Australian Capital Territory

Planning (Community Facility Zones) Technical Specifications 2026

Notifiable instrument NI2026–520

made under the

Planning Act 2023, s 51 (Technical specifications)

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1 Name of instrument

This instrument is the *Planning (Community Facility Zones) Technical Specifications 2026.*

2 Commencement

This instrument commences on the day after its notification day.

3 Technical specifications

I make the technical specifications at schedule 1.

4 Revocation

This instrument revokes the *Planning (Community Facility Zones) Technical Specifications 2024* (No 2) (NI2024–542).

George Cilliers
Chief Planner
6 November 2026

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Schedule 1

ACT Government

ZS4 – Community Facility Zones Specifications

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Community Facility 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 Community Facility Zones Policy, this Community Facility 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 Community Facility 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.

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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	
Dwellings	4.1. Where a development includes dwellings, the development responds to the planning technical specification: Residential Zones Specification.
Early childhood education and care	4.2. In multi-storey buildings, early childhood education and care services are to be located on the ground floor level.

Assessment Outcome	5. The proposed use and scale of development are appropriate to the site and zone.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome	6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) is minimised and residential amenity protected.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

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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.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome	8. 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:

Assessment Outcome	9. 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	10. 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	10.1. Signs associated with each community facility development are: 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.

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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	**11. The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes and the streetscape.**
Specification	
Building height and storeys	11.1. The maximum building height for a part of a building within 30m of a residential block is the greater of the following: a) 2 storeys. b) The maximum number of storeys permitted on that residential block. The maximum building height in all other cases is the lesser of the following: a) 4 storeys. b) 15m. For this specification: Residential block means a block that has at least one of the following characteristics: a) Is zoned residential. b) Is affected by a lease which authorises residential use. This specification does not include any land intended to remain as unleased Territory land or public open space.
Boundary setbacks	11.2. Minimum setback of buildings to boundaries of blocks in a residential zone is 6m.

Assessment Outcome	**12. 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.**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome	**13. The internal size, scale and layout of dwellings provide for a comfortable living environment that meets the changing needs of residents. This includes consideration of cross-ventilation and energy efficiency.**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome	**14. Reasonable levels of privacy to dwellings and private open space within a block and on adjoining residential blocks is achieved.**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

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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	**15. 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	
Water sensitive urban design	15.1. 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. Notes: • Online Waterways calculators can be found at: https://www.planning.act.gov.au/professionals/regulation-and-responsibilities/responsibilities/water-efficiency.

Assessment Outcome	**16. Urban heat island effects are reduced through limiting impervious surfaces, selection of building materials and provision of canopy trees and plants.**
Specification	
Landscaping and protecting existing vegetation	16.1. Development complies with: a) Tree canopy cover is planted in and around car parks that provide shade and softens the visual impact of parking areas. b) Trees on development sites are only removed with the prior agreement in writing of the relevant agency.
Tree canopy cover	16.2. 30% canopy cover at maturity required for the following development: a) School (*educational establishment).* b) Secondary college (*educational establishment).* c) Surface car park (including where associated with a development). d) Residential *care accommodation.* e) *Retirement village.* 20% canopy cover at maturity required for *supportive housing*, with canopy trees planted in *deep soil zone* in communal areas. Other development provides 35% canopy cover at maturity for the portion of the site not covered by building or surface car park. Note: All new trees proposed are in accordance with utility requirements.
Reducing urban heat - Cool roof	16.3. At least 75% of the non-exempt roof area meets the following 3-year minimum Solar Reflectance Index* (SRI) a) For roof pitch < 15° other than terrace areas: 64. b) For roof pitch ≥ 15°: 34. c) For terrace areas: 28. The following areas of roof are exempt:

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a) Areas where heritage requirements preclude the use of compliant materials.
b) Areas where it can be demonstrated that glare would be a problem for identified locations above the roof.
c) Areas of roof designed as a green roof that will be covered with vegetation.
d) Areas of roof where solar panels are mounted flat on the roof.

Note: SRI is a composite measure of a material's reflectance and emittance.

