Australian Capital Territory

Planning (Residential Zones) Technical Specifications 2026 (No 2)

Notifiable instrument NI2026–519

made under the

Planning Act 2023, s 51 (Technical specifications)

---

1 Name of instrument

This instrument is the *Planning (Residential Zones) Technical Specifications 2026 (No 2)*.

2 Commencement

This instrument commences 1 January 2027.

3 Technical Specifications

I make the technical specifications in schedule 1.

4 Revocation

This instrument revokes the *Planning (Residential Zones) Technical Specifications 2026* (NI2026-303).

George Cilliers
Chief Planner
6 November 2026

Schedule 1
(see s 3)

ACT Government

ZS1 – Residential Zones Specifications

Table of Contents

Table of Contents **2**

Residential Zones planning technical specifications **6**

Urban Structure and Natural Systems **7**

Assessment Outcome 1 ..... *7*

Assessment Outcome 2 ..... *7*

Assessment Outcome 3 ..... *7*

Site and Land Use **7**

Assessment Outcome 4 ..... *7*

Distribution of non-residential developments in all residential zones 7

Provisions for development other than single dwelling and multi-unit housing 7

Home business 8

Boarding houses 8

Early childhood education and care 8

Accessible and/or adaptable standards 8

Assessment Outcome 5 ..... *8*

Minimum floor area – Secondary residence and boarding house 8

Dwelling density – multi-unit housing – RZ1 8

Assessment Outcome 6 ..... *9*

Access and Movement **9**

Assessment Outcome 7 ..... *9*

Pedestrian access 9

Assessment Outcome 8 ..... *9*

Assessment Outcome 9 ..... *9*

Public Space and Amenity **9**

Assessment Outcome 10 ..... *10*

Assessment Outcome 11 ..... *10*

Private open space - single dwellings 10

Private open space - multi-unit housing - RZ1 and R2 zones 10

Private open space - multi-unit housing – RZ3, RZ4 and RZ5 10

Communal open space – all multi-unit housing 11

Principal private open space – single dwellings 11

Principal private open space – multi-unit housing 12

Assessment Outcome 12 ..... *12*

Surveillance blocks 12

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Assessment Outcome 13 ..... *13*
Signs 13

Built Form and Building Design **13**

Assessment Outcome 14 ..... *13*
Building height 13
Building envelope 13
Front boundary setbacks 14
Side and rear setbacks 14
Allowable setback encroachments 15
Tower footprint – RZ5 – apartments. 15
Tables 1 - 4 Front Boundary Setbacks 16
Table 1: Single dwelling front boundary setbacks – blocks in subdivisions approved originally before 18 October 1993 16
Table 2: Single dwelling front boundary setbacks –blocks in subdivisions approved on or after 18 October 1993 but before 31 March 2008 16
Table 3: Single dwelling front boundary setbacks – blocks in subdivisions approved on or after 31 March 2008 17
Table 4: Multi-unit housing front boundary setbacks – all residential zones 17
Tables 5 - 11 Side and Rear Setbacks 18
Table 5: Single dwelling side and rear setbacks – large blocks 18
Table 6: Single dwelling side and rear setbacks – mid sized blocks in subdivisions approved before 2 October 2009 18
Table 7: Single dwelling side and rear setbacks – mid sized blocks in subdivisions approved on or after 2 October 2009 19
Table 8: Single dwelling side and rear setbacks – compact blocks 19
Table 9: Multi-unit housing side and rear setbacks – RZ1 and RZ2 – buildings 4 storeys or less 20
Table 10: Multi-unit housing side and rear setbacks – RZ3, RZ4 and RZ5 – buildings 4 storeys or less 20
Table 11: Multi-unit housing side and rear setbacks – buildings over 4 storeys 20
Assessment Outcome 15 ..... *21*
Solar building envelope 21
Solar access – multi-unit housing 22
Solar access of adjoining residential blocks 22
Assessment Outcome 16 ..... *22*
Separation between walls and principal private open space – multi-unit housing – RZ1 and RZ2 23
Separation between walls and principal private open space – multi-unit housing – RZ3, RZ4 and RZ5 23
Assessment Outcome 17 ..... *23*
Building entries – multi-unit housing 23
Dwelling mix – multi-unit housing 23
Minimum dwelling size – multi-unit housing 24
Minimum widths and area – multi-unit housing 24
Habitable rooms – multi-unit housing 24

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Ceiling heights – multi-unit housing 24
Storage – multi-unit housing 24
Units per floor – apartments 24
Stairwell features – multi-unit housing 25
Natural cross ventilation – apartments 25
Windows in common circulation spaces – apartments 25
Shading and glare control – multi-unit apartments 25
Assessment Outcome 18 ..... *25*
Front fences and walls 25
Courtyard walls 25

Sustainability and Environment 26

Assessment Outcome 19 ..... *26*
Planting area 26
Tree Planting 26
Tree canopy cover – multi-unit housing 28
Health of tree – multi-unit housing 28
Water sensitive urban design – single dwellings 28
Water sensitive urban design – all development other than single dwellings or secondary residences 29
Assessment Outcome 20 ..... *29*
Artificial turf 30
Assessment Outcome 21 ..... *30*
Assessment Outcome 22 ..... *30*
Minimisation of cut and fill 30
Site disturbance 30
Assessment Outcome 23 ..... *30*
Assessment Outcome 24 ..... *30*
Road noise 30
Noise affected blocks 31
Noise management – community activity centre 31
Flood risk 31
Stormwater retention and detention 31
Stormwater quality 32
Site contamination 32
Hazardous materials 32

Parking, Services and Utilities 32

Assessment Outcome 25 ..... *32*
Electric vehicle ready parking 32

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Assessment Outcome 26 ..... *33*
End of trip facilities – provision of facilities 33
Table 12: End of trip facilities – bicycle provision rates 33
End of trip facilities – design requirements of facilities 34
Assessment Outcome 27 ..... *34*
Number of car parking spaces 34
Accessible car parking spaces 35
Location of car parking spaces 35
Safety 35
Basement carparking 35
Garage and carport openings 35
Dimensions of car parking spaces - single dwelling 35
Access for car parking spaces – single dwelling 35
Dimensions and access for car parking spaces – multi-unit housing 36
Verge crossings 36
Internal driveways – multi-unit housing 36
Table 12: Parking provision rates for residential zones 37
Table 13: Parking locational requirements 38
Assessment Outcome 28 ..... *38*
Waste facilities – multi-unit housing 38
Assessment Outcome 29 ..... *38*
Servicing and infrastructure 38
Battery storage 38

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Residential Zones planning technical specifications

The primary assessment consideration for a development application is the assessment outcomes in the Territory Plan. In demonstrating compliance with the assessment outcomes, consideration may be given to the relevant planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by a specification.

Planning technical specifications are used as a possible solution or to provide guidance for identified aspects of a development proposal. The specifications may also be used as a reference or benchmark in the preparation and assessment of development proposals to demonstrate compliance with the assessment outcomes, and the Territory Plan.

Where a proposed development complies with a relevant provision in the planning technical specifications and the development comprehensively addresses the assessment outcome, further assessment regarding those specific provisions will not be required.

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 specification, entity referral may be required.

Consistent with the Residential Zones Policy, this Residential Zones Specification comprises specifications under seven categories:

- Urban Structure and Site;
- Access and Movement;
- Public Space and Amenity;
- Land Use and Development;
- Built Form and Building Form;
- Sustainability and Environment; and
- Parking, Services and Utilities.

