National Capital Plan 1990 (December 1990)

as amended

made under

*Australian Capital Territory (Planning and Land Management) Act 1988*

Compilation start date: 15 June 2006

Includes amendments up to: National Capital Plan - Amendment 52 - Zoo Expansion (Part Block 1502 Belconnen)

This compilation has been split into 8 volumes

Volume 1: [Part One 1.1-1.4]
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Each volume has its own contents

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This compilation

This is a compilation of the National Capital Plan 1990 (December 1990) as in force on 15 June 2006. It includes any commenced amendment affecting the legislation to that date.

This compilation was prepared on 10 October 2014.

The notes at the end of this compilation (the endnotes) include information about amending laws and the amendment history of each amended provision.

Uncommenced amendments

The effect of uncommenced amendments is not reflected in the text of the compiled law but the text of the amendments is included in the endnotes.

Application, saving and transitional provisions for provisions and amendments

If the operation of a provision or amendment is affected by an application, saving or transitional provision that is not included in this compilation, details are included in the endnotes.

Modifications

If a provision of the compiled law is affected by a modification that is in force, details are included in the endnotes.

Provisions ceasing to have effect

If a provision of the compiled law has expired or otherwise ceased to have effect in accordance with a provision of the law, details are included in the endnotes.
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APPENDIX G

REQUIREMENTS FOR NAMADGI NATIONAL PARK AND ADJACENT AREAS

(Including Namadgi National Park and adjacent areas of the Cotter and Gudgenby Catchments).

Introduction

The Policy Plan comprises General and Specific Policies. General Policies are broadly based and define the basic planning and management objectives within the area as a whole. The objectives of the Policy Plan are reflected in general policies covering key land and water use, environmental, cultural and management aspects. Specific Policies relate to the activities designated within particular parts of the planning area. They include:

- sub-catchment policies which refer to broad zones within the total catchment and relate to particular water harvesting requirements (See Figure 1); and
- area policies which refer to various geographic areas defined on the basis of suitability for certain land-use types (See Figure 2).

General Policies

Preamble

Prior to the inception of Namadgi National Park, water supply was the main recognised use of the Cotter and the intended use of the Gudgenby Catchment. The Catchment areas also provide diverse ecological, scenic and recreational resources which are increasingly being used and appreciated by both residents of and visitors to Canberra. The finite and often sensitive nature of these resources makes it essential that a unified approach be taken in planning, development and management. In particular full recognition needs to be given to the limitations on use that must be applied if the water quality, quantity, reliability and environmental qualities of the Catchments are to be maintained. Because full water treatment is a high cost procedure in terms of both capital and operating costs, there are considerable economic and other benefits to Canberra consumers in protecting the Cotter and Gudgenby Catchments, particularly in maintaining the Catchments in a condition which allows for appropriate use of the sensitive ecological systems and continuing economical harvesting of water for Canberra’s water supply with only minimal treatment. There are trade-offs in accepting both these aims ‘in the form of some limitation on the level of use and access to parts of the Cotter Catchment — but it is considered that the operational and land management practices for water harvesting can be in sympathy with the use and management of the Catchment for nature conservation and certain forms of recreation. However multiple use and management of the Cotter and Gudgenby Catchments will require the preparation of appropriate land management and operational policies.

Policy Statements

Key Objectives: To protect the resources and environmental qualities of Namadgi National Park and adjacent areas of the Cotter and Gudgenby catchments in the interests of Canberra’s water supply and nature conservation. Plantation timber production in the north of the Policy Area, recreation and scientific study are secondary objectives.

Water Supply: To protect the Cotter and Gudgenby Catchments for Canberra’s water supply so as to maintain or improve yield in terms of quality, quantity and reliability. The quality of
water supply in the Cotter Catchment to be assured primarily by controls over Catchment uses rather than by the use of additional treatment.

**Nature Conservation:** To protect the ecological resources of the Policy Area by conserving vegetation communities in a relatively undisturbed state, maintaining a diversity of plant and animal habitats and assuring the continued viability of land and aquatic habitats.

**Recreation:** To provide opportunities for appropriate recreational use.

**Education, Scientific Study and Research:** To use the area for appropriate environmental education, research and scientific study.

**Timber Production:** To use and manage the existing softwood plantations of the Cotter Catchment for continuing commercial timber production.

**Heritage:** To protect and conserve the significant cultural and heritage resources, including their landscape context, and to provide for interpretation of sites consistent with the protection of resources within a unified management approach.

**Access:** To provide and manage access to National Park and related areas for recreation and essential management purposes consistent with the objectives.

**Non-Permissible Activities:** To prohibit activities which are incompatible with the key policy objectives. These activities may include:

- prospecting and mining in the Cotter Catchment and Namadgi National Park
- off-road use of vehicles other than for management purposes
- commercial grazing in the Cotter Catchment and Namadgi National Park excluding Gudgenby Station
- swimming and other body contact waterbase recreation
- use of chemicals likely to cause deterioration in water quality in the Cotter Catchment
- hunting and shooting other than that required for management purposes
- residential accommodation other than required for park and management purposes.

Management is a matter for the ACT Government. The National Capital Planning Authority’s policy regarding management is that management plans and practices will be prepared in a manner that is consistent with the policies in this Appendix.

**Specific Policies**

Sub-Catchment Policies (See Figure 1).

**Preamble**

The protection of the Cotter Catchment so as to maintain a water supply yield in terms of quality, quantity and reliability to Canberra requires controls on land uses and appropriate management practices within the Catchment. Consequently, a primary concern in formulating the Policy Plan is to determine land uses for various parts of the Catchment, within the framework of constraints associated with catchment protection requirements.
In terms of catchment protection for water harvesting, the Cotter and the Gudgenby Catchments have been divided into five sub-catchments which have varying protection requirements. These sub-catchments are:

- the upper Cotter (Corin Dam) sub-catchment
• the intermediate Cotter (Bendora Dam) subcatchment
• the lower Cotter (Possible Future Dam) sub-catchment
• the lower Cotter (Cotter Dam) sub-catchment
• the Gudgenby (Future Tennent Dam) catchment.

The opportunity for use in each subcatchment reflects catchment conditions, present and potential run-off characteristics and the nature of the water supply operation as explained below.

Within the upper (Corin Dam) sub-catchment, runoff is of a high quality due to the vegetation cover, soil stability, and limited human activity. Corin Reservoir is operated for the regulation of run-off and subsequent release to Bendora Reservoir. As some limited buffering is provided by water retention in Corin Reservoir, minor increases in bacterial levels of runoff are acceptable without jeopardising the water supply. However, effective disinfection of bacteria is ultimately dependent on the maintenance of a discharge to Bendora which is low in turbidity and nutrients. There is thus some scope for public use as long as this is tightly controlled to minimise the impact on the quality of water flowing downstream and there is no added risk of bushfire.

In the case of the intermediate (Bendora Dam) subcatchment, water is of a high quality due to the forest cover, soil stability and limited human activity. Water is diverted directly from Bendora Reservoir to Mt Stromlo and after disinfection, pH correction and fluoridation treatment, is distributed to Canberra’s water supply system. The adequacy of this treatment is dependent on the maintenance of a high physical, chemical and bacteriological quality of the raw water at Bendora Reservoir. Consequently there is no potential for land uses which involve disturbance to the sub-catchment and very little potential for increasing public access.

The lower sub-catchment currently exhibits run-off having turbidity and bacteriological concentrations such that water treatment is required prior to the delivery of water from this sub-catchment to the water supply distribution system. The quality of water in this zone is a reflection of the more erosion-prone soils of the area, and the greater extent of activities such as softwood logging and recreation. Because the Cotter Reservoir is only used intermittently an opportunity exists to accommodate a wider range of uses.

However, the efficiency of the treatment process when it is in use will be dependent on limitations on turbidity, iron and nutrient levels of the raw water. A restricted access policy is essential when the reservoir is in use, including for a short period prior to such use.