Reducing urban heat - Cool facade

16.4. The development complies with:

a) The standards in the table are to be applied to a calculation of shade cover on summer solstice as follows:
   i) East facing façade at 10am.
   ii) Northeast and southeast facing façade at 11.30am.
   iii) North facing façade at 1pm.
   iv) Northwest and southwest facing façade at 2.30pm.
   v) West facing façade at 4pm.

Reflective Surface Ratio (RSR)	**RSR ≤ 30%**	**RSR between 30% and 70%**	**RSR ≥ 70%**
Minimum shading percentage for the first 12m from the ground plane	No shading	Shading percentage calculated as follows: (1.5*RSR)-45	75% shading
Minimum shading percentage for the remaining extent of the building above the first 12m from the ground plane	No shading	Shading percentage calculated as follows: (0.8*RSR)-24%	40% shading
Where it is demonstrated that shading cannot be achieved, maximum external solar reflectance	No maximum	62.5-(0.75*RSR)	10

b) Shade cover may be provided by one or more of the following:
   i) External feature shading with non-reflective surfaces.
   ii) Intrinsic features of the building form such as reveals and returns.
   iii) Vegetation such as green walls and tree canopy.

Notes:

- Non-reflective surfaces – are those surfaces that diffusely reflect light and heat and have surfaces that have specular normal reflection of less than 5%.
- Reflective surface ratio (RSR) – is the ratio of reflective to non-reflective external surface on any given facade. Note – RSR is to be expressed as a percentage between 1 and 100.
- Reflective surfaces – are those surfaces that directly reflect light and heat and have surfaces that have specular normal reflection of greater than 5% and includes glazing, glass faced spandrel panel, some metal finishes and high gloss finishes.

Reducing urban heat - Cool paving

16.5. At least 75% of the non-exempt paved surface area is one or more of the following types of cool paving:

a) Paving with light-coloured aggregates, pigments and binders (e.g. Fly ash, slag, chip, sand seals and reflective synthetic binders). This includes standard concrete that is uncoloured and has no exposed aggregate.
b) High emittance and high albedo cement and asphalt (e.g. Slag and white cement).
c) Resin-based concrete using natural clear-coloured tree resins in place of cement to bind the aggregate.

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	d) Light-coloured coatings (e.g. Cementitious coating and elastomeric coating), infrared reflective coatings, high white coatings, or colour changing coatings. e) Thermochromic materials (intelligent coatings developed with nanotechnology that can applied to enhance the thermal and optical properties of pavements and reduced glare effect on pedestrians) f) Permeable paving (including porous asphalt cement, pervious portland cement concrete, block pavements, reinforced grass pavements and vegetated pavements), providing it is installed on a subgrade with the capacity for infiltration or temporary storage of water below the pavement. The following areas of paved surface are exempt: a) Shaded areas. Shading is to be measured either at noon on the summer solstice (21 December). Shade may be provided by structures or vegetation (e.g., eaves, shade sail and tree canopy) b) Road pavement. c) Areas where the municipal infrastructure standards, national construction code or other engineering standards preclude the use of these materials. d) Areas where heritage requirements preclude the use of these materials. e) Areas where it is demonstrated that undesirable glare or reflected heat would cause unavoidable negative impacts in the particular context. areas that require particular surfaces to meet sporting needs (e.g., synthetic tennis courts and athletics tracks).
Protection from heat	16.6. Development is to comply with: a) For early *childhood education and care* and *educational establishment,* development provides outdoor activity space that provides natural daylight and vegetation, and that is safe and comfortable to use during hot weather. b) For residential *care accommodation* and *retirement village*, development complies with one of the following: i) At least one outdoor cool space is provided, located in a common area accessible to residents. The cool space provides all of the following: A. Orientation and/or shelter for protection from summer sun and hot winds, and for access to cooling breezes. B. Shade to at least 75% of its area. Shading is to be measured at noon on the summer solstice (21 December). Shade may be provided by structures or vegetation (e.g. Eaves, shade sail, tree canopy). C. Water providing evaporative cooling (e.g. Fountain, pond). D. Planting area with vegetation that will provide summer evapotranspiration. ii) Development provides residents with communal recreation space that provides natural daylight and vegetation, and that is safe and comfortable to use during hot weather. c) 50% of public playgrounds and 50% of public seating are fully shaded in summer. Shading is to be measured either at solar noon on the summer solstice or assuming the sun is directly overhead. Shading may be provided by built and/or green infrastructure (e.g. shade structure, tree canopy).
Site permeability	16.7. For development on sites greater than 2,000m² involving works that have the potential to alter the stormwater regime of the site; or development within existing urban areas which increases impervious area by 100m², development achieves the following site permeability: a) School or secondary college (*education establishment*): i) Where playing field exceeds 20% of the site area: 45% of the site area ii) All other development: 30% of the site area. b) Residential *care accommodation* – 30%. c) Retirement *village* – 30%. d) Surface car park (including where associated with a development) – 10%.