These specifications will primarily be for development within residential zones. However, these specifications may also be used in other circumstances e.g., residential development in a proposed mixed-use development in other zones, or stand-alone residential developments where permissible in other zones.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Urban Structure and Natural Systems

The following specifications provide possible solutions that should be considered in the planning of a proposed development:

Assessment Outcome	1. Biodiversity connectivity is maintained across the landscape.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome	2. Loss of native habitat and biodiversity is avoided and/or minimised.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome	3. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Site and Land Use

The following specifications provide possible solutions that should be considered in the planning of a proposed development:

Assessment Outcome	4. The functionality and usability of the development is appropriate for its intended purpose/use.
Specification	
Distribution of non-residential developments in all residential zones	4.1. Development complies with the following: a) No section has more than 2 of the following developments: i) Residential care accommodation. ii) Boarding house. iii) Guest house. iv) Early childhood education and care. v) Community activity centre. vi) Health facility. vii) Social enterprise. viii) Veterinary clinic. b) No section has more than 2 home businesses per 20 dwellings. c) Guest house is only permitted where the block is adjacent to a commercial zone.
Provisions for development other than single dwelling and multi-unit housing	4.2. Secondary residences and developments that comprise of 1 dwelling comply with the requirements for a single dwelling. Developments that comprise 2 or more dwellings comply with the requirements for multi-unit housing.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Home business	4.3. A home business complies with all of the following: a) Not more than three people (including resident workers) are employed at any one time by the home business operating from the lease. b) The area of the lease used for the home business (including storage) is not more than 40m^2. c) Any vehicles at the lease for the purpose of the home business: i) Are parked in the allocated parking spaces for the site; and ii) Do not involve the parking or storage of a commercial vehicle exceeding 5 tonnes tare weight. d) Buildings intended to be used for home business attenuate noise from expected uses to a level that does not unreasonably diminish the residential amenity of dwellings in the vicinity. e) All goods and materials relating to the home business (other than goods or materials kept on the lease) must be kept: i) In buildings or structures that are lawfully on the lease; and ii) In a way that the goods and materials cannot be seen from outside the lease.
Boarding houses	4.4. Boarding houses comply with the following: a) the maximum number of bedrooms in the boarding house is: i) RZ1 – 4. ii) RZ2 – 10. b) If a boarding house is to be occupied by five or more adults, at least one communal living room of at least 16m² with a minimum dimension of 3 metres is provided.
Early childhood education and care	4.5. In multi-storey buildings, early childhood education and care services are to be located on the ground floor level.
Accessible and/or adaptable standards	4.6. The following development types meet *Australian Standard AS4299 Adaptable housing (Class C)*: a) Supportive housing. b) Retirement village. c) Residential care accommodation. For common and/or public spaces, the proposed development meets AS 1428, AS2890, AS4586 as applicable.

Assessment Outcome	**5. The proposed use and scale of development are appropriate to the site and zone, noting the desired zone policy outcomes and the streetscape character.**
Specification	
Minimum floor area – Secondary residence and boarding house	5.1. The minimum gross floor area of a: a) Secondary residence is 40m². b) Boarding house boarding room is: i) For a single occupant - 12m². ii) For 2 or more occupants - 16m².
Dwelling density – multi-unit housing – RZ1	5.3. The maximum number of dwellings permitted on an RZ1 block is: a) Attached houses – 54 dwellings per hectare b) Apartments – 67 dwellings per hectare

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	Note: To calculate the maximum number of dwellings: Divide block size (in m^2) by 10,000 and multiply the relevant dwelling per hectare figure above. Density calculations are to be rounded up to the nearest whole number.

Assessment Outcome	**6. Adverse impacts of development on surrounding uses (within a site, on adjoining sites or impacting the public domain) is minimised and residential amenity protected. This includes between residential uses and between non-residential and residential uses.**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Access and Movement

The following specifications provide possible solutions that should be considered in relation to access, travel modes and movement to and within a proposed development:

Assessment Outcome	**7. The functionality and layout of the development is accessible and adaptable, while achieving good connections with the surrounding area. This includes consideration of traffic flow and passive surveillance.**
Specification	
Pedestrian access	7.1. For blocks with a boundary to a rear lane, pedestrian access is provided from the main street frontage.

Assessment Outcome	**8. The development encourages active travel through safe and convenient access to the active travel network.**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome	**9. Access to, from and within the site permits safe and legible movement while catering for all users (including pedestrians). This includes consideration of vehicle manoeuvrability and access routes.**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Public Space and Amenity

The following specifications provide possible solutions that should be considered in relation to public areas (areas accessible to residents, visitors and community) and amenity outcomes associated with a proposed development:

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Assessment Outcome	10. The development (including the design of outdoor spaces) achieves reasonable solar access and microclimate conditions to public areas and streets to support their use by the community.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome	11. Private open space and communal open space provides sufficient space and facilities for residents and visitors to recreate and relax, as well as providing area for service functions. Spaces are readily accessible for a range of activities.
Specification	
Private open space - single dwellings	11.1. Minimum private open space for single dwellings is: a) For large blocks – i) 60% of the block area. b) For mid-sized blocks – i) 40% of the block area. c) For compact blocks - 30% of the block area. Notes: • Principal private open space may be contained within an area of private open space. • Private open space can contain pergola posts, brick columns, retaining walls, raised planter beds, balustrades, courtyard walls, rainwater tanks, clotheslines, hot water systems, domestic fuel tanks, cooling or heating appliances, solar inverters, batteries and the like. • For blocks from 500m^2 or greater but less than 550m^2 in size that are identified as a mid sized block in a district specification, the provisions in this specification relating to mid sized blocks apply.
Private open space - multi-unit housing - RZ1 and R2 zones	11.2. Minimum 30% of the total site area is allocated to one or more of the following: a) Communal open space meets specification 11.4; and/or b) Principal private open space meets specification 11.6; and/or c) Private open space that has a minimum dimension of 4m Note: Private open space is to prioritise site amenity and living infrastructure. Private open space can contain pergola posts, brick columns, retaining walls, raised planter beds, balustrades, or courtyard walls. Utilitarian uses such rainwater tanks, clotheslines, hot water systems, domestic fuel tanks, cooling or heating appliances, solar inverters, batteries and the like are ancillary uses within private open space.
Private open space - multi-unit housing – RZ3, RZ4 and RZ5	11.3. Multi unit housing in RZ3, RZ4 and RZ5 comply with the following: a) Developments for fewer than 20 dwellings that include apartments – no less than 20% of the total site area allocated to communal open space (that have a minimum dimension of 2.5m and are directly accessible from common entries and pathways). b) Developments for fewer than 20 dwellings that do not include apartments – no less than 20% of the total site area is allocated to one or more of the following: i) Communal open space that has a minimum dimension of 2.5m and is directly accessible from common entries and pathways.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

<table>
<tr><td></td><td>ii) Private open space that has a minimum dimension of 2.5m and is associated with dwellings at the lower floor level.</td></tr>
<tr><td>Communal open space – all multi-unit housing</td><td>11.4. Where provided on a site, communal open space achieves the following:
a) Minimum dimension of 5m.
b) No less than 3 hours of direct sunlight onto 50% of the minimum communal open space area between the hours of 9am and 3pm on the winter solstice (21 June).
Note: Overshadowing from vegetation is not considered when assessing solar access.</td></tr>
<tr><td>Principal private open space – single dwellings</td><td>11.5. At least one area of principal private open space on the block complies with the area and dimensions specified in the table below and meets all of the following:
a) is located, either:
i. wholly on the same level as the habitable room mentioned in b) or
ii. at ground level
b) is located 5m or less from, either:
i. a habitable room other than a bedroom or
ii. an outdoor terrace, pergola, patio, deck and the like that is directly adjacent to a habitable room other than a bedroom
c) is located behind the building line (where the front boundary is to a public road), except where fully enclosed by a courtyard wall
d) if visible from an adjoining public street or public open space, it is screened by a minimum 1.5m high screen
<table><tr><th>Zone</th><th>Block type</th><th>Dwelling Size*</th><th>Minimum Area</th><th>Minimum Dimension</th></tr><tr><td>All</td><td>Compact</td><td>all</td><td>16m^2</td><td>4m</td></tr><tr><td rowspan="2">RZ1
RZ2</td><td>Mid sized
Large</td><td>up to 105m^2</td><td>28m^2</td><td>4m</td></tr><tr><td>Mid sized
Large</td><td>105m^2 or greater</td><td>36m^2</td><td>4m</td></tr><tr><td>RZ3
RZ4
RZ5</td><td>Mid sized
Large</td><td>all</td><td>24m^2</td><td>4m</td></tr></table>* For the purpose of this table, dwelling size is defined as the sum of the area of all floors measured to the outside face of externals walls including internal walls between the living areas and garage (but excluding the garage).
** Minimum dimension relates to minimum length of the shortest dimension of the principal private open space area.
Notes
• For the purposes of this specification, principal private open space cannot contain swimming pools, fences, retaining walls or courtyard walls. However, exemption criteria for these structures may be outlined separately in the Planning (Exempt Development) Regulation 2023.
• For the purposes of d), screening may include courtyard wall, fencing, vegetation or a combination thereof.
• For blocks from 500m^2 or greater but less than 550m^2 in size that are identified as a mid sized block in a district specification, the provisions in this specification relating to mid sized blocks apply.</td></tr>
</table>

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	• Further guidance may also be available as an Advisory Note, available in the Resources section on the Planning website.
Principal private open space – multi-unit housing	11.6. Each dwelling has at least one area of principal private open space that complies with all of the following: a) Located on the site. b) Minimum area and dimensions specified in the table below. c) Directly accessible from, and adjacent to, a habitable room other than a bedroom. d) Screened from adjoining public streets and public open space. e) Is not located to the south, south-east or south-west of the dwelling, unless it achieves one or more of the following: i) Not less than 3 hours of direct sunlight onto 50% of the minimum required area between the hours of 9am and 3pm on the winter solstice (21 June). ii) Located at an *upper floor level* and overlooks a public street or public open space. Note: Overshadowing from vegetation is not considered when assessing solar access.

