



Part D

District Policies

D9 – East Canberra
District Policy

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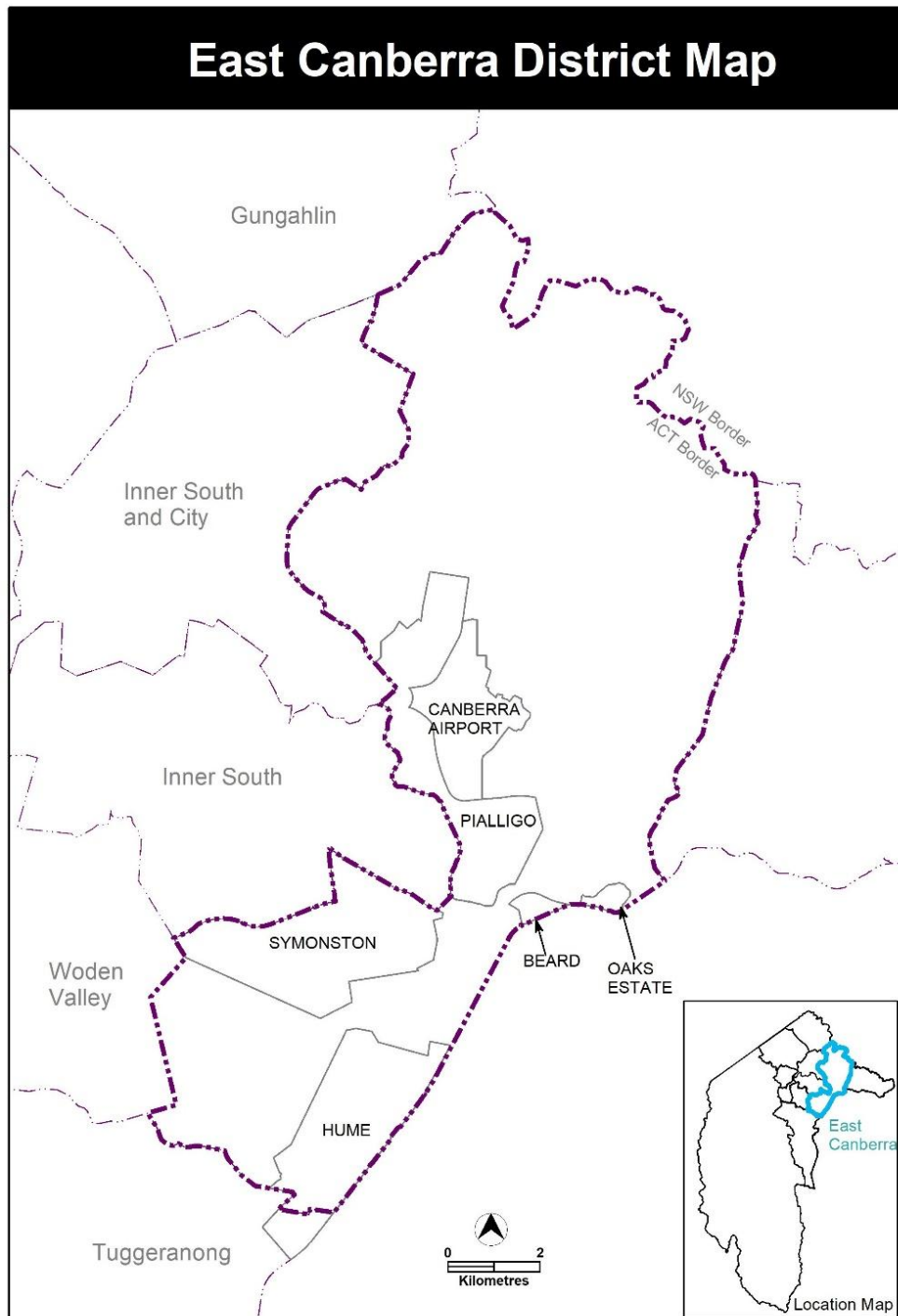
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District Map

This policy applies to land within the area identified as the East Canberra District in the map below.

Maps detailing specific assessment outcomes and requirements are within this policy.



Land Use Table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Beard	NUZ1	car park, freight transport facility, general industry, hazardous industry, hazardous waste facility, incineration facility, industrial trades, light industry, offensive industry, recycling facility, recyclable materials collection, restaurant, storage facility, take-away food shop, warehouse, waste transfer station.	agriculture, animal care facility, caravan park / camping ground, cemetery, community activity centre, corrections facility, educational establishment, farm tourism, health facility, intensive animal farming, land management facility, municipal depot, nature conservation area, outdoor recreation facility, place of worship, scientific research establishment, residential care accommodation, tourist facility	Sections 2-9, 11
Hume	IZ1	club, drink establishment, guest house, hotel, motel, office, restaurant, retail plant nursery, shop, tourist facility	Nil	Blocks 5-6 Section 5
Hume	NUZ1	corrections facility	Nil	Block 14 Section 18
Jerrabomberra	NUZ1	mining industry	Nil	Rural Block 2031
Jerrabomberra	NUZ1	landfill site, recycling facility, recyclable materials collection, storage facility, warehouse, waste transfer station	Community activity centre; educational establishment; health facility; place of worship; residential care accommodation	Rural Block 2114 Rural Block 2247
Jerrabomberra	NUZ1	car park, freight transport facility, general industry, hazardous industry, hazardous waste facility,	agriculture, animal care facility, caravan park / camping ground, cemetery, community activity centre,	Rural Block 2099 Rural Block 2100