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	e) Other development provides 15% site permeability for the portion of the site not covered by building or surface car park.

Assessment Outcome	**17. 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	**18. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.**
Specification	
Minimisation of cut and fill	18.1. The total change in ground level resulting from cut or fill does not exceed 1.5m within 1.5m of a side 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	18.2. 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	**19. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.**
Specification	
Waste facilities – multi-unit housing	19.1. Developments that propose post occupancy waste management facilities achieve endorsement from Transport Canberra and City Services (TCCS).

Assessment Outcome	**20. The development considers and addresses site constraints, including heritage, natural features, topography, infrastructure and utilities.**
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

Assessment Outcome	**21. Environmental risks, including noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the development on the site.**
Specification	
Noise management – general	21.1. Where any of the following uses are proposed: a) Emergency services facility. b) Indoor recreation facility.

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	c) Outdoor recreation facility. development complies with a noise management plan prepared by a suitably qualified person and endorsed by the Environment Protection Authority (EPA). Note: The noise management plan will detail the proposed design, siting and construction methods that will be employed to ensure compliance with the Noise Zone Standard as detailed in the *Environment Protection Regulation 2005*, based on the estimated noise levels when the facility is in use.
Bushfire prone area	21.2. All development in the bushfire prone area (identified by the Emergency Services Authority) to comply with the ACT Bushfire Management Standards
Flood risk	21.3. Development complies with: 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	21.4. 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 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 rule 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 management	21.5. For development of roads on sites greater than 2,000m² development meets all of the following: a) The capacity of existing pipe (minor) stormwater connection to the site is not exceeded in the 1 in 10-year storm event. b) The capacity of the existing overland (major) stormwater system to the site is not exceeded in the 1 in 100-year storm event.

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Stormwater quality	21.6. 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	21.7. 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	21.8. 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.
Demolition	21.9. Where the following is proposed: a) Demolition of multi-unit housing (including garages and carports) for which a certificate of occupancy was issued prior to 1985; or b) Demolition of premises for which a certificate of occupancy was issued before 2005. Demolition is undertaken in accordance with hazardous materials survey (including an asbestos survey) prepared by a suitably qualified person and endorsed by the 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	**22. The development provides electric vehicle parking and access to charging locations**
Specification	
Electric vehicle ready parking	22.1. EV ready car parking space is provided to at least 20% of non-residential parking spaces in new community facility developments.

Assessment Outcome	**23. The development provides appropriate end-of-trip facilities**

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Specification	
End of trip facilities – provision of facilities	23.1. 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 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 1. 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
End of trip facilities – design requirements of facilities	23.2. 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 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*.

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	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.
End of trip facilities – shower and change facilities	23.3. 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 floor area of the whole of an existing building). c) Changes of use that require approval of a Development Application. Shower and change facilities must be provided for long-stay users in non-residential development: a) A minimum of one shower is provided for the first 5 long-stay spaces or part thereof, plus an additional shower for each 10 bicycle parking spaces thereafter. b) Shower and change facilities must be rounded up such that an equal number of male and female facilities are provided. c) Separate male and female shower and change facilities must be provided. d) A minimum of one toilet, wash basin and drying area is provided to shower and change facilities. e) A minimum of one change room is provided per shower as one of the following: i) a combined shower/change room ii) direct access to a communal change room. f) Where a communal change room is provided, direct access is provided via the shower facility, without passing through a publicly accessible area. g) Separate gender-neutral shower and change facilities are provided where possible. h) Personal storage facilities must be provided for long-stay users in non-residential development i) Personal storage facilities (lockers) must be: i) Provided at a rate of 2 for each bicycle parking space provided (lockers may be used by a variety of active travel, recreational and sport user groups; ii) Of suitable volume and dimensions to allow adequate storage of clothing, towels, helmets, footwear and other personal items; iii) Well ventilated, secure and lockable; and iv) Located in one or both of the following locations: • Close to shower and change facilities to provide for the safety, privacy and convenience of the user. • Within communal change rooms.