		Dwellings wholly or partially at *Lower floor level*		*Dwellings* located entirely on an *Upper floor level*	
Zone	**Dwelling size**	**Minimum area**	**Minimum dimension**	**Minimum area**	**Minimum dimension**
All zones	Studio dwellings	$4m^2$	-	$4m^2$	-
RZ1 RZ2 RZ3 RZ4	1 or 2 bedrooms	$24m^2$	4m	$6m^2$ plus $2m^2$ for service functions*	1.8m
	3 or more bedrooms	$36m^2$	6m	$24m^2$	2.5m
RZ5 and commercial zones		$24m^2$	4m	$6m^2$ plus $2m^2$ for service functions*	1.8m

* Service functions include clothes drying and air conditioners and require screening from public areas. Service functions may be provided on a separate balcony to the *principal private open space*.

Assessment Outcome	**12. Reasonable levels of active ground floor interface and passive surveillance to public spaces and streets is achieved.**
Specification	
Surveillance blocks	20.1. Where identified in a district specification as a surveillance block, dwellings provide habitable room(s) above the garage with windows facing and overlooking the rear lane, or as otherwise determined in a district specification.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

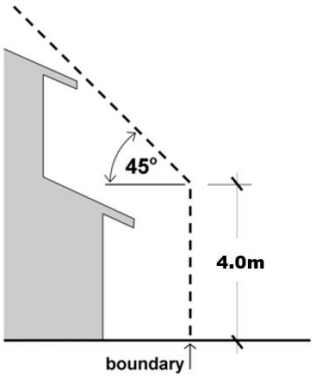
Assessment Outcome	13. Any advertising or signs are suitable for their context and do not have a detrimental impact on the surrounding area (for instance due to size or light emission).
Specification	
Signs	13.1. Signs are not permitted in residential zones except if they are associated with: a) A home business. b) A non-residential use permitted in the zone. Permitted signs must meet the following: 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 $2m^2$ (except for home business where the maximum area is $1m^2$). e) Are not illuminated. f) Are not commercial-based or for third party advertising.

Built Form and Building Design

The following specifications provide possible solutions that should be considered in relation to building design and built form, including height, bulk and scale of buildings and structures associated with a proposed development:

Assessment Outcome	14. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes and the streetscape. This includes consideration of building envelope and setbacks.
Specification	
Building height	14.1. Buildings are a maximum of: a) RZ1: 8.5m above datum ground level. b) RZ2: i) Single dwelling housing – 8.5m above datum ground level. ii) Multi-unit housing – 10.5m above datum ground level. c) RZ3: i) Single dwelling housing – 10.5m above datum ground level. ii) Multi-unit housing – 14m above datum ground level. d) RZ4: i) Single dwelling housing – 10.5m above datum ground level. ii) Multi-unit housing – 21m above datum ground level. e) RZ5: i) Single dwelling housing - 10.5m above datum ground level. ii) Multi-unit housing - 24.5m above datum ground level. Note: There are additional building height and storey provisions in the Territory Plan.
Building envelope	14.2. Buildings are sited wholly within the building envelope formed by planes projected over the subject block at 45° to the horizontal from a height of 4m

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	above each side and rear boundary, except for side or rear boundaries where solar building envelope requirements apply.  Encroachments outside the building envelope are permitted for flues, chimneys, antennae, aerials, cooling appliances and heating appliances. Notes: • This specification does not apply to: ○ Single dwellings on compact blocks. ○ Building exceeding 3 storeys in RZ5. ○ Any part of a building that is required to be built to a boundary of the block by a district policy or specification. • The reference to a building with more than 3 storeys is a reference to the whole building, not just that part of the building over 3 storeys. • For the purposes of this specification, all height measurements are taken from datum ground level.
Front boundary setbacks	14.3. Front setbacks comply with minimum dimensions in tables 1-4. Notes: • Where a block has more than one street frontage, such as corner blocks, and required front setbacks are not specified in the relevant district technical specification, the secondary street frontage can be nominated by the applicant but must consider the front setback to existing buildings. • Public open space refers to unleased land that is accessible by the public. • On a block with existing buildings, the applicable minimum boundary setbacks are determined by existing buildings or garage/carport. Existing building setback is used to determine the primary or secondary front boundary. Alterations and extensions are to comply with setbacks in tables 1-3. • Chamfers may be included in the secondary street frontage, but only if the length of the chamfer is less than the length of the front boundary it is proposed to be added to. • For blocks from 500m^2 or greater but less than 550m^2 in size that are identified as a mid sized block in a district specification, the provisions in this specification relating to mid sized blocks apply.
Side and rear setbacks	14.4. Side and rear setbacks: a) comply with minimum dimensions in tables 5-11.* b) For walls less than 900mm from a side boundary and/or rear boundary: i) No windows are permitted within any part of the wall.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	ii) Single dwelling garages and carports on large blocks - maximum length of all walls facing the boundary is 8m. iii) Single dwellings on mid sized blocks –* A. total length of all walls is a maximum of 13m in length. B. all extends no more than 2.5m into the rear zone. * a) and b) iii) do not apply to an integrated housing development parcel where it does not adjoin a residential block that is not in that integrated parcel. Notes: • On a vacant block or a block with no residual buildings, the minimum side boundary setbacks are nominated by the applicant or nominated in a district technical specification. • On a block with existing buildings, the allocation of side boundary 1 and side boundary 2 must consider the side and rear setbacks of existing buildings or garage/carport. Alterations and extensions are to comply with setbacks in Tables 4-7. • For the purposes of b) ii), carports with posts only are not considered walls. • For the purposes of b) iii), dwellings include associated Class 10a structures. • For the purposes of b) iii) A., the total length of all walls for a dwelling on a mid sized block is the sum of all walls less than 900mm from a boundary. • For blocks from 500m^2 or greater but less than 550m^2 in size that are identified as a mid sized block in a district specification, the provisions in this specification relating to mid sized blocks apply.
Allowable setback encroachments	14.5. Encroachments into the minimum setback are permitted for: a) An eave or roof overhang with a horizontal width of not more than 600mm. b) Fascias, gutters, downpipes, light fittings and sun blinds. c) Landings, steps or ramps, none of which are more than 1m above finished ground level. d) For side and rear setbacks only - rainwater tanks, clotheslines, hot water systems, chimneys, flues, domestic fuel tanks, cooling or heating appliances, electricity and gas meters, aerials, antennae, unroofed pergolas, solar inverters and batteries. Note: noise from appliances must comply with the noise standards.
Tower footprint – RZ5 – apartments.	14.6. The tower element of an apartment building (or mixed use building containing apartments) complies with the following: a) Where the tower is above a podium, the podium is not more than 4 storeys. b) The tower has a maximum 750m^2 floorplate per floor. i) Floor plate includes all internal areas such as dwellings, indoor amenities, elevator cores, storage spaces, stairwells and hallways. ii) Inset or projecting balconies are excluded from the floor plate limit.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Tables 1 - 4 Front Boundary Setbacks

Link back to specification

Table 1: Single dwelling front boundary setbacks – blocks in subdivisions approved originally before 18 October 1993

	***block* size**	**primary *front boundary setback***	**Exceptions**		
			***front boundary setback* to secondary street frontage**	***front boundary* setback to public open space or pedestrian paths wider than 6m at the widest point**	***front boundary* setbacks to public open space or pedestrian paths of 6m or less at the widest point**
lower floor level	*Large block*	6m*	4m	4m	1.5m
	Mid sized block		3m		
	Compact block				
upper floor level	*Large block*	6m*	6m	4m	1.5m
	Mid sized block		3m		
	Compact block				
garage and/or carport	all	6m	5.5m	4m	0m

Note: A new subdivision does not reset the date in regard to these tables. It is based on the original block/estate creation.

