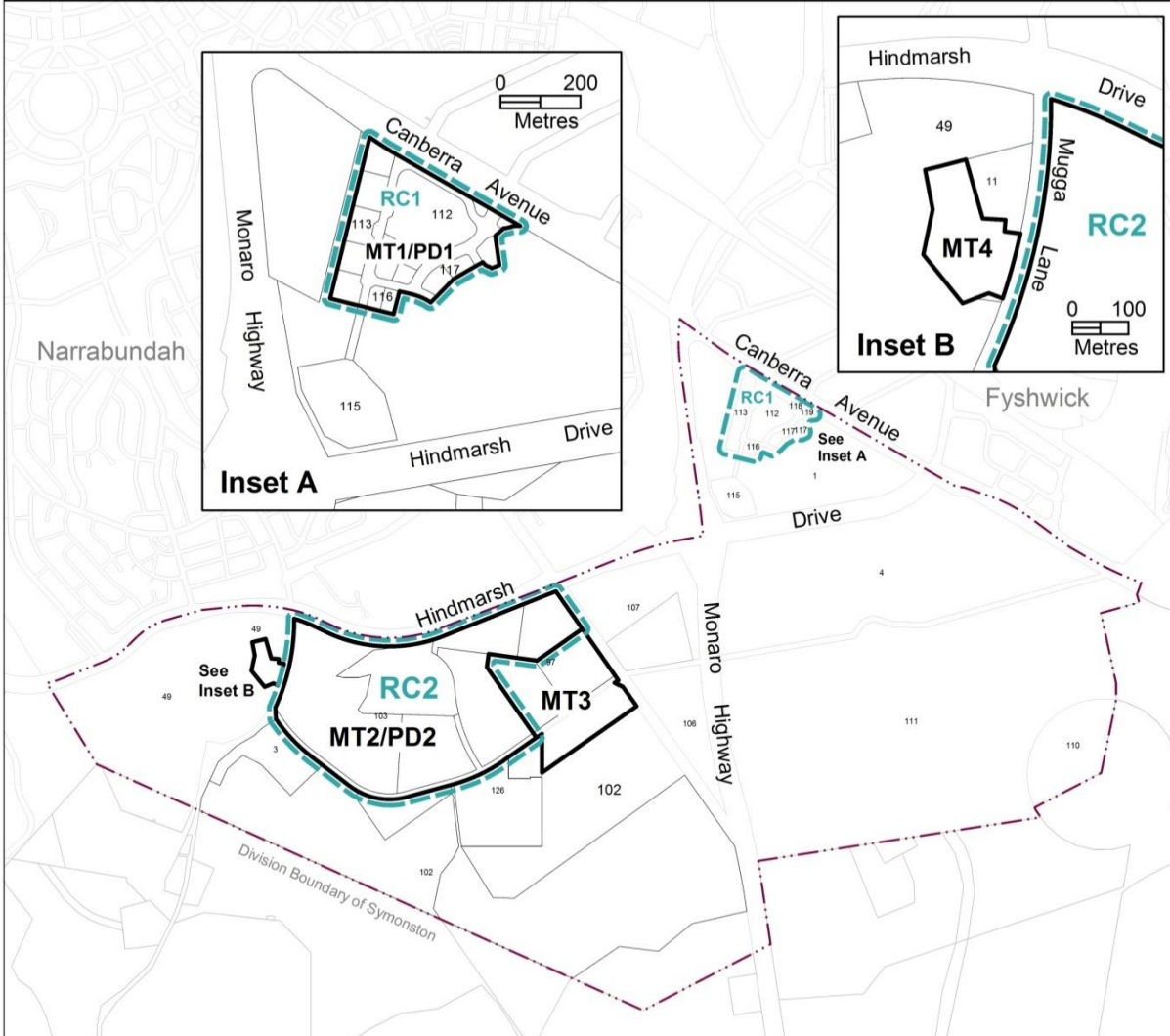
Government

Environment and
Sustainable Development

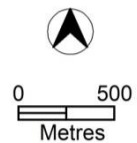
Symonston Precinct Map and Code

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Symonston Precinct Map



- PD_n** Additional prohibited development applies see Table 1
- MT_n** Additional merit track development applies see Table 2
- RC_n** Additional rules and criteria apply see Symonston Precinct Code



