Australian Capital Territory

Planning (Commercial Zones) Technical Specifications 2026

Notifiable instrument NI2026–521

made under the

Planning Act 2023, s 51 (Technical specifications)

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1 Name of instrument

This instrument is the *Planning (Commercial 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 (Commercial Zones) Technical Specifications 2025 (No 1)* (NI2025-531).

George Cilliers
Chief Planner
6 November 2026

Schedule 1

ACT Government

ZS2 – Commercial Zones Specifications

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Commercial 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 Commercial Zones Policy, this Commercial 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 commercial zones. However, these specifications may also be used in other circumstances e.g., 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	
Community and recreation facilities	4.1. Development does not reduce or compromise the range of existing community or recreation facilities available. Note: A report by a suitably qualified person may be required to demonstrate compliance with this specification.
Early childhood education and care	4.2. In multi-storey buildings, early childhood education and care services are located on the ground floor level.
Development provisions residential development other than single dwellings and multi-unit housing	4.3. Developments that comprise two or more dwellings comply with the requirements for multi-unit housing.
Boarding houses	4.4. 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.

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Accessible and/or adaptable standards	4.5. 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.
Home business	4.6. 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. 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 amenity of adjoining and adjacent dwellings. 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.

Assessment Outcome	**5. The proposed use and scale of development are appropriate to the site and zone. This includes consideration of appropriate shop sizes in different commercial centres.**
Specification	
Land uses – CZ6	5.1. Shops in the CZ6 zone are only for the sale of entertainment, accommodation, and leisure goods such as specialty items or arts, crafts and souvenirs.
Shop gross floor area – Town centres	5.2. The *gross floor area* of a shop in the CZ2 zone in a town centre should not exceed 200m^2.
Ground floor uses – CZ4	5.3. Only the following uses are provided in buildings at ground floor level on frontages to main pedestrian areas and routes: a) Business *agency.* B) Community *activity centre.* C) Early *childhood education and care.* D) Financial *establishment.* E) Indoor *entertainment facility.* F) Indoor *recreation facility.* G) P*ublic agency.* H) R*estaurant.* I) S*hop.*

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Assessment Outcome	6. Adverse impacts of development on surrounding uses (both within a site and on adjoining sites) 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	
Road network	7.1. 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.

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:

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.	

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<table>
<tr><th>Assessment Outcome</th><th>11. Private open space and public areas 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.</th></tr>
<tr><td colspan="2">Specification</td></tr>
<tr><td>Private and communal open space for multi-unit housing</td><td>11.1. Multi-unit housing with fewer than 20 dwellings comply with the following:
a) Development includes apartments – no less than 20% of the total site area is allocated to communal open space (that have a minimum dimension of 2.5m and are directly accessible from common entries and pathways).
b) Development does 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.
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 – multi-unit housing</td><td>11.2. 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>Principle private open space for multi-unit housing</td><td>11.3. 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 calculating solar access but is considered in the assessment.

<table>
<tr><td colspan="2">Dwellings wholly or partially at
Lower floor level</td><td colspan="2">Dwellings located entirely on an
Upper floor level</td></tr>
<tr><td>Minimum area</td><td>Minimum dimension</td><td>Minimum area</td><td>Minimum dimension</td></tr>
<tr><td>24m^2</td><td>4m</td><td>6m^2 plus 2m^2 for service functions*</td><td>1.8m</td></tr>
</table>
* 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.</td></tr>
</table>

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Assessment Outcome	12. Reasonable levels of active ground floor interface and passive surveillance to public spaces and streets is achieved.
No applicable specification for this assessment outcome. Application must respond to the assessment outcome.	

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. Signage located and sized according to the below table:

Location of Principal, Second and Third Party Signage

	Ground Floor	1st Storey	Above 1st Storey	Free Standing Sign
Principal Signage	**Y**	**Y**	**Y[1]**	**Y**
Second Party Advertising Signage	**Y**	**Y[2]**	**N**	**Y[2]**
Third Party Signage	**Y[2]**	**N**	**N**	**N**

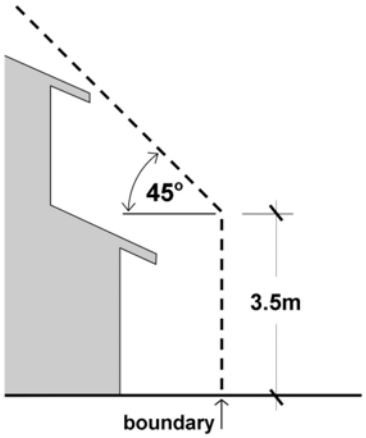
Y content of sign which is permitted.
N Content of sign not permitted.
Y[1] Signage content limited to building name and corporate logos.
Y[2] Size limited to 2 square metres or 20% of the area of the sign, whichever is the lesser.