*Articulation elements can extend up to 1m into the *front setback for a maximum of 50% of the front building line.* Elements can include verandahs, porches, awnings, shade devices, pergolas and the like (a *carport* is not considered an articulation element)

Table 2: Single dwelling front boundary setbacks –blocks in subdivisions approved on or after 18 October 1993 but before 31 March 2008

	***block* size**	**primary *front boundary setback***	**Exceptions**		
			***front boundary setback* to secondary street frontage**	***front boundary setback* to public open space or pedestrian paths wider than 6m at the widest point**	***front boundary setbacks* to *rear lane*, public open space or pedestrian paths of 6m or less at the widest point**
lower floor level	*Large block*	4m*	4m	4m	1.5m
	Mid sized block		3m		
	Compact block				
upper floor level	*Large block*	6m*	6m	4m	1.5m
	Mid sized block		3m		
	Compact block				
garage and/or carport	all	5.5m with a minimum of 1.5 m behind the front *building line*	5.5m	4m	0m

Note: A new subdivision does not reset the date in regard to these tables. It is based on the original block/estate creation.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

*Articulation elements can extend up to 1m into the *front setback for a maximum of 50% of the front building line.* Elements can include verandahs, porches, awnings, shade devices, pergolas and the like (a *carport* is not considered an articulation element)

Table 3: Single dwelling front boundary setbacks – blocks in subdivisions approved on or after 31 March 2008

	***block* size**	**primary *front boundary setback***	**Exceptions**		
			***front boundary setback* to secondary street frontage**	***front boundary setback* to public open space or pedestrian paths wider than 6m at the widest point**	***front boundary setbacks* to *rear lane*, public open space or pedestrian paths of 6m or less at the widest point**
lower floor level	*Large block*	4m*	3m	4m	0m
	Mid sized block	4m*		3m	
	Compact block	3m*			
upper floor level	*Large block*	6m*	3m	4m	0m
	Mid sized block	4m*		3m	
	Compact block	3m*			
garage and/or carport	all	5.5m with a minimum of 1.5m behind the front *building line* except where there is a courtyard wall in the *front zone*		4m	0m

*Articulation elements can extend up to 1m into the *front setback for a maximum of 50% of the front building line.* Elements can include verandahs, porches, awnings, shade devices, pergolas and the like (a *carport* is not considered an articulation element)

Note: A new subdivision does not reset the date in regard to these tables. It is based on the original block/estate creation.

Table 4: Multi-unit housing front boundary setbacks – all residential zones

Floor level	**Primary front boundary setback for blocks in subdivisions approved on or after 18 October 1993**	**Primary front boundary setback for blocks in subdivisions approved before 18 October 1993**	**Exceptions**			
			Corner blocks		**Front boundaries setback to pedestrian paths equal to or less than 6m at their widest point**	**Front boundaries setback to public open space, or pedestrian paths wider than 6m**
			Secondary street frontage - mid-sized blocks	***Secondary street frontage- large blocks***		
Dwelling	4m	6m	2m	2m	3m	4m
Garage or carport	5.5 m with a minimum of 1.5 m behind the front building line	6m	5.5m	5.5m	4m	4m

Note: A new subdivision does not reset the date in regard to these tables. It is based on the original block/estate creation.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Tables 5 - 11 Side and Rear Setbacks

Link back to specification

Table 5: Single dwelling side and rear setbacks – large blocks

	Minimum side boundary setback within the *primary building zone*		Minimum side boundary setback within the *rear zone*		Minimum rear boundary setback
	Side boundary 1	**Side boundary 2**	**Side boundary 1**	**Side boundary 2**	
Lower floor level* – external wall	1.5m	1.0m	1.5m	1.0m	3m
Upper floor level – external wall	3m		6m		6m
Upper floor level – unscreened element	6m		6m		6m
Garage* or carport	0m**		0m**		3m

* Includes basements

**A 0m setback is only permitted on one boundary

Table 6: Single dwelling side and rear setbacks – mid sized blocks in subdivisions approved before 2 October 2009

	Minimum side boundary setback within the *primary building zone*		Minimum side boundary setback within the *rear zone*		Minimum rear boundary setback
	Side boundary 1	**Side boundary 2**	**Side boundary 1**	**Side boundary 2**	
Lower floor level*	1.5m	≥15m frontage 1.0m <15m frontage 0m	1.5m	1.0m	3m
Upper floor level – external wall	3m	3m	4m	4m	6m
Upper floor level – unscreened element	5.5m	5.5m	5.5m	5.5m	6m
Garage* or carport	1.5m	0m	1.5m	0m	3m

* Includes basements

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Table 7: Single dwelling side and rear setbacks – mid sized blocks in subdivisions approved on or after 2 October 2009

	Minimum side boundary setback within the *primary building zone*		Minimum side boundary setback within the *rear zone*		Minimum rear boundary setback
	Side boundary 1	**Side boundary 2**	**Side boundary 1**	**Side boundary 2**	
Lower floor level*	1.5m	0m	3m	0.9m	3m 0m**
Upper floor level – external wall	3m	1.5m 0m**	4m	4m	6m 0m**
Upper floor level – unscreened element	5.5m	5.5m	5.5m	5.5m	6m

* Includes basements

** Only where specifically permitted under a district policy/specification.

Table 8: Single dwelling side and rear setbacks – compact blocks

	Minimum side boundary setback			Minimum rear boundary setback
	Side boundary 1 or longer side boundary of a corner block	**Side boundary 2**	**Shorter side boundary of a corner block**	
Lower floor level* – *external wall*	0m	0m	3m	3m 0m**
Lower floor level – *unscreened element*	1.0m	1.5m	3m	3m
Upper floor level – *external wall*	0m***	0m***	3m	4m 0m**
Upper floor level – *unscreened element*	1.0m	1.5m	3m	4m
Garage* or carport	0m	0m	0m	3m 0m**

* Includes basements

** Only where specifically permitted under a district policy/specification.

*** Only where the lower floor level is built to the boundary.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Table 9: Multi-unit housing side and rear setbacks – RZ1 and RZ2 – buildings 4 storeys or less

RZ1 and RZ2 - Side and Rear Boundary Setbacks			
	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
Lower floor level – external wall,* and *basement	0m	3m	6m
Lower floor level – unscreened element	1m	3m	6m
Upper floor level – external wall	3m	6m	6m
Upper floor level – unscreened element	6m	6m	6m

Table 10: Multi-unit housing side and rear setbacks – RZ3, RZ4 and RZ5 – buildings 4 storeys or less

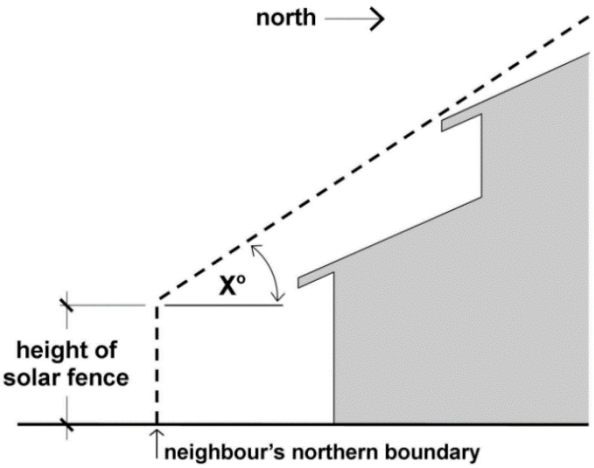
RZ3, RZ4, RZ5 - Side and Rear Boundary Setbacks			
	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
Lower floor level – external wall and basement	0m^	3m	3m
Lower floor level – unscreened element	1m	3m	3m
Upper floor level – external wall	0m^	3m	6m
Upper floor level – unscreened element	6m	6m	6m

^ Does not apply to that part of a wall with a window of any sort.