Table 1 – End of trip facilities – bicycle provision rates

Link back to specification

	Standard rates for end-of-trip facilities

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Land use	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
Community theatre	1 space per 1500 seats or 1 space per 1500m^2 NLA	1 space per 15m^2 NLA
Cultural facility	1 space per 1200m^2 NLA	1 space per 60m^2 NLA
Early childhood education and care	1 space per 600m2 NLA	1 space per 65m^2 NLA
Educational establishment	1 space per 10 staff plus 2 spaces per 10 students	1 space per 100 students
Emergency services facility	1 space per 1000m^2 NLA	None
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
Hospital	1 space per 3 beds or 1 space per 150m^2 NLA	1 space per 15 beds or 1 space per 900m^2 NLA
Indoor recreation facility	1 space per 3000m^2 NLA	1 space per 150m^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
Municipal depot	1 space per 2 ha	None
Business agency, financial establishment, office, public agency	1 space per 200m^2 NLA	1 space per 400m^2 NLA
Place of worship	1 space per 1500 seats or 1 space per 1500m^2 NLA	1 space per 15 seats or 1 space per 15m^2 NLA
Religious associated use	1 space per 1500 seats or 1 space per 1500m^2 NLA	1 space per 15 seats or 1 space per 15m^2 NLA
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

Individual assessments are required for any other development type not listed above.

Assessment Outcome	**24. 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.**

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Specification	
Number of car parking spaces	24.1. Parking spaces are provided on site at the rate in Table 2 and location in Table 3.
Accessible car parking spaces	24.2. Development complies with the following: a) 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/standards may have different rates. b) Car parking spaces provided for people with disabilities have vertical clearance for the entire width of the space and the adjacent shared area of not less than 2.5m - as described in AS2890.
Dimensions and access for car parking spaces	24.3. 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. b) *Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking for people with disabilities.*
Safety	24.4. 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.
Pedestrian and cyclist access	24.5. Pedestrian and cyclist entrances, and driveways to the site are clearly visible from the front boundary, provided through the site to increase permeability, feed into and provides connections to existing path networks and on-road cycle routes. Priority is provided for pedestrian and cyclist access.
Accessible path of travel	24.6. Development complies with the following: a) A continuous accessible path of travel is provided that complies with: i) AS 1428.1 – Design for Access and Mobility; ii) AS 1428.4 – Tactile ground surface indicators for the orientation of people with vision impairment to highlight hazards or provide direction; iii) AS 4586 – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces; and iv) designed so that the placement of facilities does not intrude into the continuous accessible path of travel. b) Walkways and glass adjacent to walkways achieve compliance with AS1428.1 and AS1428.2. c) Internal lighting along the whole of the continuous accessible path of travel designed to meet AS1680.0. d) External lighting along the whole of the continuous accessible path of travel meets AS1158.3.1. e) Directional signage or other wayfinding methods, e.g., tactile indicators, to be in accordance with AS1428.1 and AS1428.4 and must identify the continuous accessible path of travel, accessible parts of buildings and all accessible facilities. f) Doorways and doors are designed to meet AS 1428.1- Design for Access and Mobility for pedestrian entrances and exits; public circulation areas; and any common use areas.
Loading docks and goods vehicles	24.7. Development complies with:

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	a) Goods loading and unloading facilities are located within the site and allow for service vehicles to enter and leave the site in a forward direction. Note: Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements. b) Loading docks or vehicular entries to buildings are not located on frontages to the street. c) Endorsement by Transport Canberra and City Services (TCCS) to confirm goods loading and unloading facilities are appropriate.
Road network	24.8. Endorsement by Transport Canberra and City Services (TCCS) to confirm the road network can accommodate additional traffic likely to be generated by the development. Offsite works may be required to support additional traffic from a development.