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 and plot ratios	14.1. Buildings are a maximum of: a) In a group centre: i) 2 storeys. ii) 100% plot ratio. b) In CZ3 zone in town centres – 2 storeys c) In CZ4 zone – 2 storeys. d) In CZ6 zone - 2 storeys.
Building envelope – multi-unit housing up to 3 storeys	14.2. Multi-unit housing is sited wholly within the building envelope formed by planes projected over the subject *block* at 45° to the horizontal from a height of 3.5m above each side and rear boundary, except for side or rear boundaries where solar

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	building envelope requirements apply. This provision does not apply to buildings exceeding 3 storeys.  Encroachments outside the building envelope are permitted for flues, chimneys, antennae, aerials, cooling appliances and heating appliances. Notes: • 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.
Boundary setbacks	14.3. Development is to comply with: a) For multi-unit housing in commercial zones: i) Front setbacks comply with minimum dimensions in tables 1-3. ii) Side and rear setbacks comply with minimum dimensions in Schedule 1. b) For all development in the CZ6 zone, minimum setback to all boundaries is 6m. Note: Public open space refers to unleased land that is accessible by the public.
Tower footprint – apartments over 6 storeys.	14.4. 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.

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Tables 1-3 – Multi-unit housing setbacks

Link back to specification

Table 1: Multi-unit housing front boundary setbacks

Floor level	Blocks in subdivisions approved on or after 18 october 1993	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*		
Lower floor level	4m	6m	3m	4m	3m	4m
Upper floor levels	6m	6m	3m	6m	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.

Table 2: Multi-unit housing side and rear setbacks

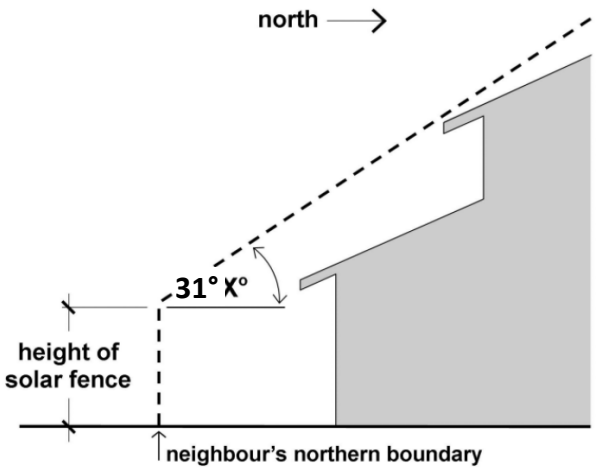
Side and Rear Boundary Setbacks			
	Minimum side boundary setback within the *primary building zone*	**Minimum side boundary setback within the *rear zone***	**Minimum rear boundary setback**
Lower floor level – external wall	Nil^	3m	3m
Lower floor level – unscreened element	1m	3m	3m
First *upper floor level – external wall*	Nil^	3m	6m
First *upper floor level – unscreened element*	6m	6m	6m
Second *upper floor level – external wall*	Nil^	6m	6m
Second upper floor level – unscreened element	6m	6m	6m

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

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Table 3: 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

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.**
Specification	
Solar building envelope	15.1. For all multi-unit housing development up to 3 storeys, buildings are sited wholly within the solar building envelope formed by planes projected over the subject block at 31° 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) In the *primary building zone* – 3m. b) All other parts of the boundary – 2.3m. This provision does not apply to buildings exceeding 3 storeys. 
Solar access – multi-unit housing	15.2. The minimum solar access to multi unit dwelling in an apartment, between the hours of 9am and 3pm on the winter solstice (21 June), is: a) The floor or internal wall of a daytime living area of not fewer than 70% of apartments on a site is exposed to not less than 3 hours of direct sunlight.