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
		light industry, offensive industry, recycling facility, recyclable materials collection, storage facility, warehouse, waste transfer station	corrections facility, educational establishment, farm tourism, health facility, intensive animal farming, land management facility, municipal depot, nature conservation area, outdoor recreation facility, place of worship, scientific research establishment, residential care accommodation, tourist facility transport depot veterinary hospital, woodlot	
Majura	NUZ1	plantation forestry	Nil	Rural Block 620 Rural Block 621 Rural Block 165
Majura	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	Rural Block 728 Rural Block 729
Oaks Estate	CZ4	Nil	indoor entertainment facility, industrial trades, service station, veterinary hospital	PD1 - Figure 6
Oaks Estate	CZ4	Nil	restaurant, shop, supermarket, take-away food shop	PD2 - Figure 6
Oaks Estate	CZ4	Nil	light industry, industrial trades	PD3 - Figure 6
Oaks Estate	CZ4	Nil	indoor entertainment facility, light industry, industrial trades, restaurant, service station, shop, supermarket, takeaway food shop	PD4 - Figure 6
Oaks Estate	CFZ	Nil	retirement village, supportive housing	PD5 - Figure 6
Oaks Estate	CZ4	warehouse	Nil	AD1 - Figure 6
Oaks Estate	CZ4	craft workshop	Nil	AD2 - Figure 6
Pialligo	NUZ1	Nil	caravan park / camping ground, cemetery, communications facility, community activity centre, corrections facility, defence installation, educational establishment, health facility, land management facility, major electricity	PD1 - Figure 7

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			storage facility, power generation station, distribution reservoir, major electrical sub-station, major gross pollutant trap, major pump station, major service conduits, treatment plant, water storage dam, urban lake, pond and/or retardation basin, utility hydrogen production facility, municipal depot, place of worship, residential care accommodation, scientific research establishment, service station, subdivision, supportive housing, tourist facility transport depot, woodlot	
Pialligo	NUZ1	retail plant nursery, produce market	Nil	AD1 - Figure 7
Pialligo	NUZ1	emergency services facility	Nil	AD2 - Figure 7
Pialligo	NUZ1	produce market	Nil	AD3 - Figure 7
Pialligo	NUZ1	mining industry	Nil	AD4 - Figure 7
Symonston	IZ1	Business agency, drink establishment, financial establishment, office, public agency, restaurant, personal services, retail plant nursery, supermarket, takeaway food shop	bulk landscape supplies, freight transport facility, general industry, hazardous waste facility, incineration facility, liquid fuel depot, municipal depot, offensive industry, transport facility, railway use, recycling facility, service station, waste transfer station	AD1 - Figure 8 PD1 - Figure 8
Symonston	NUZ1	cultural facility	animal care facility, caravan park / camping ground, cemetery, communications facility, community activity centre, corrections facility, defence installation, emergency services facility, health facility, land management facility, major electricity storage facility, power generation station, distribution reservoir, major electrical sub-station, major gross pollutant trap, major	AD2 - Figure 8 PD2 - Figure 8

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			pump station, major service conduits, treatment plant, water storage dam, urban lake, pond and/or retardation basin, utility hydrogen production facility, municipal depot, place of worship, residential care accommodation, scientific research establishment, supportive housing, tourist facility, transport depot, veterinary hospital, woodlot	
Symonston	NUZ1	mobile home park	Nil	AD3 - Figure 8
Symonston	NUZ1	mental health facility	Nil	AD4 - Figure 8

Policy Outcomes

These policy outcomes describe the high-level objectives for the district. District policy outcomes are derived from the relevant district strategy, which sets the strategic planning vision and directions for the district.

Policy outcomes inform assessment outcomes and assessment requirements. Where a development is consistent with the assessment outcomes and assessment requirements, it is considered to be consistent with the policy outcomes.

The desired policy outcomes to be achieved for East Canberra District include:

1. Protect and enhance heritage and priority environmental and cultural values within grasslands and woodlands and consider the establishment of fauna-friendly road crossings throughout the Majura and Jerrabomberra valleys.
2. Protect and restore aquatic–riparian corridors and their catchment through the application of water sensitive urban design, including along the Molonglo River and Jerrabomberra and Woolshed creeks.
3. Develop new employment precincts, capitalising on proximity to Canberra Airport, national freight routes, heavy rail and existing employment precincts (subject to outcomes of the Eastern Broadacre Strategic Assessment).
4. Retain capacity and opportunities within the district for rural uses, agribusiness and agritourism.
5. Protect and preserve function and capacity of key transport corridors for freight and public transport, including potential future faster rail and/or high-speed rail corridor.
6. Enhance accessibility of services and facilities for Oaks Estate, Pialligo and Symonston residents.
7. Limit new housing development in East Canberra consistent with the zoning requirements of the Territory Plan.

Assessment Outcomes

Consistent with the district policy outcomes, development proposals in the East Canberra District must demonstrate that they are consistent with any area specific assessment outcomes that may apply, as well as the relevant zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning technical specification, entity referral will be required.

Area specific assessment outcomes

The assessment outcomes for proposed development in specific locations are listed below. Localities that are not listed do not have any area specific assessment outcomes to consider.