Table 2: Parking provision rates for CF zones

Link back to specification

Development	**CFZ**
Business agency	6 spaces / 100m² GFA
Community Housing	**Resident:** • One parking space per single bedroom dwelling; and • A minimum average provision of 1.5 spaces per two bedroom dwelling, provided that each two bedroom dwelling is allocated a minimum of one parking space and a maximum of two parking spaces; or • Two parking spaces per two bedroom dwelling; and • Two parking spaces for each dwelling with three or more bedrooms; plus **Visitor:** One visitor space per four dwellings or part thereof where a complex comprises four or more dwellings. Accessible Visitor car parking is to compromise a minimum of 3% (rounded up) of the total number of required visitor parking spaces. Note: to clarify, the minimum average provision is across the development. Individual dwellings are not to be allocated 1.5 spaces
Community activity centre	4 spaces / 100m² GFA
Community theatre	1 space / 4 seats
Cultural facility	2 spaces / 100m² GFA
Early childhood education and care	1 space/centre plus 2 spaces per 15 early childhood education and care places for employee parking plus visitor parking of: 2 spaces : < 30 early childhood education and care places 3 spaces : 30-59 early childhood education and care places 4 spaces : 60-90 early childhood education and care places plus 1 set-down / pick up spaces / 10 early childhood education and care places
Educational establishment	
1. Adult Education, University	Subject to individual assessment specialist

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Development	CFZ
2. Secondary college, High school	1.8 spaces/10 students plus 0.2 set-down/pick-up spaces/10 students
3.Primary School	0.8 spaces/10 students plus 0.4 set-down/pick-up spaces/10 students
Emergency services facility	1 space/peak shift employee
Health facility	4 spaces / practitioner
Hospital	0.8 spaces / peak shift employee plus 1.3 spaces / bed
Indoor recreation facility	To meet indoor recreation requirements of CZ3 zone
Office	2 spaces / 100m^2 GFA
Outdoor recreation facility	To meet requirements of CZ3 zone
Place of worship	1 space / 20 seats within city. 1 space / 10 seats within town and group centres. 1 space / 4 seats all other areas.
Public agency	4 spaces / 100m^2 GFA
Residential care accommodation	0.25 spaces / bed or accommodation unit plus 1 space / staff residential unit; plus 1 space / non-resident peak shift employee
Retirement village	1 space / self-care unit plus 1 space / per 4 hostel or nursing home units or beds; plus 1 space / staff residential unit; plus 0.5 spaces /non-resident peak shift employee
Supportive housing	**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 compromise a minimum of 3% (rounded up) of the total number of required visitor parking spaces.

Note: Parking for 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).

Table 3: Parking locational requirements

Link back to specification

Location or use[1]	Long stay parking	Short stay / Visitor parking	Operational parking[2]

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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

[1] Distances are actual **walking** distance, not radius or direct line distance.

[2] Operational parking is for vehicles used directly as part of the operation within the development.

Assessment Outcome	**25. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised**
Specification	
Servicing and infrastructure	25.1. 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	25.2. Where development includes a battery over 30kW, the development is endorsed by the Emergency Services Agency.
Demolition – utility endorsement	25.3. For demolition works, endorsement is achieved from relevant utility providers (electricity, water, gas, sewerage and stormwater) stating that: a) All network infrastructure on or immediately adjacent the site has been identified on the plan. b) All potentially hazardous substances and conditions (associated with or resulting from the demolition process) that may constitute a risk to utility services have been identified. c) All required network disconnections have been identified and the disconnection works comply with utility requirements. d) All works associated with the demolition
External lighting	25.4. Development is to comply with: a) External lighting is provided to building frontages, to all pathways, roads, laneways and car-parking areas in accordance with *Australian Standard AS1158.3.1 Pedestrian Lighting.* b) All external lighting provided is in accordance with *Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.*
Encroachment of easements and rights-of-way	25.5. Buildings do not encroach over easements or rights of way, unless the proposed encroachment is approved in writing by the relevant service provider.

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