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	b) No more than 15% of apartments on a site receive no direct sunlight. **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	
Separation between buildings – residential buildings	16.1. Minimum separation between buildings is provided in the table below: **External wall to external wall or unscreened element** / **Unscreened element to unscreened element** Up to 4 storeys: 3m / 6m 5 to 8 storeys: 4.5m / 9m 9+ storeys: 6m / 12m Note: this specification is in addition to setback specifications.
Privacy – multi-unit housing	16.2. Development complies with the following: a) At a viewing height of 1.5m at any point on the extremity of an unscreened element of one dwelling, there is no direct line of sight into a primary window of any other dwelling on the same block or an adjacent block. The direct line of sight is a minimum distance of 12m. b) At a viewing height of 1.5m at any point on the extremity of an unscreened element of one dwelling, there is no direct line to more than half of the minimum principal private open space of any other dwelling the same block or an adjacent block. The direct line of sight is a minimum distance of 12m. c) Upper floor windows, upper floor balconies and other upper floor elements that allow for potential privacy impacts to adjoining or nearby properties are set back 6.0m from the relevant boundary or greater.

Assessment Outcome	**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.**
Specification	
Building entries – multi-unit housing	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.
Dwelling mix – multi-unit housing	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%. b) 2-bedroom – maximum 40%.

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	c) 3 or more bedrooms – minimum 10%.
Minimum dwelling size – multi-unit housing	17.3. Minimum dwelling floor areas are as follows: a) Studio dwellings - 40m^2. b) One-bedroom dwellings - 50m^2. c) 2-bedroom dwellings - 70m^2. d) Dwellings with 3 or more bedrooms - 95m^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 9m2 (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.
Maximum building depth – apartments	17.5. The maximum depth of a building is 16m.
Habitable rooms – multi-unit housing	17.6. 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	17.7. Ceiling Heights are as follows: a) Minimum floor to floor height of 3.2m, except for ground and first floors. 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. d) A minimum of 3.8m for ground and first floors to promote flexibility.
Internal storage – multi-unit housing	17.8. The following minimum storage area is provided within a dwelling: a) Studio dwellings - 2m^2. b) One-bedroom dwellings – 3m^2. c) 2-bedroom dwellings - 4m^2. d) Dwellings with 3 or more bedrooms - 5m^2.
External storage – multi-unit housing	17.9. For dwellings without an associated garage, an enclosed waterproofed storage area is provided that is all of the following: a) At least 2.1m in height and has at least one 0.6m internal dimension. b) Has an area of at least 1.5m^2.

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	c) Accessible externally from the dwelling or is adjacent to a dedicated car space. d) Easily and safely accessible, secure and clearly allocated to specific apartments. e) A functional shape and size to suit various needs, suitable for larger and less frequently used items.
Balustrades -multi-unit housing	17.10. For balconies that are both, a) located on the first four storeys, and b) facing public streets or public open space, balustrades are constructed of obscure glass panels and /or solid panels with a total of all openings or clear glass panels not more than 25% of the surface area of the balustrade. Note: For this specification, obscure glass prevents printed text of 10mm high characters from being read through the glass when positioned 1m from the glass.
Units per floor – apartments	17.11. For apartments with 4 or more storeys, no more than 6 apartments on each floor are accessible from a shared circulation space.
Stairwell features – multi-unit housing	17.12. 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	17.13. At least 60% of apartments in the first 9 storeys of a building achieve natural cross ventilation.
Windows in common circulation spaces – apartments	17.14. 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	17.15. 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.

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	**18. 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	
Tree canopy cover	18.1. 30% canopy cover at maturity required for Surface car park (including where associated with a development). Other development provides 35% canopy cover at maturity for the portion of the site not covered by playing fields, building or surface car park.

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	Note: All new trees proposed are in accordance with utility requirements.
Water sensitive urban design	18.2. 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	**19. 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.**
Specification	
Reducing urban heat - Cool roof	19.1. 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: 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.
Reducing urban heat - Cool facade	19.2. 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

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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

19.3. 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.
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.
f) Areas that require particular surfaces to meet sporting needs (e.g., synthetic tennis courts and athletics tracks).

Protection from heat

19.4. The development complies with the following:

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.

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	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: 1. Orientation and/or shelter for protection from summer sun and hot winds, and for access to cooling breezes. 2. Shade to at least 75% of its area. Shading is to be measured either at noon on the summer solstice. Shade may be provided by structures or vegetation (e.g., eaves, shade sail or tree canopy). 3. Water providing evaporative cooling (e.g., fountain or pond). 4. 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 noon on the summer solstice. Shading may be provided by built and/or green infrastructure (e.g., shade structure or tree canopy).
Permeability – sites greater than 2,000m²	19.5. 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) Surface car park (including where associated with a development) – 10%. Other development provides 15% site permeability for the portion of the site not covered by building or surface car park.