Hydrological studies indicate that the construction of a dam at Vanitys Crossing or Tennent Dam in the Gudgenby sub-catchment would increase the assured yield for water supply by about 30 per cent — the equivalent of between 110 000 and 120 000 persons for a new Cotter Dam and by 140 000 for the Tennent Dam. The development of one of these options will be required in the future to cater for population growth, possibly as early as 1995.

The catchment of a future dam at Vanitys Crossing is largely eucalypt forest and although no water quality data is available for the site, it is expected that water quality would be such that a catchment management system similar to that for Bendora Dam may be appropriate.

Run-off in the case of the Gudgenby (Tennent Dam) catchment is of a high quality, reflecting the forest and grass character of the catchment, soil stability and limited human activity. Water from Tennent Reservoir would be fed, after treatment, directly into the water distribution system. As some habitation and a wide usage of the catchment for recreation,
camping and nature study is proposed, extensive buffer storage and water clarification and disinfection would be required at Tennent Dam to ensure adequate protection of public health.

The adequacy of this system of protection would be dependent on the maintenance of the high physical and chemical quality of raw water, and on careful control on bacteria discharged in wastewater in the catchment.

The continuation of rural activities in the Naas and Gudgenby valleys is compatible with the planning intentions in the interim, although ultimately these leases would need to be withdrawn as they would be largely inundated by the reservoir. It would not be appropriate, however, to permit substantial capital development, which to be economically justified, would need to be viable beyond the construction date of the reservoir.

In summary, restricted use is possible in the upper Cotter (Corin Dam) sub-catchment, most uses need to be excluded in the intermediate Cotter (Bendora Dam) sub-catchment and a wide range of uses is possible in the lower Cotter sub-catchment and Gudgenby catchment.

**Policy Statements (See Figure 1)**

**Upper (Corin Dam) Sub-catchment** To maintain appropriate water quality by permitting only those low intensity uses which have minimal impact on soil stability and vegetation cover and which are free of any discharges to the waters of the sub-catchment.

**Intermediate (Bendora Dam) Sub-catchment** To maintain the sub-catchment in a condition which yields high quality water and protects existing ecological values. Public access on existing roads to be controlled to limit any risk to water quality.

**Lower (Possible Future Dam) Sub-catchment** To plan and manage this catchment to guarantee water quality with minimal treatment. This will involve strict control of access and land use.

**Lower (Cotter Dam) Sub-catchment** In the short term to maintain water quality to at least existing conditions. The only land uses to be permitted are those which will not lead to any further deterioration of water quality. The immediate foreshore area to be closed to public access when water is being taken from the Cotter Reservoir and for a short period beforehand to limit the risk to water quality. Further consideration to be given to the longer term use and water treatment measures appropriate to managing this sub-catchment.

**Gudgenby (Future Tennent Dam) Catchment** To manage this catchment for future water harvesting for Canberra’s water supply. To maintain appropriate water quality by permitting only those low intensity uses which have minimal impact on soil stability and vegetation cover, or where more intensive use areas are required, locating such areas and providing wastewater collection and treatment facilities such that the water quality of streams is protected.

**Area Policies (See Figure 2)**

The total area covered by the Policy Plan has been geographically subdivided into component areas which are designated on the Plan by a letter prefix and a number corresponding to the Area Policy Statements. In a few cases two geographically separate components are covered by a single policy statement.

The letter prefixes relate to the following land-use categories:

A  Nature Conservation
B  Reservoir
<table>
<thead>
<tr>
<th>Letter</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>C</td>
<td>Pine Plantations</td>
</tr>
<tr>
<td>D</td>
<td>Restoration for Nature Conservation</td>
</tr>
<tr>
<td>E</td>
<td>Low to Medium-Intensity Recreation</td>
</tr>
<tr>
<td>F</td>
<td>Park Management Centres and Other Facilities</td>
</tr>
<tr>
<td>G</td>
<td>Public Utility Easements</td>
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<tr>
<td>H</td>
<td>Roads</td>
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</tbody>
</table>

The areas, identified by a letter prefix and number, have been identified on the basis of their existing characteristics and the major future uses which are considered to be suitable in the context of the General Policies and Sub-Catchment Policies.
Because of its ecological importance as part of Namadgi National Park a major activity of the two Catchments is designated as nature conservation, which is compatible with Catchment protection for water harvesting. Reservoirs, public utilities and roads are superimposed on these nature conservation areas and therefore certain constraints need to apply to ensure an acceptable degree of compatibility.

A. Nature Conservation

Preamble

Namadgi National Park was gazetted in October 1984 under the Nature Conservation Ordinance 1980 and includes about 70 per cent of the Cotter Catchment and the former Gudgenby Nature Reserve. At that time it was considered that additional areas might be added to the Park at a later stage.

The planning for Namadgi National Park and adjacent areas within the Cotter and Gudgenby Catchments should respond to the varying needs for protection of the ecological resources and essential environmental qualities of each area. For example, there is the potential for the upper part of Namadgi National Park to be managed as a Wilderness Area in sympathy with a proposed Bimberi Wilderness Area extending into the north-eastern corner of Kosciusko National Park and the southern part of the Bimberi Nature Reserve in NSW. In other areas, varying levels of recreational use and other activities may be compatible with nature conservation.

To minimise the risk of over-use of the Wilderness Area, it is desirable to provide a buffer, where practicable, between the wilderness areas and nearby areas suitable for recreational use and other activities of a more intensive kind than is appropriate in the Wilderness Area. This is particularly so on the Gudgenby side where there is easy access from Boboyan Road.

Significant populations of platypus and two nationally endangered fish species, the Macquarie perch and the river blackfish, occur in the Cotter River and reservoir system. Macquarie perch are not secure in the Murrumbidgee River, the only other ACT river in which they occur. Preservation of river, stream and reservoir habitat, maintenance of high water quality and protection of fish stocks are required to ensure long term survival of the fish species in the ACT.

Hardwood logging has been carried out in part of the Cotter Catchment in the past and significant Government funds have been invested in anticipation of re-logging the hardwood stands. However these stands, particularly the associations containing Eucalyptus fastigata, E. viminalis and E. radiata in the northeast of the catchment have been shown to be one of the richest communities for both birds and arboREAL mammals. The nearest location of eucalyptus associations containing these species is on the eastern escarpment of the Great Dividing Range. Further evaluation is required before commercial hardwood logging can be recommended because of the potential impact it may have on water quality, wildlife habitats and on recreation.

Policy Statements (See Figure 2)

A.1 Cotter/Gudgenby Wilderness Area To be preserved as an area where the concept of wilderness is the primary consideration and where ecological processes are not disturbed by human interference. The Wilderness Area to be considered as part of a greater Bimberi Wilderness Area extending into adjacent areas of NSW. Cotter Hut to be retained for essential management purposes. Existing tracks to be retained but no
new tracks to be provided. Consideration to be given to linking up the existing walking tracks with tracks in the adjoining Kosciusko National Park.

A.2 Upper Cotter Area Existing ecological values to be maintained and protected for public appreciation, research and education and as a buffer for the Cotter/Gudgenby Wilderness Area. Low level recreational use, compatible with water supply and environmental protection requirements, to be controlled by appropriate means. Existing vehicular tracks to be retained for management purposes.

A.3 Corin to Bendora This area to receive a high level of protection to maintain the existing ecological values and quality of run-off to the water supply. Public access to be controlled along Mt Franklin Road. Limited access to specific features may be permitted.

A.4 Mt Aggie to Mt Gingera The crest of the Brindabella Range to be used for low intensity recreational activities compatible with nature conservation and maintenance of water quality. Vehicular access to snowfields in winter to be controlled. Facilities for downhill skiing into the Bendoran Catchment not to be permitted. The existing building at Mt Franklin to be used for park purposes as a possible base for bushwalking, cross country skiing and nature study compatible with protection of the Bendoran Sub-catchment. The Civil Aviation Authority Radio Link Station on the summit of Mt Ginini to remain until it is no longer required for this purpose when it would be removed. No other buildings to be permitted.