Table 11: Multi-unit housing side and rear setbacks – buildings over 4 storeys

Side and Rear Boundary Setbacks - buildings with 4 or more storeys		
Parts of buildings	**Minimum side boundary setback**	**Minimum rear boundary setback**
First 4 *storeys* - *external wall*	3m	3m
First 4 *storeys* - *unscreened element*	6m	6m
Between 5 and 8 *storeys* - *external wall*	4.5m	4.5m
Between 5 and 8 *storeys* - *unscreened element*	6m	6m
9 *storeys* or more - *external wall or unscreened element*	6m	6m

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Assessment Outcome	15. Reasonable solar access to dwellings and private open space within a block and on adjoining residential blocks is achieved. This includes solar access into main living spaces within a dwelling and existing rooftop solar collectors and solar hot water services.
Specification	
Solar building envelope	15.1. Buildings are sited wholly within the solar building envelope formed by planes projected over the subject block at X° to the horizontal from the height of the 'solar fence' on any northern boundary of an adjoining residential block. The height of the solar fence is: a) For single dwellings on large blocks: i) In the primary building zone – 2.4m. ii) All other parts of the boundary – 1.8m. b) For single dwellings on mid-sized and compact blocks: i) In the primary building zone – 3m. ii) All other parts of the boundary – 2.3m. c) For multi-unit housing except for buildings exceeding 3 storeys in RZ5: i) In the primary building zone – 3m. ii) All other parts of the boundary – 2.3m. X° is: a) For single dwelling housing – 31°. b) For multi-unit housing – 45°.  Notes: • This does not apply to those parts of a boundary where the adjacent part of the adjoining residential block comprises only an access driveway (i.e., a "battle-axe handle"). • This does not apply to the part of the building that is specified in a district technical specification to be built to the boundary. • This does not apply to compact blocks where a building is required to be mandatory two storeys or more and/or built to the boundary, as outlined in a district specification.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	• For the purposes of this specification all height measurements are taken from datum ground level. • For blocks from 500m^2 or greater but less than 550m^2 in size that are identified as a mid sized block in a district specification, the provisions in this specification relating to mid sized blocks apply.
Solar access – multi-unit housing	15.2. The minimum solar access to multi unit dwellings, between the hours of 9am and 3pm on the winter solstice (21 June), is: a) For multi-unit developments of four or more storeys; i) No fewer than 70% of dwellings on a site receive less than 3 hours of direct sunlight to the floor or internal wall of a daytime living area, and ii) No more than 15% of dwellings on a site receive no direct sunlight to the floor or internal wall of a daytime living area. b) For multi-unit developments of three storeys or less: i) No fewer than 70% of dwellings on a site receive less than 3 hours of direct sunlight to the floor or internal wall of a daytime living area, and ii) All dwellings on a site must receive not less than 1 hour of direct sunlight to the floor or internal wall of a daytime living area. **Daytime living area** means a habitable room other than a bedroom. Note: Overshadowing from vegetation is not considered when assessing solar access.
Solar access of adjoining residential blocks	15.3. A minimum of 3 hours of direct solar access, between the hours of 9am and 3pm on the winter solstice (21 June) is provided to the following on an adjoining residential block: a) a daytime living space of an adjoining residential block b) a minimum of 50% of the block's minimum principal private open space (as outlined in specification 11.5 or 11.6, where applicable). 15.4. Where the daytime habitable room or minimum principal private open space on the adjoining residential block does not receive the minimum solar access as outlined in 15.3, solar access must not be further diminished by development on the block. 15.5. A minimum of 4 hours of direct sunlight between 9am to 3pm on the winter solstice (21 June) to existing rooftop solar collectors (i.e. solar photovoltaic panels) and solar hot water services on a neighbouring residential block is maintained. **Daytime living area** means a habitable room other than a bedroom. Note: Overshadowing from vegetation is not considered when assessing solar access.

Assessment Outcome	**16. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.**
Specification	

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

<table>
<tr><td>Separation between walls and principal private open space – multi-unit housing – RZ1 and RZ2</td><td>16.1. The minimum separation between walls and principal private open space to dwellings on the same block and adjoining blocks is:
a) Between two external walls – 3m.
b) Between an unscreened element of a non-habitable room and external wall – 3m.
c) Between unscreened elements of two non-habitable rooms – 6m.
d) Between an unscreened element of a habitable room and an unscreened element of a non-habitable room – 9m.
e) Between an unscreened element of a habitable room and an external wall – 9m.
f) Between unscreened elements of two habitable rooms – 12m.
g) Between an unscreened element and the centre of any other dwelling's minimum principal private open space – 12m.</td></tr>
<tr><td>Separation between walls and principal private open space – multi-unit housing – RZ3, RZ4 and RZ5</td><td>16.2. Minimum separation between walls and principal private open space is provided in the table below.

<table><tr><th></th><th>External wall to external wall or unscreened element</th><th>Unscreened element to unscreened element</th><th>Unscreened element to primary window</th><th>Unscreened element to the centre of any other dwelling's minimum principal private open space</th></tr><tr><td>Up to 4 storeys</td><td>3m</td><td>6m</td><td>12m</td><td>12m</td></tr><tr><td>5 to 8 storeys</td><td>4.5m</td><td>9m</td><td>12m</td><td>12m</td></tr><tr><td>9+ storeys</td><td>6m</td><td>12m</td><td>12m</td><td>12m</td></tr></table>
Note: this specification is in addition to setback specifications.</td></tr>
</table>

<table>
<tr><td>Assessment Outcome</td><td>17. The dwelling mix and the internal size, scale and layout of dwellings in multi-unit housing provide for a comfortable living environment that meets the changing needs of residents. This includes consideration of cross-ventilation and energy efficiency.</td></tr>
<tr><td colspan="2">Specification</td></tr>
<tr><td>Building entries – multi-unit housing</td><td>17.1. Common entries to dwellings have all of the following:
a) An external sheltered area outside the entrance.
b) A direct line of sight between the front door and the public footpath or road.
c) Separate access to any non-residential uses, which are clearly distinguishable and secured after hours.</td></tr>
<tr><td>Dwelling mix – multi-unit housing</td><td>17.2. For developments with 40 or more dwellings, a combination of studios or 1-bedroom dwellings, 2-bedroom dwellings and dwellings with 3 or more bedrooms are provided at the following rates:
a) Studio or 1-bedroom – maximum 40%.</td></tr>
</table>

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	b) 2-bedroom – maximum 40%. c) 3 or more bedrooms – minimum 20%.
Minimum dwelling size – multi-unit housing	17.3. Minimum dwelling floor areas are as follows: a) Studio dwellings - 35m^2. b) One-bedroom dwellings - 50m^2. c) 2-bedroom dwellings - 70m^2. d) Dwellings with 3 or more bedrooms - 90m^2. e) For all of the above: i) Extra bathrooms add 5m^2. ii) Extra bedrooms add 12m^2. Note: The minimum dwelling floor area excludes balconies and car parking facilities. Storage within dwellings is included in the area calculations.
Minimum widths and area – multi-unit housing	17.4. Minimum widths are as follows: a) Minimum width 3.6m for studio and 1-bedroom dwellings. b) Minimum width 4m for 2-bedroom and 3-bedroom dwellings or more. c) Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excluding wardrobe space). d) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) e) Living rooms or combined living/dining rooms have a minimum width of: i) 3.6m for studio and 1-bedroom dwellings. ii) 4m for 2 and 3-bedroom dwellings. f) Cross-over or cross-through apartments have a minimum internal dimension of 4m. Note: Minimum widths exclude areas for storage.
Habitable rooms – multi-unit housing	17.5. For environmental performance, habitable rooms for multi-unit housing: a) Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms. b) Habitable room depths are: i) Limited to a maximum of 2.5 x the ceiling height; or primary window-head height, whichever is lower; or ii) Where living and dining rooms are combined, limited to a maximum of 3 times the ceiling height or primary window-head height, whichever is lower. This excludes depth occupied by storage space or a kitchen benchtop on the room's farthest wall.
Ceiling heights – multi-unit housing	17.6. Ceiling Heights are as follows: a) Minimum floor to floor height of 3200mm for multi-unit development of four or more storeys. b) Ceiling heights for: i) A habitable room is a minimum of 2.7m ii) A non-habitable room or kitchen is a minimum of 2.4m. c) A minimum of 2.4 m for upper level of a 2 storey apartment, where the upper level area is less than 50% of the floor.
Storage – multi-unit housing	17.7. In addition to storage within kitchens, bathrooms and bedrooms, the following minimum storage area: a) Studio dwellings - 4m^3. b) One-bedroom dwellings –6m^3. c) 2-bedroom dwellings - 8m^3. d) Dwellings with 3 or more bedrooms - 10m^3. At least 50% of this storage is required to be located within the dwelling.
Units per floor – apartments	17.8. For apartments with 4 or more storeys, no more than 6 apartments on each floor are accessible from a shared circulation space.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Stairwell features – multi-unit housing	17.9. For multi-unit housing with 4 or more storeys, stairwells achieve all of the following: a) Are open or visually permeable to facilitate natural surveillance. b) Are accessible and encourage physical activity by providing an attractive alternative to lifts. c) Are located in a position more prominent than lifts.
Natural cross ventilation – apartments	17.10. At least 60% of apartments in the first 9 storeys of a building achieve natural cross ventilation.
Windows in common circulation spaces – apartments	17.11. Minimum glazed area of 10% of the common circulation floor is served by 2 or more sources of natural ventilation and daylight where the floorplate has more than 6 apartments per floorplate
Shading and glare control – multi-unit apartments	17.12. For apartment façades facing from east through to west, glazing greater than 30% of the wall to have external shading to block 30% of sun on the summer solstice (21 December). Note: Performance glazing not considered substitute for shade.