Assessment Outcome	**20. 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	**21. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.**
Specification	
Minimisation of cut and fill	21.1. 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	21.2. 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.

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Assessment Outcome	22. 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	23. 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	23.1. Where any of the following uses are proposed or permitted in the same or an adjacent development, a) Club, b) Drink establishment, c) Emergency services facility, d) Hotel, e) Indoor recreation facility, f) Industry (except light industry), g) Indoor entertainment facility, h) Outdoor recreation facility, i) Restaurant, noise and vibration are to be mitigated to reduce impacts, including on residential and other sensitive uses. 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.
Noise management and acoustic treatment - dwellings	23.2. The development complies with the following: a) Where a block is located adjacent to a road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day: i) Dwellings are designed and constructed to comply with *AS/NZS 3671 - Acoustics – Road Traffic Noise Intrusion Building Siting and Design;* and ii) A noise management plan, prepared by a suitably qualified person, is endorsed by the government department responsible for road transport planning. b) Where a block is identified as being potentially noise affected in a district policy/specification: i) Dwellings are designed and constructed to comply with the relevant sections of *AS/NZS 2107:2000 - Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level);* and ii) A noise management plan, prepared by a suitably qualified person, is endorsed by the EPA.
Emergency Management Plan – animal care facility	23.3. For An Emergency Management Plan is provided for an animal care facility, prepared by a suitably qualified professional, and includes details of a risk assessment and evacuation plan for the facility.
Bushfire prone area	23.4. All development in the bushfire prone area (identified by the Emergency Services Authority) to comply with the ACT Bushfire Management Standards
Flood risk	23.5. Development complies with the following:

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	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	23.6. 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 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: 1. 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. 2. 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 quality	23.7. 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.

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	• 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.
Stormwater management	23.8. 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.
Site contamination	23.9. 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	23.10. 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.
Wind assessment – buildings exceeding 19m in height	23.11. Where a building is proposed to be greater than 19m but less than 28m in height, a wind assessment report prepared by a suitably qualified person is provided demonstrating that the wind patterns associated with the proposed building will not unreasonably reduce the safety and comfort of people in the public spaces or other open spaces associated with the development, compared with a similar building on the site with a height of building of 19m. Where a building is proposed to be greater than 28m in height, a wind assessment report prepared by a suitably qualified person is provided demonstrating that, as a consequence of the proposed development wind speeds do not exceed the following: a) Adjacent main pedestrian areas and routes (as defined in the relevant precinct code) - 10m/s. b) All other adjacent streets and public places - 16 m/s.
Demolition	23.12. 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 commercial or industrial 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	**24. The development provides electric vehicle parking and access to charging locations in multi-unit housing and commercial buildings.**
Specification	
Electric vehicle ready parking	24.1. EV ready car parking space is provided for at the following minimum rates:

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	a) 1 for each unit in a new multi-unit housing development that is provided with car parking. b) 20% of non-residential parking spaces in new commercial developments.

Assessment Outcome	**25. The development provides appropriate end-of-trip facilities in buildings which includes secure bicycle parking and change rooms (including showers, lockers and drying facilities).**
Specification	
End of trip facilities – provision of facilities	25.1. 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. 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 4. 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	25.2. 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.

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	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.
End of trip facilities shower and change facilities	25.3. 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.

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Table 4 – End of trip facilities – bicycle provision rates