Locality	Assessment outcome	Reference
Majura	1. Buildings integrate into the landscape and are compatible with surrounding environmentally sensitive areas.	
Oaks Estate	<u>Commercial area</u>	RC1 Figure 5
	2. Residential development is designed to mitigate the potential impacts on future residents from the operation of existing commercial uses.	RC2 Figure 5
	3. Development provides an interesting facade to the street compatible with surrounding built form.	
	<u>Residential area</u>	
	4. The redevelopment of multi-unit dwelling sites respects the existing east-west orientation of the blocks and provides a built form width compatible with surrounding residential development.	
Pialligo	5. Ancillary residential development in the agricultural area protects environmental and heritage values of the area, does not detrimentally impact on the operation of adjoining agricultural uses, does not significantly impact on the agricultural potential of the block and is compatible with neighbouring dwellings.	Figure 6

Assessment Requirements

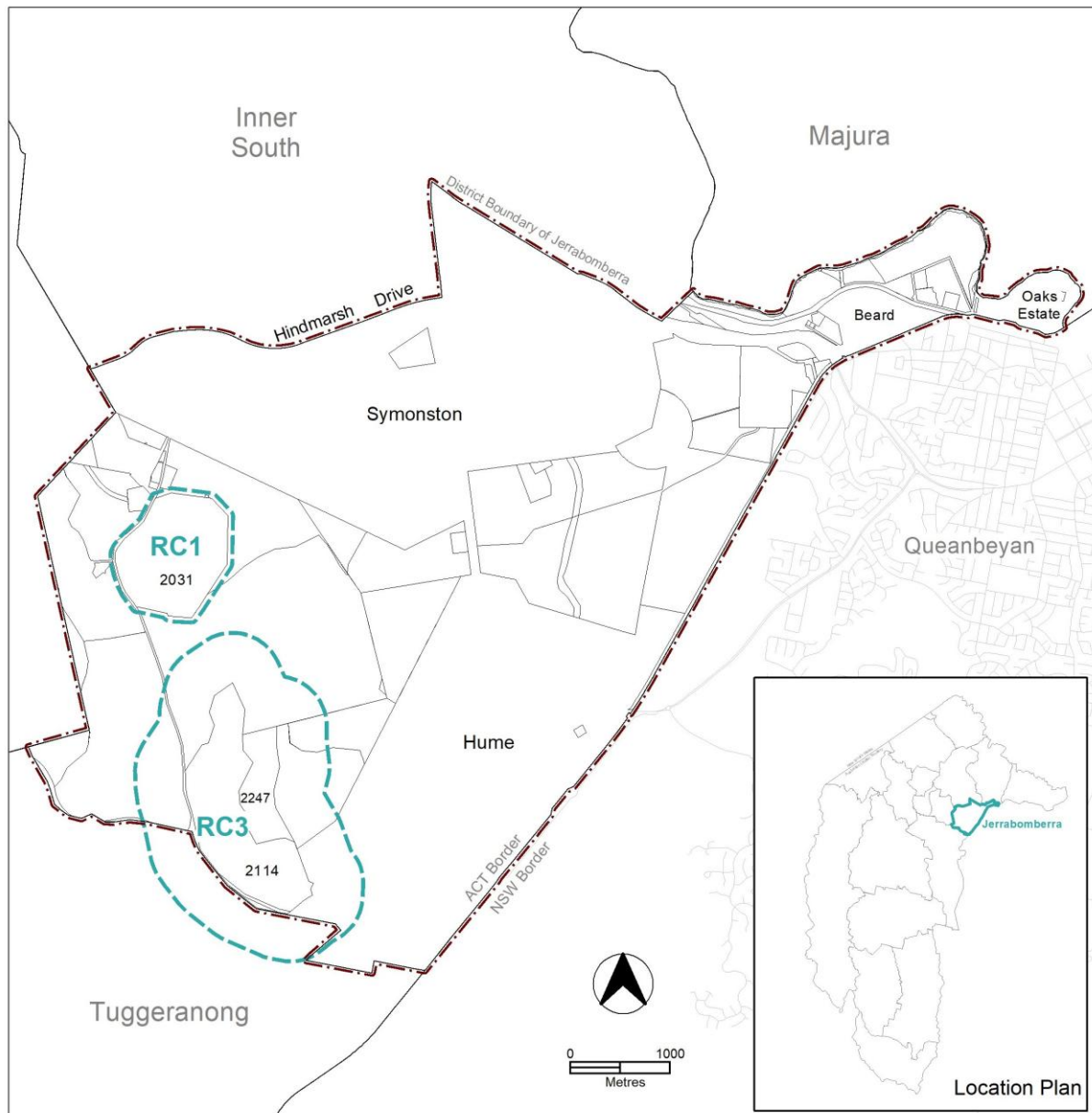
Assessment requirements set the mandatory development controls for specific areas, and sites within the East Canberra District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

Development proposals in the East Canberra District must meet the following requirements. Localities that are not listed do not have assessment requirements.

Control	Assessment requirement
Hume	
Site and land use	- Development on Blocks 5 and 6 Section 5 complies with all of the following: - Shop complies with all of the following: - Maximum gross floor area is 250m², except arts, crafts and souvenirs. - Excludes the sale of food, except restaurant and takeaway food. - Ancillary to the primary use of land or restricted to tourist-related goods including arts, crafts and souvenirs. - Office use is wholly contained in heritage buildings.
Jerrabomberra (District)	
Urban structure	In the RC1 area of Figure 1, the Mugga porphyry zone and the existing quarry operations are to be protected from constraints imposed by adjacent development. A buffer zone of 1km will be maintained around the quarry sites to ensure protection of adjacent areas from noise, air blast overpressure and ground vibration nuisance. Within this protection zone, only development free of constraints on quarry operation is to be permitted.
Site and land use	- In the RC3 area of Figure 1, the following uses are not permitted in the Mugga Lane Landfill Clearance Zone: - Caretaker's residence, - Co-housing, - Multi-unit housing, - Residential care accommodation, - Retirement village, - Secondary residence, - Single dwelling housing, - Supportive housing, - Community activity centre, - Community theatre, - Cultural facility, - Early childhood education and care, - Educational establishment, - Health facility. - In the RC1 area of Figure 1, mining industry involving quarrying and other compatible uses is to be operational only during the life of existing quarries.
Building and site design	In the RC1 area of Figure 1, the quarry will be developed in such a manner as to avoid breaking the skyline to the east and so exposing the quarry to the national area.