Assessment Outcome	**18. Courtyard walls and fences do not have an adverse impact on the streetscape.**
Specification	
Front fences and walls	18.1. Fences or walls are permitted forward of the building line where one of the following applies: a) It has been previously approved under an estate development plan or subdivision design application. b) Is permitted in a relevant district policy. c) Satisfies the courtyard wall provisions below. d) Is exempt under the *Planning Act 2023* or *Planning (Exempt Development Regulation 2023*. e) For fencing or walls for multi-unit housing, they meet all of the following: i) are setback a minimum of 600mm from the front boundary ii) are a maximum height of 1.2m iii) are at least 30% transparent above 400mm iv) solid columns or posts are no more than 350mm wide, and spaced to maintain openness, v) if over 6m long must include articulation (e.g., height, material, setback variation, etc), vi) Landscaping and planting are provided between the fence and front boundary vii) provides a clear entry point and visible street address to the associated dwelling viii) Are not constructed of paling, chain mesh, pre-painted steel sheeting, untreated timber slats, timber sleepers, or brush fencing or made of solid material (e.g., masonry, sheet metal, lapped timber).
Courtyard walls	18.2. Courtyard walls forward of the building line comply with all the following: a) Total length complies with one of the following: i) Not more than 50% of the width of the block. ii) Not more than 70% where the width of the block at the line of the wall is less than 12m. b) Minimum setback complies with the table below. c) A minimum height of 1.5m and a maximum height of 1.8m above *datum ground level.*

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	d) Constructed of brick, block, stonework or rendered material, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel and clearly distinguishes itself from a panel or timber fence. e) Incorporate shrub planting along the length of the wall between the wall and the front boundary. f) Do not obstruct sight lines for vehicles and pedestrians on public paths on driveways in accordance with Australian Standard AS2890.1- Off-Street Parking. **Block type** / **Minimum courtyard wall setback** Single dwelling / 50% of the relevant front boundary setback Multi-unit housing / 600mm

Sustainability and Environment

The following specifications provide possible solutions that should be considered in relation to the sustainability and environmental outcomes associated with a proposed development:

Assessment Outcome	**19. Sufficient planting area, canopy trees, deep soil zones and water sensitive urban design measures are provided to enhance living infrastructure, support healthy tree growth and minimise stormwater runoff.**
Specification	
Planting area	19.1. Planting area meets the following minimum area. To be included in planting area, the area must have a minimum dimension of 2.5m. % of block area Single dwelling – Large block – 30% Single dwelling – Mid sized block – 20% Single dwelling – Compact block – 15% Multi unit housing – RZ1 and RZ2 – 30% Multi unit housing – RZ3, RZ4 and RZ5 – 25% Notes: • Structures, such as retaining walls, rainwater tanks, hot water systems heating and cooling appliances, are not to be within the 2.5m area. • Artificial turf is not permitted within the planting area. • For blocks from 500m^2 or greater but less than 550m^2 in size that are identified as a mid sized block in a district specification, the provisions in this specification relating to mid sized blocks apply.
Tree Planting	19.2. Provides a minimum level of tree planting in deep soil zones associated with the requirements in Table A, consistent with the following: a) For compact blocks, at least one small tree.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	b) For mid-sized blocks, at least two small trees. c) For large blocks less than or equal to 800m^2, at least one small tree and one medium tree (or equivalent existing tree/s – see Table B. d) For large blocks more than 800m^2, at least one medium tree and one large tree (or equivalent existing tree/s – see Table B); and one additional large tree or two additional medium trees for each additional 800m^2 block area (or equivalent existing tree/s – see Table B). All new trees proposed are in accordance with utilities requirements. For existing trees on the site, Table B provides tree size equivalents. Note: • For blocks from 500m^2 or greater but less than 550m^2 in size that are identified as a mid sized block in a district specification, the provisions in this specification relating to mid sized blocks apply.

Table A: Tree sizes and associated planting requirements

Tree size	Mature height	Minimum canopy diameter***	Minimum soil surface area dimension	Minimum pot size (litres)*	Minimum soil volume
Small Tree	5-8m	4m	3m	45**	18m^3
Medium Tree	8-12m	6m	5m	75**	42m^3
Large Tree	>12m	8m	7m	75**	85m^3

Notes:
For the purposes of this table, a tree is defined as a woody perennial plant suitable for the Canberra climate. Any new trees cannot be a plant described in schedule 1 of the Pest Plants and Animals (Pest Plants) Declaration 2015 (No 1) or any subsequent declaration made under section 7 of the Pest Plants and Animals Act 2005, unless the tree is included on the ACT tree register.

*Minimum pot size refers to the container size of new trees prior to planting.
**The maximum pot size for small, medium and large *eucalyptus sp*. trees if selected is 45 litres, with maximum height at planting of 2.5m and maximum trunk caliper of 3cm.
***Provided the minimum canopy diameter of the respective tree size can be met, this can be counted as meeting the tree size requirement.

Table B: Tree sizes – equivalents for existing trees

Tree size	Tree sizes - Equivalent
Small Tree	An existing tree of a larger size category can also substitute for a planting requirement for a smaller tree
Medium Tree	2 small existing trees or 1 large existing tree
Large Tree	4 existing small trees or 2 existing medium trees or

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	1 existing medium tree plus 2 existing small trees

Tree canopy cover – multi-unit housing	19.3. All new and existing trees provide the following minimum canopy over to the block at maturity. All new trees are located in deep soil zones. RZ1 and RZ2: 20% RZ3, RZ4 and RZ5: 25%
Health of tree – multi-unit housing	19.4. Where one or more existing canopy trees located within the subject block are to be retained as part of development to count towards canopy tree coverage requirements, development applications are supported by a report prepared by a suitably qualified person demonstrating how the development complies with all of the following: a) Shows the tree(s) are in good health and likely to actively grow at the completion of works. b) Details how the tree(s) will be suitably protected during construction works. c) Provides adequate deep soil area to ensure the tree(s) will remain viable. d) Confirms that the tree(s) to be retained are sited appropriately and will not detrimentally impact the development in the future.
Water sensitive urban design – single dwellings or secondary residences	19.5. All new single *dwellings*, *secondary residences* and extensions and alterations (except *extensions* of a size 50% or less of existing gross floor area, or development where no new plumbing is proposed), achieve a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003. Developments meet the target by using one of the following options. Option A: The development includes rainwater harvesting, storage and use as specified below: a) On *compact blocks:* i) No minimum water storage requirement. b) On *mid-sized blocks:* i) Minimum on-site water storage of water from roof harvesting is 2,000 litres. ii) At least 50% or 75m^2 of roof plan area, whichever is the lesser, is connected to the tank. iii) The tank is connected to at least a toilet, laundry cold water and external taps that are attached to the house. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure. c) On large *blocks* up to 800m^2: i) Minimum on-site water storage of water from roof harvesting is 4,000 litres. ii) At least 50% or 100m^2 of roof plan area, whichever is the lesser, is connected to the tank. iii) The tank is connected to at least a toilet, laundry cold water and external taps that are attached to the house. The connection will

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	require a pump where it cannot be elevated sufficiently to give adequate pressure. d) On large *blocks* 800m^2 or greater: i) Minimum on site water storage of water from roof harvesting is 5,000 litres ii) At least 50% or 125m^2 of roof plan area, whichever is the lesser, is connected to the tank iii) The tank is connected to at least a toilet, laundry cold water and external taps that are attached to the house. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure. Option B: The development includes a greywater system capturing all bathroom and laundry greywater and treating it to Class A standard. The treated greywater is connected to all laundry cold water, toilet flushing and all external taps. Option C: Evidence is provided that the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the on-line Single Residential Waterways Calculator or another tool. The 40% target is met without any reliance on landscaping measures to reduce consumption. Notes: • The online Single Residential Waterways Calculator can be found at: https://www.planning.act.gov.au/professionals/regulation-and-responsibilities/responsibilities/water-efficiency. • For blocks from 500m^2 or greater but less than 550m^2 in size that are identified as a mid sized block in a district specification, the provisions in this specification relating to mid sized blocks apply.
Water sensitive urban design – all development other than single dwellings or secondary residences	19.6. . The development incorporates water sensitive urban design measures, demonstrated by a report from a suitably qualified person consistent with the methods outlined in the *ACT Practice Guidelines for Water Sensitive Urban Design*. Evidence is provided that the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the online Waterways calculators or another tool. Note: Online Waterways calculators can be found at: https://www.planning.act.gov.au/professionals/regulation-and-responsibilities/responsibilities/water-efficiency.