Link back to specification

Land use	Standard rates for end-of-trip facilities	
	Long-stay users (residents, employees, students)	Short-stay users (customers, patrons, visitors)
Animal care facility	1 space per 4 practitioners or 1 space per 1500m² NLA	1 space per 2 practitioners or 1 space per 75m² NLA
Aquatic recreation facility	1 space per 3000m² NLA	1 space per 150m² NLA
Bulky goods retailing	1 space per 1750m² NLA	1 space per 1000m² NLA
Cafe	1 space per 150m² NLA	1 space per 150m² NLA
Caravan park/camping ground	1 space per 5 ha	5 spaces per ha
Civic administration	1 space per 200m² NLA	1 space per 400m² NLA
Club	1 space per 150m² NLA	1 space per 150m² NLA
Commercial accommodation use, guesthouse, hotel, motel, tourist serviced apartment, resort,	1 space per 250m² NLA	1 space per 250m² NLA
Community activity centre	1 space per 1500 seats or 1 space per 1500m² NLA	1 space per 15 seats or 1 space per 15m² NLA
Community theatre	1 space per 1500 seats or 1 space per 1500m² NLA	1 space per 15m² NLA
Corrections facility	1 space per 15 staff	Individual assessment
Cultural facility	1 space per 1200m² NLA	1 space per 60m² NLA
Drink establishment	1 space per 150m² NLA	1 space per 150m² NLA
Early childhood education and care	1 space per 600m² NLA	1 space per 65m² 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 1000m² NLA	None
Health facility	1 space per 4 practitioners or 1 space per 1500m² NLA	1 space per 2 practitioners or 1 space per 75m² NLA
Hospital	1 space per 3 beds or 1 space per 150m² NLA	1 space per 15 beds or 1 space per 900m² NLA
Indoor entertainment facility	1 space per 3000m² NLA	1 space per 150m² NLA
Indoor recreation facility	1 space per 3000m² NLA	1 space per 150m² NLA
Industry	1 space per 800m² NLA	1 space per 2,000m² NLA or part thereof
Light industry	1 space per 800m² NLA	1 space per 2,000m² NLA or part thereof

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Mobile home park	1 space per 5 ha	5 spaces per ha
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 200m² NLA	1 space per 400m² NLA
Personal service	1 space per 500m² NLA	2 spaces, plus 1 space per 1000m NLA above 2000m² NLA
Place of assembly	1 space per 1500 seats or 1 space per 1500m² NLA	1 space per 15 seats or 1 space per 15m² NLA
Place of worship	1 space per 1500 seats or 1 space per 1500m² NLA	1 space per 15 seats or 1 space per 15m² NLA
Produce market	1 space per ha	30 spaces per ha
Public transport facility	1 space per 1500m² NLA	1 space per 30m² NLA
Religious associated use	1 space per 1500 seats or 1 space per 1500m² NLA	1 space per 15 seats or 1 space per 15m² NLA
Residential care accommodation	1 space per 2000m² NLA	1 space per 1000m² NLA
Restaurant	1 space per 150m² NLA	1 space per 150m² NLA
Scientific research establishment	1 space per 150m² NLA	None
bulky goods retailing, personal service, retail plant nursery, supermarket, takeaway food shop,	1 space per 250m² NLA	1 space per 100m² NLA
Student accommodation	1 space per student bed	1 space per 10 student beds
Supermarket	1 space per 600m² NLA	1 space per 200m² NLA
Supportive housing	1 space per dwelling	1 space per 10 dwellings
Take-away food shop	1 space per 250m² NLA	1 space per 100m² NLA
Tourist facility	1 space per 15 staff	1 space per 15 patrons
Veterinary clinic	1 space per 300m² NLA	1 space per 300m² NLA
Veterinary hospital	1 space per 300m² NLA	1 space per 300m² NLA
Warehouse	1 space per 800m² NLA	1 space per 2,000m² NLA or part thereof

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

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Assessment Outcome	26. 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	26.1. The development complies with the following: a) Parking spaces are provided on site at the rate and location in table 5. b) 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.
Location of car parking spaces	26.2. Car parking spaces are provided to meet the following: a) Do not encroach property boundaries. b) 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.
Accessible car parking spaces	26.3. Development is to comply with: 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. 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	26.4. 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.*
Safety	26.5. 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	26.6. Development is to comply with: a) 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. b) Priority is provided for pedestrian and cyclist access.
Accessible path of travel	26.7. Development is to comply with: a) A continuous accessible path of travel: i) Complies with *AS 1428.1 – Design for Access and Mobility*. ii) Complies with *AS 1428.4 – Tactile ground surface indicators for the orientation of people with vision impairment to highlight hazards or provide direction.* iii) Complies with *AS 4586 – Slip Resistant Classification of New Pedestrian Surface Materials for external paving and ground surfaces.* iv) Is designed so that the placement of facilities does not intrude into the continuous accessible path of travel.

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	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.*
Basement carparking	26.8. For basement carparking: a) Ramps comply with the relevant requirements in *Australian Standard AS2890.1- Parking facilities.* b) The maximum total width of an entry and/or exit facing the street is 8m. c) 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.
Verge crossings	26.9. Verge crossings comply with the following: a) A single verge crossing per block is provided. b) No additional verge crossings are permitted. c) Redundant driveway verge crossings are removed, and the verge and kerb restored. d) Changes to driveway verge crossings are endorsed by Transport Canberra and City Services.
Internal driveways – multi-unit housing	26.10. 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.