A.5 Lower Cotter Existing ecological values to be maintained and protected for public appreciation, research and education. Low level recreational usage to be permitted compatible with environmental protection and long-term water quality objectives. Recreational trails and interpretation facilities to be provided. The need for compatible use and management of the portion of the Catchment in NSW to be discussed with the NSW Government authorities.

A.6 Bendoran to Bull’s Head Existing ecological values to be maintained and protected for public appreciation, research and education. Low level bushland recreation with provision for public access compatible with the protection of the steep north-eastern slope and recognition of the constraints of future development of Tennent Reservoir and associated works on the lower south-eastern slopes. Summit to be used for special purposes, eg telecommunications related to the southern part of the ACT including Namadgi.

A.7 Booroomba/Blue Gum Creek Existing ecological values to be maintained and protected for public appreciation, research and education. Low level bushland recreation associated with the adjoining Booroomba development to be permitted compatible with environmental protection.

A.8 Mt Tennent Existing ecological values to be maintained and protected for public appreciation, research education. Low level bushland recreation with provision for public access compatible with the protection of the steep north-eastern slope and recognition of the constraints of future development of Tennent Reservoir and associated works on the lower south-eastern slopes. Summit to be used for special purposes, eg telecommunications related to the southern part of the ACT including Namadgi.
A.9 **Blue Gum Creek - Honeysuckle Creek** Existing ecological values to be maintained and protected for public appreciation, research and education. To be promoted for low-level bushland recreation with provision for public access for bushwalking, rock climbing, orienteering, camping, public appreciation, research and education. Bushwalking and equestrian trails to be provided compatible with environmental protection.

A.10 **Orroral Valley** Existing ecological and cultural values to be maintained and protected for public appreciation, research and education. To be used for low-level bushland recreation with provision for public access for bushwalking, orienteering, camping, public appreciation, research and education.

A.11 **Buffer Area between Boboyan Road and The Wilderness Area** Existing ecological values to be maintained and protected for public appreciation, research and education. Low level bushland recreation associated with adjoining recreational use areas to be permitted compatible with provision of a buffer between Boboyan Road and the Wilderness Area. Selected vehicle access to points of interest (e.g. lookouts) and starting off points for bushwalking with provision for parking and overnight camping.

A.12 **Booth Range** Existing ecological values to be maintained and protected for public appreciation, research and education. To be promoted for low level bushland recreation with provision for public access for bushwalking, orienteering, camping, public appreciation, research and education. Bushwalking and equestrian trails to be provided compatible with environmental protection.
B. Reservoirs

Preamble

The three existing water storages on the Cotter River are Corin, Bendora and Cotter Reservoirs. Water from the highest reservoir (Corin) is released down the River to maintain the level in Bendora Reservoir. From there the Bendora gravity main conveys water to the Stromlo Water Treatment Plant.

Water from Cotter Reservoir has to be pumped to Stromlo where following treatment, it is mixed with Bendora water and distributed to the urban areas of Canberra. Because of the present adequate water supply for Canberra and the high cost of pumping and treating water, the Cotter Reservoir is only used to augment water supply during periods of high demand or when Bendora pipeline is not in use. In the absence of a high level of water treatment, a restricted access policy has been considered essential to guarantee safe and potable water.

Proposals for additional water storage include the construction of a new dam at Vanitys Crossing on the Cotter River and Tennent Dam on the Gudgenby River. A new dam could be required as early as 1995 to meet the expected increase in Canberra’s water consumption demands. Because of the location of Vanitys Crossing Dam and the current level of usage of the Lower Cotter Catchment, water derived from a storage in this area may not require full treatment provided appropriate catchment management is instituted. A future Tennent Reservoir in the Gudgenby River Catchment could be a major recreation resource as well as providing for water supply.

Policy Statements (See Figure 2)

B.1 Corin Reservoir Use of Corin Reservoir to be reserved for Canberra water supply. A limited degree of public recreation such as fishing to be considered. Should this prove feasible, boat access to be permitted only from Corin Road, and a boat ramp with sealed vehicular access to be provided at the northern end of the Reservoir. Swimming and other body contact activities not to be permitted. Public access to the Reservoir to be prohibited within a 200 m zone of the outlet tower and spillway. Facilities for picnicking, caretaker’s house and public amenities buildings to be retained in this area.

B.2 Bendora Reservoir Use of Bendora Reservoir to be reserved for Canberra water supply. No other use of the Reservoir shall be permitted.

B.3 Possible Future Reservoir This area to be considered for the construction of future water storage. Existing usage to continue in the short term. Planning and management of this area to be on a basis that requires treatment by disinfection only. Use of the future reservoir to be reserved for Canberra water supply. No other use of reservoir shall be permitted.

B.4 Lower Cotter Reservoir Use of Reservoir to be reserved for Canberra water supply specifically as a secondary storage for use either in the event of a failure of the Bendora or Googong systems or to augment the primary water supply during periods of peak demand. Access to the dam to be permitted for sightseeing purposes. When water is not being drawn from the Reservoir, access for fishing and manually and electrically powered boats may be considered subject to the maintenance of water quality and protection of the environment. Swimming and other body contact activities not to be permitted.

B.5 Future Tennent Reservoir and Environs Site for future reservoir for water supply and associated recreation and regeneration. Approved grazing and pasture crop
production may continue in the interim. Natural regeneration to be encouraged on the steeper and forested slopes of Mt Tennent and Billy Range.

Management of future reservoir may allow public recreation, including fishing, rowing, sailing and low-powered boats introduced on the basis of a phased program of recreation development.

C. Pine Plantations

Preamble

The Uriarra and Pierce’s Creek Pine Plantations, (including the Blue Range--Sherwood Section) cover about 80 km², of which about 60 km² are within the Cotter Catchment. The provision of further pine plantations by clearing of native forests is against ACT Government policy. Subject to later review, the existing plantations will be retained in accordance with the Commonwealth Government’s commitment of March 1984 to the ACT softwood production industry as an important source of employment in the ACT.

Pine plantations also provide for a wide range of recreational uses including walking, horse-riding, picnicking, pleasure driving and organised activities such as car rallying, trail bike riding, archery and orienteering. In some parts of the pine plantation there is potential for enhanced development, particularly in the Blue Range, Sherwood and Blundells Flat areas, which could be modified to facilitate further recreational use.

The main issues relating to the existing pine plantations are to minimise the adverse effects of clearfelling, land preparation for replanting, and fertilising on the quantity and quality of run-off to the water supply system. There is also an opportunity to enhance visual diversity by planting other species and breaking up large uniform areas of single age trees.

Policy Statements (See Figure 2)

C.1 Pine Plantations within Lower Catchment Existing pine plantations to be retained in the short to medium term as multiple-use areas for softwood production and recreation. Longer term use to be subject to later review. Clearing of native vegetation to establish new pine plantations not to be permitted. Management practices to be designed to minimise their impact on the quality of run-off to the water supply system. Felling may be implemented to increase visual diversity in the broader landscape by breaking up large areas containing trees of the same age. Selected areas of native vegetation within the plantations, particularly along public roads, plantation edges and water courses to be retained and, where appropriate, extended. When water is not being drawn from Cotter Reservoir, low level recreation such as walking, orienteering, picnicking and fishing to be permitted. Pine plantations in the Blundells Flat area may be modified to facilitate the recreational usage of the pine plantations. Further recreational use to be encouraged by provision of signposted forest drives, trails and picnic/barbecue areas and interpretative facilities.

C.2 Blue Range - Sherwood Area Pine plantations and open grassland areas to be retained as multiple-purpose areas for softwood production and recreation. Area to be developed as a forest park with provision for car-based camping for both small and large groups. Vehicular access to the area to be improved. Felling may be implemented to improve visual diversity in the broader landscape by breaking up large areas containing trees of the same age. Areas of native vegetation to be retained and extended.