Assessment Outcome	**20. Urban heat island effects are reduced through limiting impervious surfaces and provision of canopy trees and plants.**
Specification	

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Artificial turf	20.1. Landscape areas use climate-resilient grass and/or ground-cover plant species. Artificial turf is discouraged.

Assessment Outcome	**21. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome	**22. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.**
Specification	
Minimisation of cut and fill	22.1. The total change in ground level resulting from cut or fill does not exceed 1.5m within 1.5m of a side boundary and/ or rear boundary. This does not include a cut associated with a basement. Note: The change in ground level is the cumulative total of all level changes within 1.5m of the boundary taken from the Datum Ground Level (DGL) to the new Finished Ground Level (FGL).
Site disturbance	22.2. For sites less than 3,000m², the development complies with the Environment Protection Authority requirements regarding construction and land development. For sites 3,000m² or greater, the development prepares an erosion and sediment control plan and obtains endorsed by the ACT Environment Protection Authority.

Assessment Outcome	**23. The development considers and addresses site constraints, including heritage, natural features, topography, infrastructure and utilities.**
Specification	
Heritage	23.1. Where a block is registered or provisionally registered on the ACT Heritage Register: a) development complies with any heritage guideline, order or agreement made under the *Heritage Act 2004*, and b) development does not diminish the heritage significance of the place. 23.2. Developments at a block registered or provisionally registered on the ACT Heritage Register achieve endorsement from the ACT Heritage Council.

Assessment Outcome	**24. Environmental risks, including noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.**
Specification	
Road noise	24.1. This applies to new dwellings and extensions and alterations that add a habitable room located adjacent to an arterial road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	The dwelling or the extension to the dwelling is designed and constructed to comply with (or future equivalents) A*S/NZS 3671 – Acoustics – Road Traffic Noise Intrusion Building Siting and Design*. Notes: • Roads carrying 12,000 vehicles per day are generally arterial roads. Classification of roads within the ACT are shown on the ACT Government Active Travel Planning Tool. The City and Environment Directorate (or future equivalent) can be contacted to advise which roads carry or are forecast to carry 12,000 vehicles per day. i) Only applies if extension and/or alteration is closer to the road than the existing dwelling
Noise affected blocks	24.2. This applies to a block identified as being potentially affected in a district technical specification. The dwelling or the extension to the dwelling is designed and constructed to comply with (or future equivalents) *AS/NZS 2107.2000 – Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level*).
Noise management – community activity centre	24.3. For a community centre, the design is in accordance with a noise management plan, prepared by a suitably qualified person, endorsed by Environment Protection Authority.
Flood risk	24.4. a) Residential and commercial buildings are to be excluded from flood liable areas up to the 1% Annual Exceedance Probability (AEP) Flood. b) Habitable floor levels are to be above the 1% AEP level plus a suitable freeboard (usually 300mm). c) In flood liable areas up to the 0.2% Annual Exceedance Probability (AEP) Flood, large developments and those with more sensitive uses* are to be referred to ESA, TCCS and EPSDD for endorsement. Note: *Sensitive uses include developments such as hospitals, nursing homes, childcare centres, prisons, archives, libraries and emergency response centres.
Stormwater retention and detention	24.5. For development on sites greater than 2,000m² (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: a) At least one of the following: i) Stormwater retention management measures are provided and achieve all of the following: A. Stormwater storage capacity of 1.4kl per 100m² of the total impervious area of the site is provided specifically to retain and reuse stormwater generated on site as a whole. B. Retained stormwater is used on site. ii) Development captures, stores and uses the first 15mm of rainfall falling on the site; and Note: on-site stormwater retention is defined as the storage and use of stormwater on site. b) Stormwater detention measures are provided and achieve all of the following: i) Capture and direct runoff from the entire site.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	ii) Stormwater storage capacity of 1kl per 100m² 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 specification, 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.
Stormwater quality	24.6. For development on sites greater than 2,000m² (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 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.
Site contamination	24.7. Where development is proposed on a site impacted or potentially impacted by contamination, the development and proposed methods of responding to the contamination is endorsed by the ACT Environment Protection Authority.
Hazardous materials	24.8. Where development is proposed on a site impacted by hazardous materials, the development and proposed methods of managing the hazardous materials is endorsed by the ACT Environment Protection Authority.

Parking, Services and Utilities

The following specifications provide possible solutions that should be considered in relation to vehicle parking, access and site servicing (including possible requirements by utility providers) for a proposed development:

Assessment Outcome	**25. The development provides electric vehicle parking and access to charging locations in multi-unit housing.**
Specification	
Electric vehicle ready parking	25.1. At least one EV ready car parking space is provided for each unit in a new multi-unit housing development that is provided with car parking.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Assessment Outcome	26. The development provides appropriate end-of-trip facilities in multi-unit housing which includes secure bicycle parking.
Specification	
End of trip facilities – provision of facilities	26.1. This specification applies to: a) New developments. b) Major alterations and/or extensions to existing buildings (if the work affects more than 50% of the gross floor area of the whole of an existing building). c) Changes of use that require approval of a development application but does not apply to a single dwelling, secondary residence or dual occupancy. On-site bicycle parking must meet all of the following: a) Spaces for short and long-stay users are to be in accordance with the relevant rates shown in table 9. b) Bicycle parking facility must be security level a, b or c as set out in *as2890.3. Security levels for long- stay* must also be: i) Securely enclosed and separated from publicly accessible areas, including car parking areas. ii) Protected from the weather. iii) Provided on a hard floor surface such as concrete or paving. c) Be clearly visible, well-lit, secure, safe and well ventilated. d) Located: i) Long stay - within one level of the building entrance and no more than 30m from this entrance. ii) Short stay - at-grade and on the main access route to the entrance and not more than 30m from a major entrance or destination. e) Where bicycle parking devices are used: i) Access aisles adjacent to bicycle parking devices must be a minimum width of: • 1.5m for side-by-side bicycle parking; and • 2.0m for multi-tier bicycle parking or bicycle lockers. ii) Access aisles are designed in accordance with *as2890.3.* iii) Not more than 80% of all bicycle parking spaces are to be multi-tier, in accordance with *as2890.3.* iv) Bicycle parking devices must accommodate the bicycle space envelope nominated in *as2890.3.* Net lettable area (NLA) is calculated in one of the following ways: a) In accordance with the NLA definition. b) 85% of a building's gross floor area. Note: Wall-mounted bicycle parking devices located above the bonnet of car parking spaces must not be counted toward the provision of bicycle parking required to meet this specification.

Table 12: End of trip facilities – bicycle provision rates

Land use	Standard rates for end-of-trip facilities	
	Long-stay users (residents, employees, students)	**Short-stay users (customers, patrons, visitors)**
Community activity centre	1 space per 1500 seats or 1 space per 1500m^2 NLA	1 space per 15 seats or 1 space per 15m^2 NLA

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Early childhood education and care	1 space per 600m^2 NLA	1 space per 65m^2 NLA
Health facility	1 space per 4 practitioners or 1 space per 1500m^2 NLA	1 space per 2 practitioners or 1 space per 75m^2 NLA
Multi-unit housing, including *Attached house*	1 space per one or two bedroom dwelling, 2 spaces per three or more bedroom dwelling with a car parking space AND 1 space per bedroom for dwellings not allocated a car parking space/	1 space per 10 dwellings
Residential care accommodation	1 space per 2000m^2 NLA	1 space per 1000m^2 NLA
Supportive housing	1 space per dwelling	1 space per 10 dwellings
Veterinary clinic	1 space per 300m^2 NLA	1 space per 300m^2 NLA

End of trip facilities – design requirements of facilities	26.2. This specification applies to: a) New developments. b) Major alterations and/or extensions to existing buildings (if the work affects more than 50% of the gross floor area of the whole of an existing building). c) Changes of use that require approval of a development application but does not apply to a single dwelling or secondary residence. The access path to end-of-trip facilities provides a minimum unobstructed width of: a) 1.5m where the number of bicycle movements is less than 30 per hour in peak periods. b) 2.5m where the number of bicycle movements is 30 or more per hour in peak periods. c) The access path to end-of-trip facilities must also be in accordance with *as2890.3*. d) Ramp gradients must not exceed 1:12 where they are to be ridden by a bicycle rider accessing end-of-trip facilities, in accordance with *as2890.3.* e) Bicycle parking facility users must not be required to walk up or down vehicular ramps to access bicycle parking.