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Table 5 – Parking rates and location requirements

Link back to specification

Parking provision rates for commercial zones

Development	City centre	Town centres	Group centres	Local centres CZ4	Northbourne precinct & CZ2 outside centres	CZ3 outside centres	CZ5 outside centres	CZ6 outside centres
Animal care facility	1 space / facility; plus 2 spaces per 15 animals for employee parking; plus visitor parking as follows: 2 spaces: <30 animals per facility 3 spaces: 30-59 animals per facility 4 spaces: 60-90 animals per facility plus 1 pick-up/set-down bay per 10 animals							
Boarding house	N/A				0.5 spaces / employee Plus 0.5 spaces / bedroom	N/A	0.5 spaces / employee Plus 0.5 spaces/ bedroom	N/A
Business agency	3 spaces / 100m² GFA							
Cafe	5 spaces/100m² GFA up to 500m² Plus 10 spaces/100m² GFA over 500m²			10 spaces/100m² GFA				
Civic administration	As per office			N/A		As per office	N/A	
Club	5 spaces / 100m² GFA up to 5000m² plus 10 spaces / 100m² GFA over 5000m²	10 spaces / 100m² GFA		N/A	10 spaces / 100m² GFA		N/A	15 spaces / 100m²GFA
Community activity centre	3 spaces / 100m² GFA							
Community theatre	1 space / 12 seats							
Craft workshop	3 spaces / 100m² GFA			N/A	3 spaces / 100m² GFA		N/A	3 spaces / 100m² GFA
Cultural facility	1 space / 100m² GFA							
Drink establishment	5 spaces /100m² GFA up to 500m² plus 10 spaces / 100m² GFA over 500m²	10 spaces / 100m² GFA		N/A	5 spaces / 100m² GFA up to 500m² plus 10 spaces / 100m² GFA over 500m²		N/A	5 spaces / 100m² GFA up to 500m² plus 10 spaces / 100m² GFA over 500m²
Early childhood education and care	**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							
Education establishment:								
(1) Adult Education, University.	Subject to individual assessment							
(2): Secondary college and High school	Subject to individual assessment			1.8 spaces /10 students plus 0.2 set-down / pick-up spaces / 10 students				
(3): Primary School	Subject to individual assessment			0.8 spaces / 10 students plus 0.4 set-down / pick-up spaces / 10 students				

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Development	**City centre**	**Town centres**	**Group centres**	**Local centres** CZ4	**Northbourne precinct & CZ2 outside centres**	**CZ3 outside centres**	**CZ5 outside centres**	**CZ6 outside centres**
Emergency services facility	1 space / peak shift employee							N/A
Financial establishment	4 spaces / 100m^2 GFA							
Funeral parlour	N/A	2 spaces / 100m^2 GFA excluding chapel area plus 1 space / 20 chapel seats		N/A		As for town / group centre.	N/A	
Guest house	1 space/3 employees plus 1 space / guest room for establishments of up to 36 units; OR 25 spaces plus 0.3 spaces / guest room for establishments of more than 36 units							
Health facility	4 spaces/100m^2 GFA							
Home business	As per Residential requirements							N/A
Hospital	0.8 spaces / peak shift employee plus 0.5 spaces / bed							
Hotel	1 space / 3 employees plus 1 space / guest room or unit for establishments of up to 36 units OR 25 spaces plus 0.3 spaces / guest room or unit for establishments of more than 36 units plus 5 spaces / 100m^2 GFA of bars and function rooms up to 5000m^2 plus 10 spaces / 100m^2 over 5000m^2 plus 1 space / 10 restaurant seats; plus 2 spaces / 100m^2 of retail space.			N/A	1 space / 3 employees plus 1 space / guest room or unit for establishments of up to 36 units OR 25 spaces plus 0.3 spaces / guest room or unit for establishments of more than 36 units plus 5 spaces / 100m^2 GFA of bars and function rooms up to 5000m^2 plus 10 spaces/100m^2 over 5000m^2 plus 1 space / 10 restaurant seats; plus 2 spaces / 100m^2 of retail space.			
Indoor entertainment facility								
Cinema	1 space / 12 seats							
Commercial theatre	1 space / 3 seats							
Amusement arcade, night club, music hall, discothèque	5 spaces / 100m^2 GFA		10 spaces / 100m^2 GFA					
Indoor recreation facility								
Basketball, netball	15 spaces / court		20 spaces / court		25 spaces / court			
Skating rink swimming pool	5 spaces / 100m^2 of actual pool or rink area				20 spaces / 100m^2 of actual pool or rink area			
Squash courts	2 spaces / court							
Fitness centre, gymnasium	1 space / 100m^2 GFA		3 spaces / 100m^2 GFA					
Industrial Trades	N/A	2 spaces / 100m^2 GFA			N/A	2 spaces / 100m^2 GFA	N/A	
Light industry	2 spaces / 100m^2 GFA				N/A	2 spaces / 100m^2 GFA	N/A	
Motel	As per Hotel			N/A	As per Hotel			
Municipal depot	0.5 space / peak shift employee			N/A		0.5 space / peak shift employee	N/A	
Office	1.5 spaces / 100m^2 GFA		2 spaces / 100m^2 GFA					N/A
Outdoor recreation facility								
Skating rink swimming pool	5 spaces / 100m^2 of actual pool or rink area			N/A	5 spaces / 100m2 of actual pool or rink area			
Bowling green	30 spaces for first green plus 15 spaces per additional green			N/A	30 spaces for first green plus 15 spaces per additional green			
Tennis court	5 spaces/court			N/A	5 spaces/court			
Personal service	4 spaces / 100m^2 GFA							
Place of assembly	1 space / 20 seats	1 space / 10 seats		N/A	1 space / 10 seats			