Control	Assessment requirement
Environmental management – Land and construction	7. In the RC1 area of Figure 1 , a rehabilitation plan showing progressive restoration at completion of each section of quarrying, preservation of existing trees and planting and regeneration of the site.

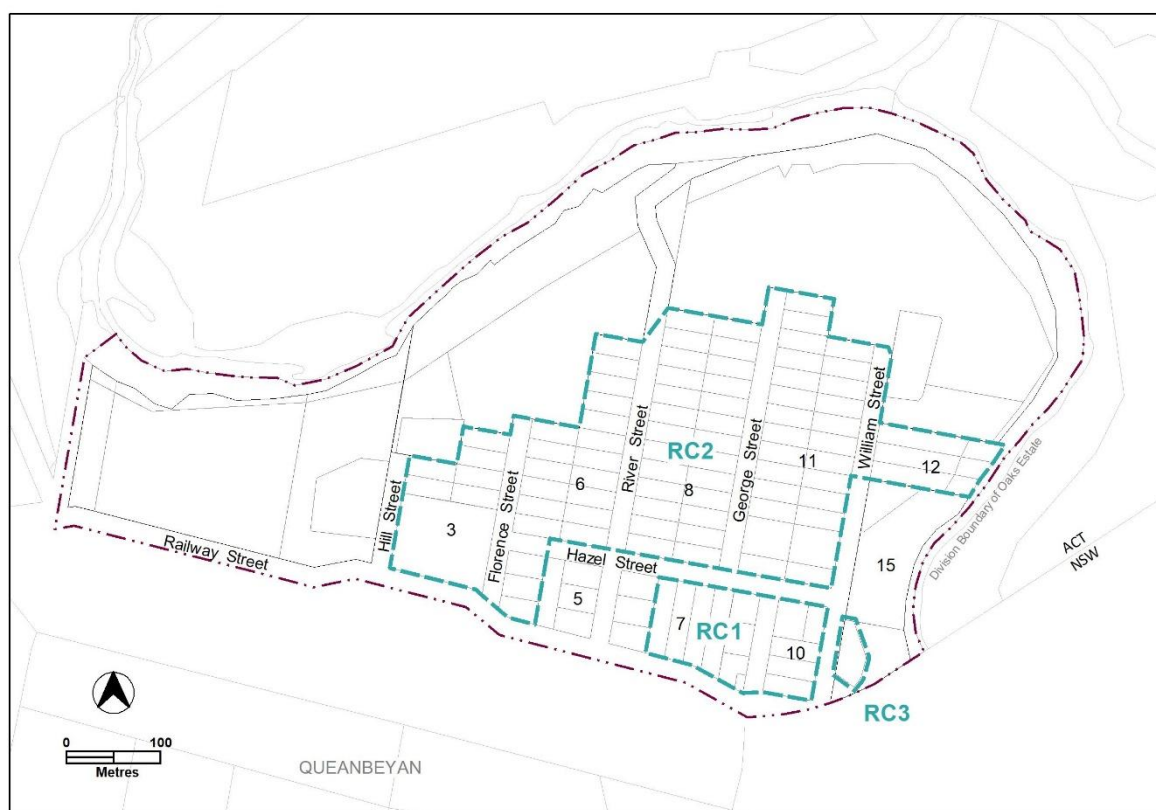
Figure 1 Jerrabomberra – Mugga Lane Landfill and Mugga Quarry



Control	Assessment requirement
Majura (District)	
Site and land use	8. Agriculture is limited to livestock grazing, excluding horse agistment.
Building design	9. Tourist facility buildings are low rise and comprise lodge style, self-contained cabins.
Oaks Estate	
Urban structure	10. In the RC2 area of Figure 2 , on residential zoned block, the redevelopment of multi-unit dwelling sites respects the existing east-west orientation of the blocks and provides a built form width compatible with surrounding residential development.
Gross floor area	11. In the RC1 area of Figure 2 , on commercial CZ4 zoned blocks, the maximum gross floor area for shop on blocks 5,6 and 9 section 7 Oaks Estate where permitted is 200m ² .
Site coverage	12. In the RC1 area of Figure 2 , on commercial CZ4 zoned blocks, the maximum site coverage is 45%. 13. In the RC2 area of Figure 2 , on residential zoned blocks, the maximum site coverage of standard blocks is 35%.
Active frontage	14. In the RC1 area of Figure 2 , on commercial CZ4 zoned blocks, the ground floor of buildings fronting Railway Street and McEwan Avenue is adaptable for commercial uses.
Building design	15. In the RC1 area of Figure 2 , on commercial CZ4 zoned blocks, commercial development located along Railway Street and/or McEwan Avenue avoids extensive lengths of blank walls unrelieved by doors, windows or the like and provides suitable pedestrian access for persons with disability. 16. In the RC1 area of Figure 2 , on commercial CZ4 zoned blocks, for residential development located along Railway Street, Hazel Street and/or McEwan Avenue (where relevant): a) Ground floor street frontages and building design includes windows to <i>habitable rooms</i> . b) Street frontages above ground floor include windows to <i>habitable rooms</i> and/or balconies addressing the street. 17. In the RC2 area of Figure 2 on residential zoned blocks, front facades of multi-unit housing are articulated to provide interest and ensure compatibility with the surrounding built form.
Front boundary setback	18. In the RC1 area of Figure 2 , on commercial CZ4 zoned blocks, front setbacks comply with the following: a) To Hazel Street reflect existing block patterns and provide landscaping between the building and the front boundary b) To Railway Street, McEwan Avenue and William Street: i) For commercial development – 0m. ii) For residential development – 2m. 19. In the RC2 area of Figure 2 , on residential zoned blocks, front setbacks can differ in depth but must be consistent with the existing variations.
Setback	20. In the RC1 area of Figure 2 , on commercial CZ4 zoned blocks, development provides reasonable physical and visual separation to Robertsons' House to protect the heritage character of the site.