D. Restoration for Nature-Conservation
Preamble

Some parts of the Gudgenby area have been extensively modified by past land clearing for grazing which is being phased out. To improve the scenic and nature-conservation values of these areas, it is desirable that the original vegetation cover be re-established. In some areas, this will take place through natural regeneration, while in other areas some planting with indigenous species may be required. Natural grass land areas or open areas of heritage or scenic value would be identified and retained.

The remaining parts of the Boboyan Pine Plantation which survived the January 1983 bushfire are to be removed at maturity.

Policy Statements (See Figure 2)

D.1 **Mt Tennent (Northern Extension)** Native vegetation to be re-established as an extension of the Mt Tennent landscape.

D.2 **Gudgenby Station (Western Portion)** Existing rural use to be phased out and the area to be restored for nature conservation and as a buffer to the Wilderness Area. Native vegetation to be re-established on the steeper and disturbed areas while retaining and protecting the open valley as a cultural resource.

D.3 **Boboyan Pine Plantation (Western Portion)** Existing pine plantation to be removed at maturity and native vegetation to be re-established for nature conservation and as a buffer to the Wilderness Area.

D.4 **Grassy Creek Area** Revegetation of disturbed areas to be encouraged with a view to achieving a combination of forest and open valley landscapes for low-intensity bushland recreation and as a buffer to the Wilderness Area.

E. Low to Medium-Intensity Recreation

Preamble

While the demand for recreation use and public appreciation of the Namadgi National Park and associated areas in the Cotter and Gudgenby Catchments is expected to increase only slowly and, at present, can be catered for by a low level of facility it is prudent to identify locations for more intense recreational use should these be required in the longer term. Emphasis is placed on concentrating car-based activities towards the more accessible northern end of the Cotter Catchment in the pine plantations (see Policies C.1 & C.2) and in modified areas off Boboyan Road but still permitting a limited level of development in other areas, where this is consistent with public appreciation of Namadgi National Park.

Policy Statements (See Figure 2)

E.1 **Booroomba Area** to be used for car-based recreation and associated activities compatible with the protection of Blythburn Cottage as a cultural site adjacent to Namadgi National Park. Blythburn Cottage to be restored for an appropriate use and the existing exotic plantation retained. Natural tree regeneration to be encouraged to enhance the open Savannah woodland appearance as part of the landscape surrounds to Blythburn Cottage.

E.2 **Open Land Along the Orroral River** To be used for car-based recreation, including picnicking, camping and associated activities related to public appreciation of Namadgi National Park. Orroral Homestead to be protected as a cultural site. Natural tree
regeneration to be encouraged while retaining and enhancing the scenic quality of the open grassland valley as a cultural resource and contextual landscape for interpretation.

E.3 **Open Land Along the Gudgenby River** To be used for car-based recreation including picnicking, camping and associated activities related to public appreciation of Namadgi National Park. Natural tree regeneration to be encouraged to define activity areas and to reinforce the existing scenic quality.

E.4 **Gudgenby Station (Eastern Portion)** Existing rural use to be phased out and the area used for car-based recreation and associated activities related to public appreciation of Namadgi National Park. Gudgenby Homestead to be used for park purposes. Natural tree regeneration to be encouraged while retaining and enhancing the scenic quality of the open grassland valley as a foreground to views to the mountains beyond and as a cultural resource and contextual landscape for interpretation.

E.5 **Boboyan Pine Plantation (Eastern Portion)** To be used as an extension of the Gudgenby Station recreation areas. Existing pines which survived the January 1983 bushfire to be removed at maturity and native vegetation to be re-established in a form compatible with the provision of suitable locations for car-based recreation, including picnicking and camping.

E.6 **Mt Clear** To be used as a centre for car-based bush camping. Natural tree regeneration to be encouraged.

E.7 **Riverview** Major car-based camping area relating to Tharwa tourist area and the future Tennent Reservoir and the major entry points into Namadgi National Park Management and interpretation facilities may be provided.

**F. Park Management Centres and Other Facilities**

**Preamble**

The effective management of Namadgi National Park requires a strategically-based management headquarters. The major facility is located at Glendale. Minor management functions may be also undertaken in other locations.

The Honeysuckle Creek and Orroral Tracking Station have ceased operation and the facilities are now within Namadgi National Park, but part of the Orroral Tracking Station site will continue to be used. While the future use of the buildings and sites has not yet been determined, it would be desirable to use them in a way that would benefit Namadgi such as a field study centre if this proves practicable.

Orroral Lunar Laser Ranger Facility includes an optical telescope and laser ranging equipment which enables measurements to be made with a high order of accuracy for gathering geodetic information. One of the reasons for its location at Orroral was its superior atmospheric conditions. The existing observatory buildings do not have any significant impact on related nature conservation areas.

**Policy Statements** (See Figure 2)

F.1 **Glendale Management Area** To remain the main management centre for Namadgi National Park for the locations of work depot, rangers’ residences, information centre, paddocks for rangers’ horses, etc.

F.2 **Honeysuckle Creek and Orroral Tracking Stations** Sites and buildings to be used for park purposes associated with public appreciation of Namadgi National Park
including possible overnight accommodation and minor management uses, compatible with related nature conservation areas.

F.3 **Orroral Lunar Laser Ranger Facility** Existing facility to remain until it is no longer required for this purpose when it will be removed. No further development unrelated to Namadgi National Park to be permitted.

G. **Public Utilities Easements**

**Preamble**

The main public utilities of concern in the Cotter and Gudgenby Catchments are the Bendora pipeline and the Electricity Commission of NSW’s two 330 kV transmission lines from the Snowy Scheme to the Belconnen bulk supply substation and the 132 kV transmission line from Royalla to Belconnen.

There are no current proposals for further facilities in the Catchments although the need for specific powerlines and telecommunications installations may arise from time to time. Any future proposal would need to be considered in terms of its environmental impact.

**Policy Statements** (See Figure 2)

G.1 Electricity Commission of NSW 330 kV and 132 kV Transmission Line Vegetation within the easements to be trimmed and cleared as necessary. Bare swaths through the vegetation to be avoided and the height limit of vegetation within the easement to be varied in accordance with the technical requirements of the powerlines. Special attention to be given to the access tracks to the towers avoiding, as far as possible, tracks along the lines.

G.2 **Bendora Pipeline** Access to be maintained for servicing the pipeline. Un-supervised public vehicular access not to be permitted.

H. **Public Roads**

**Preamble**

The main access route into and through the southern part of Namadgi into NSW is the Naas-Boboyan Road. While the northern part of this road will need to be relocated when the Tennent Reservoir is constructed and the southern part is proposed to be upgraded, it is not considered desirable to make major changes to the existing road. To maximise the value of the road for recreational access, spur roads to features of interest or activity will be required. There is also an opportunity to upgrade the Old Boboyan Road along Hospital Creek for management purposes and a park drive depending on availability of funds.

Brindabella Road and Corin Road provide the main public access to the western part of Namadgi National Park and to the Cotter Catchment. The Brindabella Road also provides access to the Goodradigbee Valley and beyond in NSW. A network of other roads services essential forestry, water supply and general management needs as well as providing opportunities for recreational use.

There are opportunities for improving road access and recreation use in the northern part of the Cotter Catchment based on existing roads such as Vanitys Crossing Road, Warks Road, Blue Range Road and Two Sticks Road. There is a need to minimise the adverse effects of water run-off from roads on water quality in the Cotter Catchment.
Policy Statements (See Figure 2)

H.1 Naas-Boboyan Road To be sealed to the ACT border, on essentially the present alignment, to function as a regional road connecting Canberra and Adaminaby and the major access road into the Gudgenby Area. Provision to be made for lay-bys, picnic areas etc. and the opening up of views from the road. Access corridor to be retained after construction of the Tennent Reservoir, although some sections of the road would need to be relocated.