Assessment Outcome	**27. Vehicle and bicycle parking sufficiently caters for the development while minimising visual impacts from the street or public space. This includes consideration of parking location, dimensions and number of spaces provided.**
Specification	
Number of car parking spaces	27.1. Parking spaces are provided at the following rate: a) Single dwellings – at least 2 car parking spaces are provided on site, unless the development is a single bedroom dwelling on a compact block, in which case at least 1 car parking space is provided. b) Secondary residence – at least 1 parking space is provided in addition to that required for the primary residence.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	c) Multi unit housing - Parking rates and location for the provision of parking are in tables 12 and 13. d) Co-housing - car parking spaces are provided in a single combined parking area screened from public view. e) 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.
Accessible car parking spaces	27.2. Parking spaces for people with disabilities in public car parks of more than 10 spaces comprise a minimum of 3% (rounded up to the nearest whole number) of the total number of parking spaces required for the development. Note other legislation may have different rates
Location of car parking spaces	27.3. Car parking spaces are provided to meet the following: a) Are not located in the front zone; except on: i) Compact blocks. ii) Any part of a driveway in tandem with another car parking space that is located behind the front building line. b) Can be in tandem only where they belong to the same dwelling. c) Do not encroach property boundaries. d) For multi-unit housing: i) No closer than 1.5m from windows or doors to habitable rooms of dwellings that are not associated with the parking space. ii) Located within 50m of the dwelling it serves or common entry point for visitor parking.
Safety	27.4. Verge crossings and Internal driveways are designed to be safely used by both pedestrians, cyclists and vehicles, such as through the use of vehicle speed reduction measures.
Basement carparking	27.5. For basement car parking: a) The maximum total width of an entry and/or exit facing the street is 8m. b) 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.
Garage and carport openings	27.6. The maximum total width of garage door openings and external width of carports facing a street is 50% of the total length of the building façade facing that street. This does not apply to frontages to rear lanes.
Dimensions of car parking spaces - single dwelling	27.7. Dimensions of car parking spaces are not less than the following, or as otherwise outlined in *AS 2890.1 Off-Street Parking Facilities*: a) Single roofed space - 6m x 3m. b) Double roofed space - 6m x 5.5m. c) Single unroofed space - 5.5m x 3m. d) Multiple unroofed spaces side by side - 5.5m x 2.6m. e) Parallel parking spaces - 6.7m x 2.3m. f) 2.1m minimum clearance to any overhead structure. Note: Dimensions for roofed spaces are internal dimensions
Access for car parking spaces – single dwelling	27.8. Access for car parking spaces, driveways and vehicle manoeuvring areas meets relevant requirements in AS 2890.1, the Australian Standard for Parking Facilities, such as manoeuvring to and from and within the development, sightlines and gradients.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Dimensions and access for car parking spaces – multi-unit housing	27.9. Dimensions of car parking spaces, layout and vehicle manoeuvring meet: a) AS 2890.1:2004, the Australian Standard for Parking Facilities, Part 1: Off-street Car Parking including manoeuvring to and from and within the development, sightlines and gradients. The B99 vehicle template shall be used for all multi-unit housing developments. b) Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking for people with disabilities.
Verge crossings	27.10. Verge crossings comply with the following: a) At least one verge crossing per block is provided. b) No more than two verge crossings per block are permitted. c) All verge crossings comply with applicable design standards and approval requirements d) Redundant driveway verge crossings are removed, and the verge and kerb restored. Note: All verge crossings are endorsed by the City and Environment Directorate (or future equivalent), including adding a new driveway, modifying an existing driveway, or adding a second driveway.
Internal driveways – multi-unit housing	27.11. Internal driveways comply with all of the following: a) Are set back 1m from: i) External block boundaries. ii) External walls of building on the site. b) Windows to habitable rooms and exterior doors within 1.5 of an internal driveway have at least one of the following: i) An intervening fence or wall not less than 1.5m high. ii) For windows, a sill height not less than 1.5m above the driveway. c) Provide internal radius of at least 4m at changes in direction and intersections. d) Driveways that serve 4 or more car parking spaces provide turning spaces on the block to allow vehicles to leave in a forward direction. e) 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.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Table 12: Parking provision rates for residential zones

Link back to specification

Development	Zone	Parking provision rates for residential zones
Apartment Attached house Detached house Dual occupancy Supportive Housing	RZ1 RZ2	**Resident:** • One parking space per dwelling • Plus an additional 1 space per five 2-bedroom dwellings • Plus an additional 1 space per three 3+ bedroom dwellings **Motorcycles and motor scooters** - three dedicated spaces per 100 car parking spaces are required, with a minimum provision of one space for carparks with a minimum of 30 car parking spaces. These spaces are to be provided in addition to the number of car parking spaces required above. Provision of motorcycle parking spaces should comply with AS 2890 (both part 1 - Off-street and part 5 - On-street) Note: to clarify, the minimum average provision is across the development. Individual dwellings are not to be allocated 1.5 spaces.
	RZ3 RZ4 RZ5	**Resident:** • One parking space per dwelling • Plus an additional 1 space per five 2-bedroom dwellings • Plus an additional 1 space per three 3+ bedroom dwellings **Visitor:** One visitor space per five dwellings or part thereof where a complex comprises four or more dwellings. A portion of short stay visitor parking is to be provided outside boom gates / roller doors. Accessible Visitor car parking is to comprise a minimum of 3% (rounded up) of the total number of required visitor parking spaces **Motorcycles and motor scooters**: Three dedicated spaces per 100 car parking spaces are required, with a minimum provision of one space for carparks with a minimum of 30 car parking spaces. These spaces are to be provided in addition to the number of car parking spaces required above. Provision of motorcycle parking spaces should comply with AS 2890 (both part 1 - Off-street and part 5 - On-street)
Boarding house	All RZs	**Employee:** 0.5 spaces / employee; plus **Resident:** 0.5 spaces / bedroom
Co-housing	All RZs	0.5 spaces / bedroom; plus 0.25 visitor spaces per bedroom.
Community activity centre	All RZs	4 spaces / 100m^2 GFA
Early childhood education and care	All RZs	**Employee**: 1 space / centre plus 2 spaces per 15 child care places; plus **Visitor:** 2 spaces: < 30 child care places and 1 additional space for every 30 additional child care places or part thereof; plus **Drop-off**: 1 pick-up/set-down bay per 10 child care places
Guest house	All RZs	**Employee**: 0.5 spaces/employee; plus **Guest**: 1 space/guestroom
Health facility	All RZs	4 spaces / practitioner
Home business	All RZs	Subject to individual assessment
Parkland	All RZs	Subject to individual assessment
Residential care accommodation	All RZs	0.25 spaces / bed or accommodation unit for visitor parking; plus 1 space / staff residential unit plus 1 space / non-resident peak shift employee
Retirement village	All RZs	1 space / self-care unit; plus 0.5 spaces / hostel or nursing home unit or bed plus 1 space / staff residential unit plus 0.5 spaces/non-resident peak shift employee Note: the above rates for include visitor car parking requirements.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Table 13: Parking locational requirements

Location or use	Long stay parking*	Short stay / Visitor parking*	Operational parking**
Residential use	On-site	On-site or within 100m	On-site
Early childhood education and care	On-site or adjacent	On-site or within 100m	On-site
Residential care accommodation	On-site	On-site or within 100m	On-site
All other uses excluding those listed above.	On-site or within 200 metres	On-site or within 100m	On-site

Note

***Where referred to, distances are actual **walking** distance, not radius or direct line distance.

****Operational parking is for vehicles used directly as part of the operation within the development.

Assessment Outcome	**28. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.**
Specification	
Waste facilities – multi-unit housing	28.1. Developments that propose post occupancy waste management facilities achieve endorsement from Transport Canberra and City Services (TCCS).

Assessment Outcome	**29. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.**
Specification	
Servicing and infrastructure	29.1. Proposed development can be sufficiently serviced in terms of infrastructure and utility services. 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.
Battery storage	29.2. Where development includes a battery over 30kW, the development is endorsed by the Emergency Services Agency.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au