Control	Assessment requirement
Tree planting	21. In the RC1 area of Figure 2 , on commercial CZ4 zoned blocks, Existing trees on section 7 blocks 11 and 12 Oaks Estate, are not significantly impacted, including any parts of trees that overhang the boundaries of the <i>blocks</i> .
Car parking areas	22. In the RC1 area of Figure 2 , on commercial CZ4 zoned blocks, parking areas are screened from the street by suitable landscaping wholly contained within the leased block boundaries.

Figure 2 Oaks Estate – Commercial and Residential Areas



Control	Assessment requirement
Pialligo	
Urban structure	23. In areas shown in Figure 3, ancillary use buildings are located to address Beltana Road or Kallaroo Road and reflect the existing development pattern, protect the heritage and environmental values of the area, and do not detrimentally impact on the agricultural potential of the block or operation of adjoining agricultural uses. 24. On blocks 23, 24, 25 and 26 mining industry involving quarrying and other compatible uses is to be operational only during the life of existing quarries.
Site and land use	25. In areas shown in Figure 3 small produce stands selling goods produced on the block are permitted within the front setback provided vehicle sight lines from driveways are maintained. 26. Animal care facility limited to dog kennels, is only permitted in the area shaded grey in Figure 4. 27. Bulk landscape supplies are only permitted in the hatched area in Figure 4.
Subdivision	28. In areas shown in Figure 3, subdivision of existing leases is not permitted for blocks in section 2, except for the hatched area shown in Figure 3 where it is only permitted as part of a development providing publicly accessible open space.
Number of dwellings	29. In areas shown in Figure 3, A maximum of one ancillary dwelling is permitted per block. Additional ancillary dwellings are permitted provided it can be demonstrated that they are necessary for the management of the permitted primary uses.
Building height	30. In areas shown in Figure 3, the maximum height of building is: 2 storeys - in the hatched area – 8.5m.
Front boundary setback	31. In areas shown in Figure 3, front setbacks are related to the height of the building to ensure pedestrian scale at street level and provide reasonable space between the development and front boundary to permit deep root planting. 32. In areas shown in Figure 3, Small-scale unenclosed landscape structures such as pergolas and the like may be located within the front setback to Beltana Road provided they do not dominate the view into the block from the street.
Setback	33. In areas shown in Figure 3, side setbacks provide sufficient separation to provide a landscape buffer between development and the adjoining boundary and do not detrimentally impact on the operation of adjoining agricultural uses.
Car parking areas	34. In areas shown in Figure 3, Car parking areas are screened from the street; and do not significantly reduce the agricultural potential of blocks.
Environmental management – Land and construction	35. On blocks 23, 24, 25 and 26 a rehabilitation plan showing progressive restoration at completion of each section of quarrying, preservation of existing trees and planting and regeneration of the site.