H.2 Recreational Access Roads Roads for public access for recreation and sightseeing to be provided and maintained from the Naas-Boboyan Road to:

- Honeysuckle Creek Tracking Station
- Orroral Tracking Station
- Gudgenby Station and Boboyan Pines
- Mt Clear Station camping area
- Other points of interest close to the Naas-Boboyan Road.

H.3 Brindabella Road Brindabella Road to provide the main public access through the north-western part of the lower Cotter Catchment to Piccadilly Circus and to the Goodradigbee Valley in NSW. Road to be sealed to the ACT border.

H.4 Blue Range Road/Two Sticks Road Subject to agreement from NSW, provision to be made for future upgrading along it existing route for recreational access and a scenic drive to encourage greater recreational use of the northern part of the Catchment. Provision to be made at suitable locations for stopping places and viewing laybys, with adequate signposting and interpretation facilities for public information and appreciation. Picnic and other recreational amenities may also be provided along these roads outside the Cotter Catchment.

H.5 Warks Road and Vanities Crossing Road To be upgraded along their existing routes for recreation access and round trip scenic drives through the lower Cotter Catchment. Provision to be made for stopping places and adequate signposting.

H.6 Mt Franklin Road to Bulls Head and Beyond Mt Franklin Road to serve as an access road to Mt Ginini and for management in the upper Catchment. Vehicular access beyond Mt Aggie to be controlled recognising the importance of protecting the Bendoro sub-catchment. During winter snow periods vehicular access beyond Bulls Head to be controlled with adequate provision made for turning vehicles, parking and amenities. Public access along the road to be permitted for cross-country skiing or on foot or other snow-based recreation, compatible with maintenance of water quality and with environmental protection. Part of this road is within the Bimberi Nature Reserve and close consultation to be maintained with the appropriate NSW authorities. Road not to be sealed.

H.7 Corin Road The access road within the Catchment to be maintained in a sealed condition for water supply operations and maintenance purposes and to allow public access to Namadgi National Park.

H.8 Old Boboyan Road Consideration to be given to upgrading along its existing route for management purposes, recreational access and a round trip scenic drive Provision to be made at suitable locations for stopping places and viewing laybys, with adequate signposting and interpretation facilities for public information and appreciation.
APPENDIX H: DESIGN AND SITING CONDITIONS
APPENDIX H

DESIGN AND SITING CONDITIONS

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DEFINITIONS
INTRODUCTION

APPLICABILITY

These conditions apply as Detailed Conditions of Planning, Design and Development to works within Designated Areas of the National Capital Plan. The conditions are subject to amendment by the Authority from time to time.

AIM

The broad aim that will be applied by the Authority in the exercise of its obligations under the Act may be derived from the paragraphs which follow.

The Authority subscribes to the belief that an individual should, in the ordering of his own affairs, suffer the minimum restrictions and inconveniences imposed by administrative controls. On the other hand, Canberra is a unique city. As a national capital it has special purpose and character and this imposes responsibilities on persons planning the city and obligations on those carrying out development in it. This is particularly the case within Designated Areas.

In exercising control over development within Designated Areas of the National Capital, the Authority is guided by a desire to have quality, character and permanence consistent with the concept of a national capital in all construction. It seeks to develop an atmosphere of civil dignity and domestic amenity. Its aim is to ensure that development in all forms will not take away from but rather add to the value of the total investment in Canberra. That is to say, development must complement and enrich its surroundings.

1. CONDITIONS FOR DETACHED HOUSES

INTRODUCTION

In relation to a detached house, the objectives of the policies are to provide for the residential amenity of the occupants of the house and the maintenance of amenity of adjoining houses and to ensure that an acceptable environmental quality is obtained in the neighbourhood.

The Authority expects the builders and owners of houses in Designated Areas to take advantage of opportunities provided by the conditions for achieving a harmonious and satisfying environment for living.

1. GENERAL CONDITIONS

1.1 Performance and Quantitative Standard

The quantitative standards contained in these conditions are objective guides to the performance standards adopted by the Authority.

Compliance with the quantitative standards will therefore not necessarily result in works approval unless the performance standards have, in the opinion of the Authority, also been achieved.

On the other hand, works approval may be given under special circumstances when the performance standards can be achieved without complete compliance with the quantitative standards.

1.2 Group Schemes
One objective of offering leases in a group is to encourage a high standard of compatibility and amenity in the design and siting of buildings erected on the leases. Buildings should be related by careful siting and choice of materials, colour and roof lines. Amenity will be served by siting buildings to enable privacy and quietness and to limit the adverse effects of climate and maximise its advantages.

When buildings to be erected on leases, however offered, are planned as a group, the general conditions may be varied to the extent required to give effect to a proposal acceptable to the Authority.

For the purpose of these conditions, two adjoining leases may be considered as a group on the application of the lessees.

1.3 Conditions established prior to the Offer or Grant of a Lease

Any special design and siting requirements contained in the conditions of lease, or in the conditions of building approval, or in any plan or document that is exhibited or otherwise made available for public inspection prior to the offer or grant of a lease, shall constitute the Authority’s conditions in respect of the development of a lease and shall over-ride any other condition stated herein with which it may conflict. If considered by the Authority to be relevant such requirements shall apply to any subsequent alteration, extension or rebuilding. The general conditions will also apply with the exception of those that are modified by any special design and siting requirements notified prior to the offer or grant of a lease.

1.4 Rebuilding

The Authority will consider a proposal for rebuilding or any major alteration of an existing building which materially alters the bulk or appearance of the building, only if it is accompanied by a plan indicating a scheme of comprehensive development of the block in accordance with announced policies for the area in which the block is located.

1.5 Garages and Carports

If it is not intended to erect a garage or carport at the time of lodging a plan for a new detached house, the plan should show by means of a dotted line the place where a garage or carport could be erected.

2. BUILDINGS IN RELATION TO FRONT BOUNDARIES

Preamble

Since Canberra’s inception the garden city concept has been an integral part of the residential environment. This has been achieved by an emphasis on the landscaping of streets and front gardens and upon the avoidance of structures in front of dwellings discordant with the suburban streetscape. These principles underlie the performance and quantitative standards which follow.

Performance Standards

2.1 The planning objectives in requiring buildings to be set back given distances from front property boundaries are:

(a) to enable a building to be sited so that its occupants can, as far as possible, be assured of an outlook that will not be obstructed by neighbouring buildings that might otherwise be erected closer to the front property boundary;
(b) to provide an area adjacent to the street or open space for landscape treatment so that the garden character which is a major environmental feature of suburban Canberra can be preserved and maintained;

(c) in certain circumstances, to protect the sight lines of drivers of motor vehicles.

Quantitative Standards

2.2 Main Avenues

The building lines for all buildings on main avenues except in the City Division shall not be less than 10.5 metres from the front property boundary. On certain major roads, the building lines shall be as determined by the Authority.

2.3 One Storey Buildings

The building line of a one storey building may be more than but shall not be less than 6 metres from the front property boundary.

2.4 Buildings of more than one storey

The building line of buildings of more than one storey may be more than but shall not be less than 7.5 metres from the front property boundary.

2.5 Corner Blocks

Each corner block shall have two building lines. The building line in respect to the major frontage shall be in accordance with 2.3 and 2.4 above. The building line in respect to the minor frontage shall be not less than 4.5 metres in the case of a one storey building and not less than 6 metres in the case of a two storey building.

2.6 Structures in front of Buildings

(a) Except where provided for below, no structure, including fences, car shelters or clothes hoists, but excluding lighting posts, letter boxes and retaining walls of a reasonable height shall be permitted between a minimum building line and a front property boundary.

(b) Where a pedestrian walkway abuts a block along the side boundary, a fence or wall not exceeding 1.2 metres in height may be permitted.

(c) Walls and/or fences not exceeding 1.2 metres in height may be erected along frontage boundaries abutting pedestrian walkways.

(d) Walls and/or fences not exceeding 1.2 metres in height may be permitted between the building line and a frontage boundary abutting a designated open space, where in the Authority’s opinion the proposed fence or wall will create no adverse affect on the landscape character of the open space.