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Development	**City centre**	**Town centres**	**Group centres**	**Local centres** CZ4	**Northbourne precinct & CZ2 outside centres**	**CZ3 outside centres**	**CZ5 outside centres**	**CZ6 outside centres**
Place of worship	1 space / 20 seats	1 space / 10 seats		N/A	1 space / 10 seats			
Plant and equipment hire	N/A	2 spaces / 100m^2 GFA		N/A		2 spaces / 100m^2 GFA	N/A	
Produce market	N/A	10 spaces / 100m^2 GFA		N/A		10 spaces / 100m^2 GFA	N/A	
Public agency	4 spaces/100m^2 GFA							
Residential use*	CZ1 and CZ2 zones No minimum requirement For CZ3 zone: 0.8 spaces per single bedroom unit 1.3 spaces per two bedroom unit 1.8 spaces per unit with three or more bedrooms	As per Residential Specifications *residential use includes: caretakers residence, Community housing, multi-unit housing, residential care accommodation, retirement village, retirement village scheme, single dwelling, secondary dwelling, supportive housing						N/A
Restaurant	5 spaces/100m^2 GFA up to 500m^2 Plus 10 spaces/100m^2 GFA over 500m^2			10 spaces/100m^2 GFA				
Serviced apartment	As per Residential rate. No more parking spaces than the minimum residential rate			N/A	As per Residential rate			
Service station	5 spaces / service bay plus 4 spaces / 100m^2 of shop area				N/A	To match town / group centres	N/A	
Shop	4 spaces / 100m^2 GFA	5 spaces / 100m^2 GFA Shop includes: bulky goods retailing, personal services, retail plant nursery, supermarket, takeaway food shop						
Storage facility	N/A	2 spaces /100m^2 GFA		N/A		2 spaces /100m^2 GFA	N/A	

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).

Parking locational requirements

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 and care education	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 **walking** distance in metres, rather than radius.

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

Assessment Outcome	**27. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.**
Specification	
Waste facilities – multi-unit housing	27.1. Developments that propose post occupancy waste management facilities achieve endorsement from Transport Canberra and City Services (TCCS).

Assessment Outcome	**28. The site is appropriately serviced in terms of infrastructure and utility services and any associated amenity impacts are minimised.**
Specification	
Servicing and infrastructure	28.1. 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	28.2. Where development includes a battery over 30kW, the development is endorsed by the Emergency Services Agency.
Demolition – utility endorsement	28.3. 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 comply with and are in accordance with utility asset access and protection requirements.
Loading docks and goods vehicles	28.4. Development complies with the following: 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. 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.

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	Note: Loading, unloading and associated manoeuvring areas are in addition to minimum parking requirements.
External lighting	28.5. Development complies with the following: 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	28.6. Buildings do not encroach over easements or rights of way, unless the proposed encroachment is approved in writing by the relevant service provider or entity.

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