Figure 3 Pialligo – Agricultural area

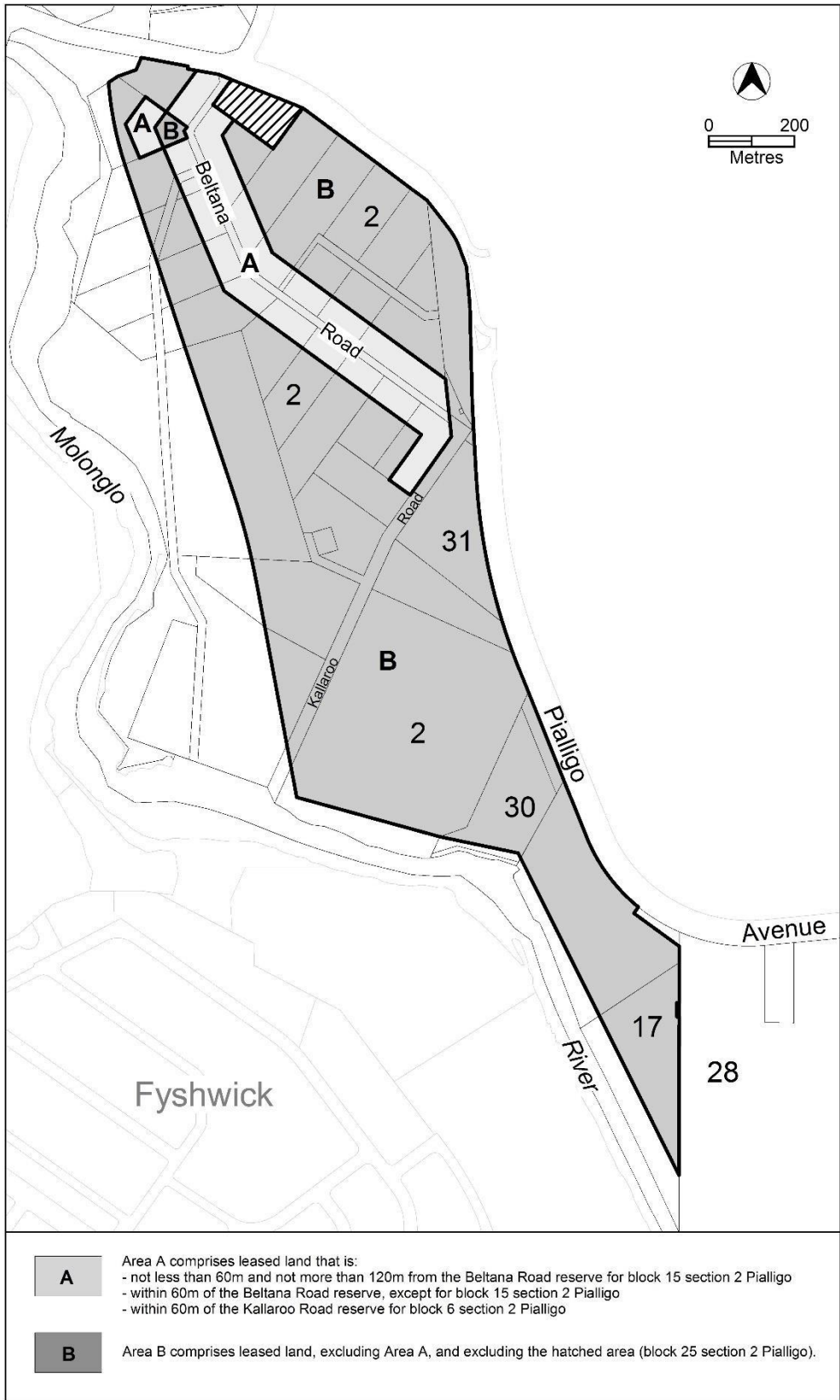