(e) Walls, including gates, may be erected to enclose or partly enclose a courtyard in front of the minimum building line provided that:

* The courtyard so formed shall not at any point traverse more than one half of the width of the block measured at the same point and shall be a minimum distance of 3.0 metres from the front property boundary

* The walls and gates shall not exceed a height of 1.8 metres above natural ground level
Materials shall be the same as or similar to those of the main building
The walls and gates shall be at least partially screened and softened in appearance by landscape planting to the satisfaction of the Authority
For corner blocks a courtyard may be provided in respect of each property frontage.

(f) Gates may be permitted abutting front property boundaries, provided they are incorporated in existing hedges. Gates in hedges shall not exceed 1.8 metres in height or such lesser height as the Authority may determine in a particular case having consideration for the nature of the hedge. For the purpose of this condition a hedge must be well established and vigorous at the time of lodgement of an application for a gate.

3. BUILDINGS IN RELATION TO SIDE BOUNDARIES

Performance Standard

3.1 Requirements for side distances are intended to achieve the following objectives:
(a) to allow adequate light and ventilation and to preserve the privacy of neighbours
(b) in some cases to provide a space wide enough for vehicles to pass by the house on one side at least
(c) to provide access for fire control and to inhibit the easy escape of fire
(d) to create a spatial separation between detached buildings for reasons of civic design.

Quantitative Standards

3.2 One Storey Buildings
The minimum distance between the side walls of a one storey building and the side boundary of a block shall be a combined distance of 4.5 metres with a minimum distance on any one side of 1.8 metres.

3.3 Buildings of more than one storey
The minimum distance between the side wall of a building of more than one storey and the side boundary shall be \( H/2 \) for an effective frontage of up to 23 metres, plus an additional 0.5 metres for every 3 metres of effective frontage over 23 metres, provided that the distance between the side wall and the boundary is at least 3 metres.

\[ H = \text{Height of building} \]

“Height of building” means the difference between the mean natural ground level of that length of the side boundary which is adjacent to the building and the highest point or points of the parapet, eaves or fascia in the case of flat roofs or roofs pitched at less than 45 degrees. Where the roof is pitched at more than 45 degrees the highest point shall be measured to a line midway between the top of the eaves or fascia and the ridge.

4. BUILDINGS IN RELATION TO REAR BOUNDARIES

Performance Standard
4.1 Requirements for rear distances are intended to allow adequate light and ventilation to preserve the privacy of neighbours and to ensure the provision of a service yard.

Quantitative Standards

4.2 The minimum distance between the rear wall of a single storey building and the rear property boundary shall be 4 metres and the corresponding distance for a 2 storey building shall be 7.5 metres.

5. PLOT RATIO

Performance Standard

5.1 The application of a plot ratio is intended to place an upper limit on the amount of floor space in a building development on a site.

Quantitative Standards

5.2 Plot Ratio

The plot ratio shall not be greater than 0.35 for a block larger than 550 square metres or 0.4 for a block smaller than 450 square metres provided that a building or buildings with floor space of up to 192 square metres may be erected on a block larger than 450 square metres. (N.B. Note definition of gross floor area).

6. GARAGES, CARPORTS AND OUTBUILDINGS - EXCEPTIONS

Performance Standard

6.1 Exceptions to the above policies with respect to setbacks and building lines of garages, carports and outbuildings are permitted in certain circumstances to achieve greater opportunities for use of the lessee’s block, without adversely affecting the neighbouring blocks.

Quantitative Standards

6.2 Building to Side or Rear Boundaries Behind Rear Wall of Main Buildings

A garage, carport or outbuilding may be erected behind the rear wall of main building on or adjacent to the side or rear boundary if the walls on or adjacent to that boundary have no perforations and are of an approved material. The wall should not exceed a mean of 2.5 metres in height measured from the natural ground level and shall not exceed 24 square metres in area.

6.3 Building to Side Boundary alongside Main Building

(a) A carport may be erected beside a building on or adjacent to a side boundary and may be enclosed on the side by a wall constructed of brick, masonry or other similar material approved by the Authority provided that the wall does not exceed a mean of 2.5 metres in height measured from the natural ground level, nor 18 square metres in area.

(b) A garage may be erected on or adjacent to a side boundary provided that there is not less than 1.8 metres between the garage and the main building erected on the block and provided that the wall on or adjacent to the boundary has no perforations and is constructed of brick or masonry or other similar material approved by the Authority and does not exceed a mean of 2.5 metres in height measured from the natural ground level nor 18 square metres in area.
6.4 Garages in Front of the Building Line

In special circumstances, for example, where a block has a gradient of more than 1 in 10, the Authority may approve the erection of a garage in front of the building line.

6.5 Walls and Fences

Walls and fences may be erected on or adjacent to the side or rear boundaries (but behind the front building line) to a height of 1.8 metres above natural ground level. Proposals for walls or fences in excess of that height shall be subject to special consideration.

7. HEIGHT

Quantitative Standards

7.1 Detached houses shall not be more than two storeys in height. Although certain sites enable the inclusion of basement and/or attic storeys, designs should not be adapted to take advantage of any allowance for basement and attic in circumstances where the design is unsuitable both in relation to the site and the neighbouring buildings.

8. EXTERNAL APPEARANCE OF BUILDINGS

Performance Standard

8.1 The external treatment of buildings including materials, colours and general standard of finish, shall ensure that the buildings, walls, etc shall be appropriate to and not discordant with the general development and amenity of the locality.

Quantitative Standards

8.2 Roofs

Permanently highly reflective metal roofs will not be approved. Tiled roofs having a strong pattern or marked colour contrast will not be approved.

8.3 Structures above Roofs

(a) Except as provided for below, structures above roofs shall not be permitted.

(b) Structures necessary under the ACT building regulations, and solar energy devices, may be permitted. Proposals may be subject to conditions in respect of type, position, size, height or appearance.

(c) External television antennae affixed at the rear of the main building in the least conspicuous position when viewed from public areas, may be permitted to extend no more than 1.5 m above the highest point of the roof.

(d) External television antennae not meeting the requirements of 8.3(c) above may be permitted where the need for the proposal for reasonable reception of Canberra channels is established by a report from an appropriately qualified technician.

(e) A radio transmitter mast or aerial should be on a freestanding structure at the rear of the main building in the least conspicuous position when viewed from public areas.

2. CONDITIONS FOR BUILDINGS OTHER THAN DETACHED HOUSES
1. GENERAL CONDITIONS

1.1 Conditions Established Prior to the Offer or Grant of a Lease

Any special design and siting requirements contained in the conditions of lease, or in the conditions of building approval, or in any plan or document that is exhibited or otherwise made available for public inspection prior to the offer or grant of a lease, shall constitute the Authority’s conditions in respect of the development of a lease and shall over-ride any other condition stated herein with which it may conflict. If considered by the Authority to be relevant such requirements shall apply to any subsequent alteration, extension or rebuilding. The general conditions will also apply with the exception of those that are modified by any special design and siting requirements notified prior to the offer or grant of a lease.

1.2 Re-Building

The Authority will consider a proposal for re-building or any major alterations of an existing building which materially alters the bulk or appearance of the building, only if it is accompanied by a plan indicating a scheme of comprehensive development of the block in accordance with announced policies for the area in which the block is located.

2: RELATIONSHIP BETWEEN NEIGHBOURING BUILDINGS

The height, bulk, form, siting and character of building proposals in relation to neighbouring buildings, roads and landscape shall not be conducive to congestion of parking and road facilities in the locality, and shall ensure a harmonious relationship with adjoining buildings. To implement this general policy, it is necessary for the following design and siting controls to be exercised. In special circumstances, it may be necessary for the Authority to determine additional conditions to those set out hereunder.

2.1 Coverage

Unless otherwise specifically provided for, the area occupied by buildings including any out-buildings on a block shall not generally exceed one-half of the total area of the block.

2.2 Height

Generally, the height of any building shall not exceed two storeys.