Assessment Tracks

The following tables identify the additional prohibited development and additional merit track development for blocks and parcels shown in the Symonston 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 | IZ1 | <i>bulk landscape supplies</i> <i>freight transport facility</i> <i>general industry</i> <i>hazardous waste facility</i> <i>incineration facility</i> <i>liquid fuel depot</i> <i>municipal depot</i> <i>offensive industry</i> <i>plant and equipment hire establishment</i> <i>public transport facility</i> <i>railway use</i> <i>recycling facility</i> <i>service station</i> <i>transport depot</i> <i>waste transfer station</i> |

| Additional prohibited development | | |
|--|-------------|--|
| Suburb precinct map label | Zone | Development |
| PD2 | NUZ1 | <i>animal care facility</i> <i>caravan park / camping ground</i> <i>cemetery</i> <i>communications facility</i> <i>community activity centre</i> <i>corrections facility</i> <i>defence installation</i> <i>emergency services facility</i> <i>health facility</i> <i>land management facility</i> MAJOR UTILITY INSTALLATION <i>municipal depot</i> <i>place of worship</i> <i>residential care accommodation</i> <i>scientific research establishment</i> <i>supportive housing</i> <i>tourist facility</i> <i>transport depot</i> <i>veterinary hospital</i> <i>woodlot</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 | IZ1 | <i>Drink establishment</i> NON-RETAIL COMMERCIAL USE <i>Restaurant</i> SHOP (excluding <i>bulky goods</i> <i>retailing</i>) |
| MT2 | NUZ1 | <i>cultural facility</i> |
| MT3 | NUZ1 | <i>mobile home park</i> |
| MT4 | NUZ1 | <i>Mental health facility</i> |

Symonston Precinct Code

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Introduction

Name

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

Application

The code applies to the Division of Symonston.

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 Symonston Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Amtech Industrial Estate

This part applies to blocks and parcels identified in area RC1 shown on the Symonston Precinct Map.

Element 1: Use

| Rules | Criteria |
|---|---|
| 1.1 Business park | |
| There is no applicable rule. | <p>C1</p> <p>The proposed use is primarily related to the establishment of uses in a business park that:</p> <ul style="list-style-type: none"> a) does not adversely impact on the air quality (limiting emissions to clean air expulsion free of heat, dust, odour and chemicals as a by-product of on-site activities), and b) demonstrates that it does not emit noise in excess of the provisions of the <i>Environment Protection Regulation 2005</i> Schedule 2. |
| 1.2 SHOP – floor space limit | |
| <p>R2</p> <p>The maximum <i>gross floor area</i> per lease of <i>SHOP</i> is 50m².</p> | This is a mandatory requirement. There is no applicable criterion. |
| 1.3 Restaurant – floor space limit | |
| <p>R2A</p> <p>The maximum <i>gross floor area</i> per lease of <i>Restaurant</i> is 300m².</p> | This is a mandatory requirement. There is no applicable criterion. |

Element 1A: Environment

| Rules | Criteria |
|--|--|
| 1A.1 Heat island | |
| <p>There is no applicable rule.</p> | <p>C2B</p> <p>Development achieves no net gain of urban heat to the block on which development is occurring. Compliance with this criterion is demonstrated in a microclimate assessment report by a suitably qualified professional which details building and place design and use of mitigating measures such as:</p> <ul style="list-style-type: none"> a) use of low thermal mass, high albedo and or high emissivity building materials and or finishes where exposed to solar radiation in summer b) inclusion of canopy trees in appropriate locations to maximise summer time shading and winter time warming c) permeable surfaces in appropriate locations, particularly around canopy trees d) use of water features e) appropriate location and spacing of open space and buildings f) other types of cooling measures such as green roofs, vertical gardens and shade structures. <p>For the purpose of this criterion a 'suitably qualified professional' is a person with qualifications, experience and/or skills, relevant to urban climate science, urban modelling and microclimate assessment.</p> |
| 1A.2 Environmental assessment | |
| <p>R2C</p> <p>An environmental assessment report for any development is endorsed by the Environment Protection Authority.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with the endorsed site assessment report</p> | <p>This is a mandatory requirement. There is no applicable criterion.</p> |

| Rules | Criteria |
|---|--|
| 1A.3 Heritage | |
| <p>R2D</p> <p>An 'Unanticipated Discovery Protocol' for the management of any unexpected heritage discoveries during construction is endorsed by the ACT Heritage Council.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with this rule.</p> | <p>C2D</p> <p>If an 'Unanticipated Discovery Protocol' endorsed by the ACT Heritage Council is not provided the application will be referred to the ACT Heritage Council.</p> |
| <p>R2E</p> <p>Development adjacent to the Symonston Aboriginal Quarry Site is to include heritage conservation measures endorsed by the ACT Heritage Council.</p> <p>Note: A condition of development approval may be imposed to ensure compliance with this rule.</p> | <p>C2E</p> <p>If development adjacent to the Symonston Aboriginal Quarry Site does not include heritage conservation measures endorsed by the ACT Heritage Council, the application will be referred to the ACT Heritage Council</p> |

RC2 – Mugga Lane Rural Area

This part applies to blocks and parcels identified in area RC2 shown on the Symonston Precinct Map.

Element 2: Site

| Rules | Criteria |
|------------------------------|--|
| 2.1 Subdivision | |
| There is no applicable rule. | C3 Subdivision of existing leases is generally not permitted. |