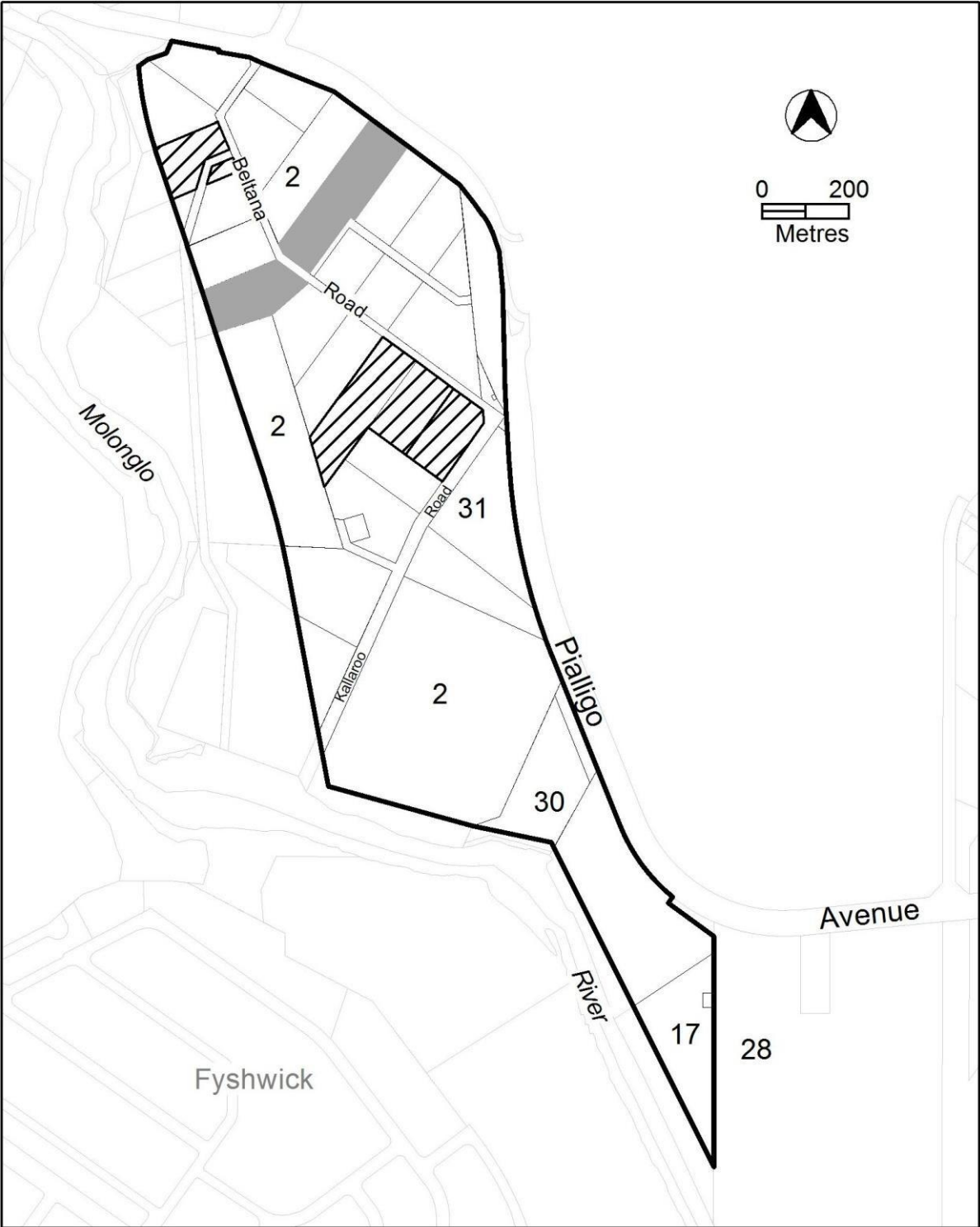
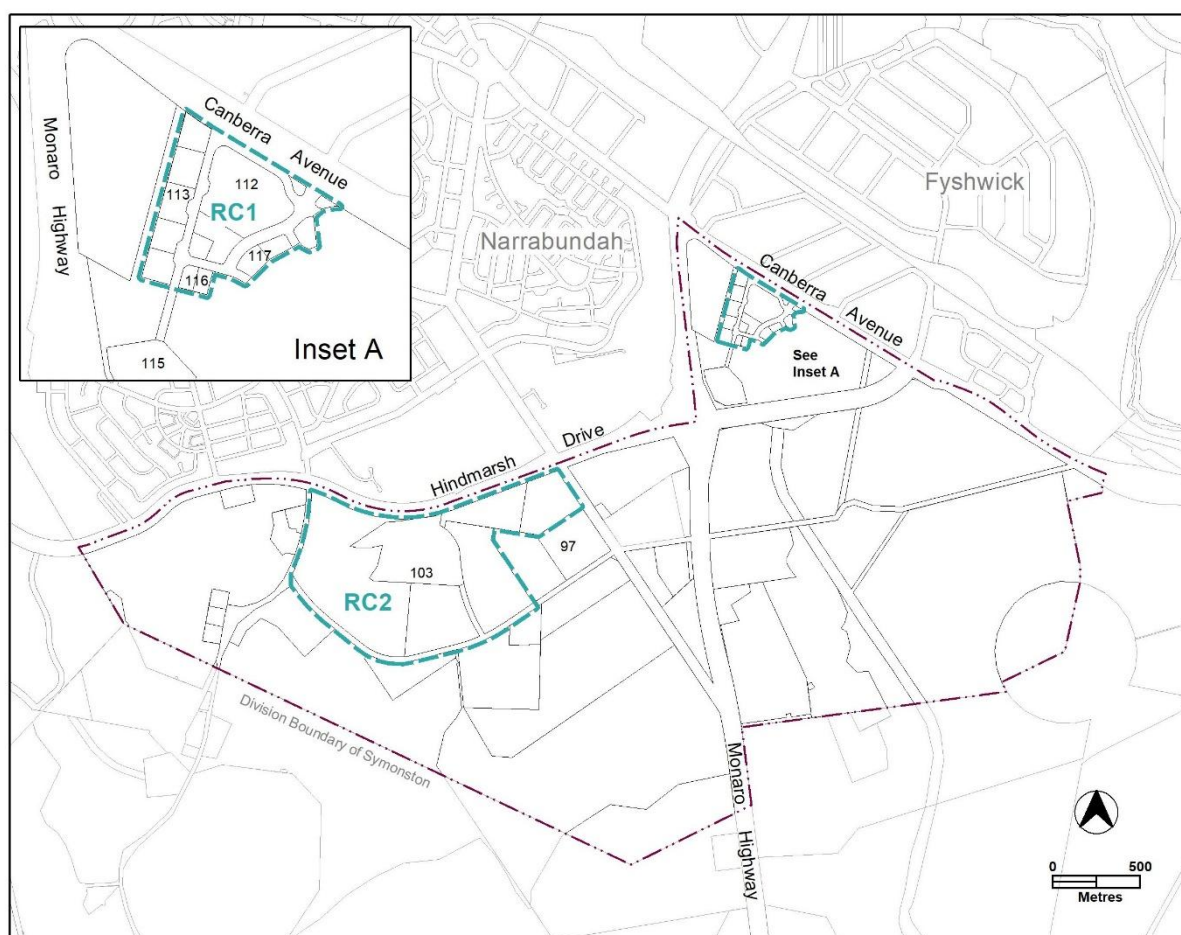