2.3 Plot Ratio

The Plot Ratio shall not be greater than 0.40 for residential buildings other than detached houses, and 1.00 for commercial and industrial buildings, unless otherwise specifically provided for.

2.4 Building Line and Set Backs

The Design and Siting Conditions for Detached Houses with respect to set backs from the front, side and rear boundaries shall apply to residential buildings other than detached houses.

The building lines and set backs for commercial and industrial buildings shall be such distances as may be approved in particular circumstances.

3. EXTERNAL APPEARANCE OF BUILDINGS
The external treatment of buildings, including materials, colours and general standards of finish shall ensure that the buildings, walls, fences and other ancillary structures shall be appropriate to and not discordant with the general development and amenity of the locality.

To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the Authority to determine additional design and siting conditions to those set out hereunder.

3.1 Roofes

Permanently highly reflective metal roofs will not be approved.

Generally, tiled roofs having a strong pattern or marked colour contrast will not be approved.

3.2 Structures above Roofs

The Design and Siting Conditions for Detached Houses with respect to structures above roofs shall apply to buildings other than detached houses.

3.3 Facades

Generally, all facades of commercial and industrial buildings and returns shall be of durable and low maintenance material and be subject to approval in respect of proportions, fenestrations, materials and colours having regard to the building itself and its relationship to adjoining buildings.

3.4 Screening Walls

Generally, where service areas are visible from the road or a public reserve a screening wall or fence will be required. Where a commercial or industrial building is not constructed along the full frontage of the block, a screen wall with gates may be required between the building and the front and/or side boundaries of the block.

3.5 Structures in Front of Buildings

Generally no structures shall be erected between the building line and the front property boundary.

3.6 Landscaping and Other Matters

In order to satisfy the objectives contained in the general conditions it may be necessary for the Authority to require the submission of acceptable landscape proposals as a condition of approval.

4. SITING OF BUILDINGS

The siting of buildings on blocks shall ensure adequate space for access, internal circulations, parking, off-street loading, light, air and landscaping. To implement this general condition it is necessary for the following design and siting conditions to be exercised. In special circumstances, it may be necessary for the Authority to determine additional design and siting conditions to those set out hereunder.

4.1 Access
Vehicular entrances and exits for all blocks shall be of sufficient width having regard to their probable use and be located in a position which, in the opinion of the Authority, is not hazardous to traffic safety and not likely to create traffic congestion.

4.2 Internal Circulation

Where appropriate, adequate provision must be made for internal vehicular circulation on sites leased for residential buildings other than detached houses and for commercial and industrial buildings.

4.3 Parking

Off-street parking spaces, open or enclosed, shall be provided for all new buildings and enlargements or conversions of existing buildings in accordance with the following provisions where relevant or other agreed standards:

<table>
<thead>
<tr>
<th>Type of Building</th>
<th>Minimum parking space requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Building</td>
<td>2 spaces per dwelling unit if such unit is designed for family accommodation and 1 space per dwelling unit plus adequate space for visitor parking if such unit is designed for single accommodation.</td>
</tr>
<tr>
<td>Motels, Hotels, Guest Houses</td>
<td>1 space per bedroom and/or rooming unit.</td>
</tr>
<tr>
<td>Commercial and Industrial Building</td>
<td>1 space per two employees except in areas where the parking requirement is varied by policy instrument.</td>
</tr>
<tr>
<td>Institutional Building</td>
<td>To be determined for each building proposal depending on use, floorspace, employees, visitors and location.</td>
</tr>
</tbody>
</table>

4.4 Off-Street Loading

In order to satisfy the objectives contained within the general conditions, it may be necessary for the Authority to require that facilities for loading and unloading of goods be provided wholly within the boundaries of the block.
3 SIGNS

Preamble

Carefully designed and positioned signs in addition to fulfilling their roles of informing, directing and advertising may positively enhance and enliven Canberra’s major commercial and tourist areas and aid in giving imageability and form to the city. Conversely, insensitive or poorly designed and constructed signs may detract from the architectural appearance of buildings and adversely affect the pleasantness and general amenity of business and residential areas to a marked degree.

The benefits to be gained from signs in business areas can only occur if scope exists for innovative, imaginative and responsible design. Emphasis should be placed on constructive dialogue between the Authority and applicants to achieve standards of design and construction commensurate with the amenity and sensitivity of the locality of a particular application. Residential development is regarded as being vulnerable to the impact of signage and prescribed standards are considered appropriate to ensure that there is no diminution of residential amenity.

1. GENERAL CONDITIONS

1.1 The type, position, size, appearance, illumination, animation, content or other characteristics of any proposed sign shall ensure a quality and character of appearance both by day and night which, in the opinion of the Authority, befits the National Capital.

1.2 The Authority shall refuse to approve any sign where it is of the opinion that the type, position, size, appearance, illumination, animation, content or other characteristics of the sign may adversely affect:

(i) the amenity of the locality or neighbourhood with particular regard to nearby residential development

(ii) the architectural character or appearance of a building

(iii) traffic safety

(iv) a “place” within the meaning of and subject to the provisions of the Australian Heritage Commission Act 1975.

The Authority shall also refuse to approve any sign which it considers offensive.

1.3 The Authority shall not grant approval of an application with the respect to the external design and siting of any structure or sign unless such structure or sign would comply with all other relevant policies or conditions of this Plan.

1.4 The Authority may, either unconditionally or subject to such terms and conditions as it deems necessary, modify or waive the provisions of conditions 2, 3, 4 and 5 that follow, where it is of the opinion that the application of the same to or in respect of any particular sign would be impracticable or unreasonable and provided that the requirements of the General Conditions herein are satisfied.

1.5 Any application for the use, construction or erection on or above the roof or top of any building of any device, advertisement, sky sign, sign, signal or structure of the nature of a sign or signal, excepting flags and flag poles, shall not be approved where the
proposal would alter any silhouette of the building by extension beyond or above the walls, parapet or roof of the building, lift tower or plant room.

1.6 Animated or flashing signs and signs illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting, shall generally not be approved except where such signs are located on sites within the City Division.

2. SIGNS IN RESIDENTIAL AREAS

2.1 Signs on blocks used for:

- residential purposes, including approved home occupations
- purposes approved following lease variation procedures
- institutional or recreation purposes within residential areas

may be approved if such signs:

(i) are not animated or flashing
(ii) are not illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting
(iii) are restricted in content to the name and nature of the permitted occupation or institution
(iv) do not exceed aggregate surface areas of 0.2m² per residential unit and 0.8m² per site. Signs depicting block layouts are exempted from this standard and will be considered separately
(v) in respect of residential blocks, are affixed to the building facade at ground storey level only and are not located on fascias, awnings or free standing on the site.

3. SIGNS ON COMMERCIAL AND INDUSTRIAL BUILDINGS AND ON INSTITUTIONAL AND OTHER BUILDINGS NOT LOCATED WITHIN RESIDENTIAL AREAS

3.1 Signs above first storey level, signs facing residential development nearby or on the opposite side of the street and any signs at local centres within residential neighbourhoods which may be visible from residential buildings nearby, shall not be animated or flashing or be illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting.

3.2 Illuminated signs at local centres within residential neighbourhoods shall be located at ground storey level only.

3.3 Subject to 3.1 and 3.2 above, signs located at ground and first storey levels including signs projecting from buildings at these levels and signs on or under awnings, shall not be restricted provided that:

(i) they are consistent with the provisions of the General Conditions, and
(ii) the clearance between pavement level and any sign projecting from a building or affixed to an awning, shall be not less than 2.5 metres.

3.4 Signs above first storey level shall be restricted in content to the name of the building and the name, insignia and type of activity of the principal occupant. Such signs shall
not project from the building and shall constitute only separate characters and/or symbols individually affixed to or represented on the building facade. Generally there shall not be more than one sign on each face of the building above first storey level.