Figure 4 Pialligo – Land use



Control	Assessment requirement
Symonston	
Gross floor area	36. In the RC1 area in Figure 5 , the maximum gross floor area per lease of restaurant is 300m ² .
Environmental management – Land and construction	37. In the RC1 area in Figure 5 , development adjacent to the Symonston Aboriginal Quarry Site is to include heritage conservation measures endorsed by the ACT Heritage Council.

Figure 5 Symonston – Business Park



Figures – Assessable and Prohibited Development

Figure 6 Oaks Estate

Link back to [Land Use Table](#)

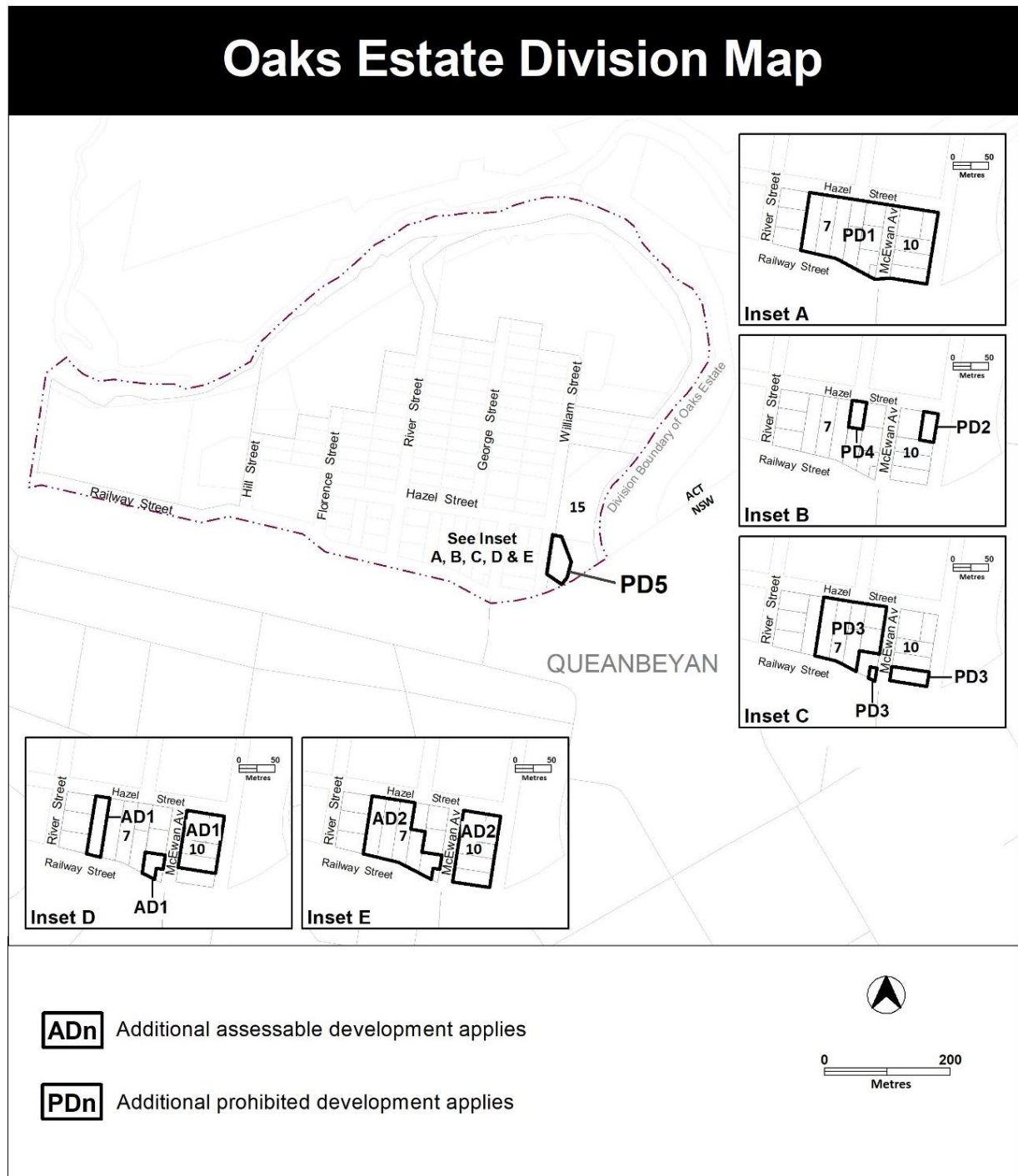


Figure 7 Pialligo

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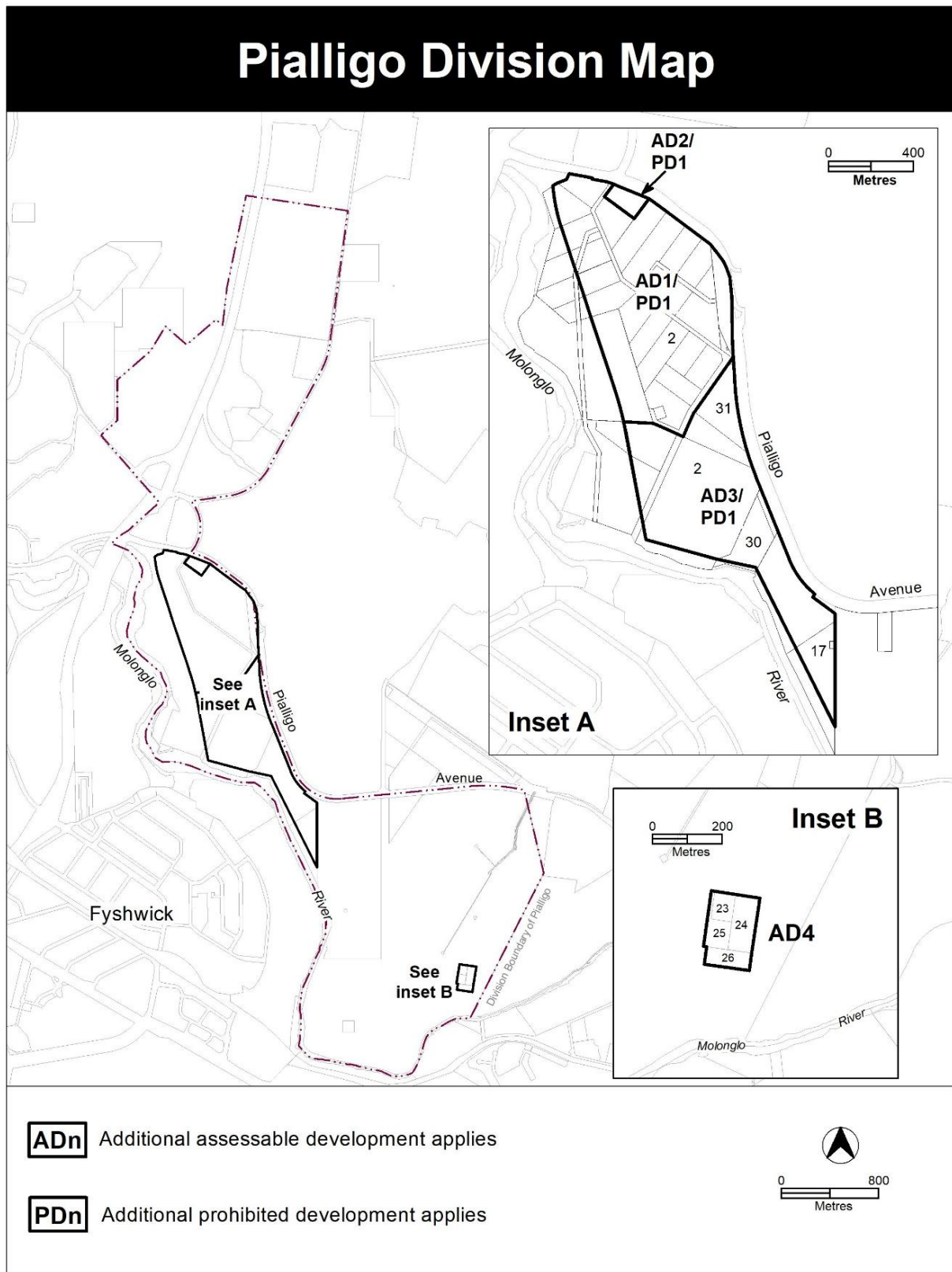


Figure 8 Symonston

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