4. FREESTANDING SIGNS

4.1 Freestanding signs may be approved on business leases provided that:

(i) unnecessary repetition or multiplicity is avoided

(ii) sign content, other than on billboards at Canberra International Airport, is restricted to the name, insignia and type of business activity combined with the advertising of the principal product or services being offered on the site

(iii) the height of freestanding signs, other than billboards at Canberra International Airport, shall not exceed 4 metres within residential neighbourhoods and 6 metres in other locations

(iv) the surface area of freestanding signs, other than billboards at Canberra International Airport, shall not exceed 3m² within residential neighbourhoods and 6m² in other locations except that the maximum surface area of a sign identifying a shopping centre shall be determined having regard to the particular circumstances and merits of a proposal

(v) billboards erected at Canberra International Airport are in accordance with the Canberra International Airport Outdoor Signage Plan at 4.4.

4.2 Freestanding signs may be approved on sites used for recreational, institutional, educational or other similar purposes provided that:

(i) sign content is restricted to the name, insignia and type of activity

(ii) within residential neighbourhoods there shall not be more than one freestanding sign per site and the provisions of 2.1 herein shall apply

(iii) unnecessary repetition or multiplicity is avoided

(iv) subject to 4.2(ii) above the surface area of a freestanding sign shall not exceed 3m² and the height shall not exceed 4 metres.

4.3 Freestanding signs, other than billboards at Canberra International Airport, shall not be animated or flashing or be illuminated by exposed lamps or neon tubes as distinct from backlighting or floodlighting.

4.4 Canberra International Airport Outdoor Signage Plan

Introduction

i. The Canberra International Airport Outdoor Signage Plan is a plan for those outdoor signs within the Airport Terminal precinct (Figure H1) which are larger in surface area than 6 square metres.

Location

ii. The plan indicates the likely location of outdoor signage within the Airport Terminal precinct. These locations may be varied with the approval of the National Capital Authority.

iii. All such signs must be within the Airport Terminal precinct.
iv. The signs must be situated so that their scale is sympathetic to the surrounding environment and appropriate for the Airport.

Design

v. The design of the signs must be of a high quality and character, befitting the National Capital.

vi. All such signs will be double sided. Alternatively, the rear face of a sign must be screened to the satisfaction of the National Capital Authority.

Size

vii. The advertising area of billboards will be limited to a standard size no greater than 12.66 metres by 3.35 metres.

viii. The advertising area of gantries will be limited to a standard size no greater than 22.8 metres by 2.6 metres.
Key:
- Airport Terminal Precinct
- Free standing advertising sign locations.
Note: 2 & 7 are proposed gantry signs.

Figure H1

CANBERRA AIRPORT OUTDOOR SIGNAGE PLAN
5. **SIGNS ON UNLEASED LAND**

5.1 **Real Estate Roadside Sign**

Real estate signs which direct the public to sites currently for sale or lease may be placed on the verge of roadways subject to the removal of the signs at the end of each day. Such signs should generally –

- be of an A-frame structure;
- be located further than 20 metres from a road intersection;
- not be located on Main Avenues adjacent to the Parliamentary Zone, on ANZAC Parade or on the approaches to the Prime Minister’s Lodge or the Governor-General’s residence;
- have a surface dimension not greater than 900 mm width and 1200 mm height and a maximum height above ground level of 1500 mm;
- be firmly secured to the ground while on display;
- not be animated;
- display direction to the property for sale or lease and the agent’s name with the agent’s name/logo occupying an area of not greater than 50 per cent of the sign; and
- not have a highly reflective surface.

5.2 **Hawkers’ Signs**

Hawkers’ signs in Designated Areas may only be displayed where they –

- are not within the National Triangle or on Main Avenues or Approach Routes (except in relation to events or otherwise approved by the Authority or on or near construction sites);
- are not less than 1 kilometre from other hawkers;
- include one sign of moderate scale at the site of standing and not more than one additional sign on each side of the road approaching the site;
- are approved by a relevant agency of the ACT Government as being safe from a traffic point of view;
- have a surface dimension not greater than 900 mm width and 1200 mm height and a maximum height above ground level of 1500 mm;
- do not have highly reflective surfaces; and
- are removable and only displayed on site during hours of operation.

5.3 **Community Roadside Signs**

Community roadside signs, which advertise local events not subject to an entry or site fee, may be placed on the verge of roadways or other unleased lands, subject to their removal at the end of the advertised event. Each community organisation may only
display a maximum of six movable signs for one week prior to the advertised event. Such signs should generally –

- be of an A-frame structure;
- be located further than 20 metres from a road intersection;
- not be located on Main Avenues adjacent to the Parliamentary Zone, ANZAC Parade and the approaches to the Prime Minister’s lodge and the Governor-General’s residence;
- have a surface dimension not greater than 900 mm width and 1200 mm height and a maximum height above ground level of 1500 mm;
- be firmly secured to the ground while on display;
- not be animated;
- only contain the name of the organisation and information related to the forthcoming event;
- not impede maintenance activities such as mowing of grass;
- not be offensive; and
- not have a highly reflective surface or be iridescent in colour.

5.4 Flags and Banners

Subject to traffic safety assessment by the relevant ACT Government agency flags and banners may be displayed within road reserves. Such signs should generally comply with the following –

- approval may be granted by the National Capital Authority for the display of event banners and flags where these are of a standard which is consistent with the values of the National Capital and are not in the form of a commercial advertising sign;
- banners may be suspended across Northbourne Avenue and London Circuit from vertical supports;
- banners on light poles are not permitted in ANZAC Parade;
- the use of light poles for the flying of banners is to meet the requirements of the ACT Government’s policy in respect of the use of its assets;
- when erected on Territory Land flags and banners may only be installed by direct arrangement with an agency or contractor of the ACT Government;
- the erection of flags in any location is not to be in conflict with the flag protocols administered by the Commonwealth Government’s Award and National Symbols Branch;
- flags and banners identifying the ACT Visitor Information Centre are permitted in the road verge adjacent to the centre, but not in the median;
- banners on light poles should not compromise existing landscapes;
the use of commercial wording or sponsorship acknowledgment is limited to no more than 20 per cent of the banner;

all costs associated with the design, manufacture, installation and removal of banners or flags are to be met by the applicant;

materials used in flags and banners must be able to withstand the effects of rain, sun and wind without colours running or fading or fabrics tearing due to wind loads;

materials used in flags and banners are not to be highly reflective; and

flags and banners may be displayed for up to two weeks before an event, during an event and for no more than 48 hours after the event.

5.5 Major Events Signs

5.5.1 Changing Events Signs

Signs promoting or describing an event at an institution may be erected and displayed on approved structures, or in an approved manner, without further approval subject to the following criteria being met –

• the signs are erected and displayed for specific periods during the display, program or event;

• the content of the sign is not offensive and relates to its context;

• commercial wording or sponsorship acknowledgment occupies no greater than 20 per cent of the sign.

5.5.2 Groups of Signs for Events

Groups of signs, promoting a major event conducted for more than two days, may be displayed where such signs are of a similar type to an approved sign without the need for separate approval of each sign where –

• they seek to promote an event or program of special significance and broad community interest;

• they are not displayed in ANZAC Parade or adjacent to the Prime minister’s Lodge or the Governor General’s residence;

• they are not displayed in the median of road reserves;

• the contents of the signs are not offensive and harmonise with the landscape;

• they are not garish or iridescent;

• they are not highly reflective;

• commercial wording or sponsorship acknowledgment occupies no greater than 20 per cent of the sign;

• promotional signs are displayed for no longer than 2 weeks prior to the event;
directional signs are only displayed during the days of the event; and
they are removed within 48 hours of the conclusion of the event.

5.6 Services and Commercial Directional Signs

5.6.1 Services Signs

Signs that provide direction to service outlets such as emergency services, food, accommodation, service stations, pharmacies, religious centres, and the like should meet the following conditions –

- signs for services located away from Main Avenues and Approach Routes, should be generally in the form of internationally recognised symbols and not include business names;
- service signs on sites fronting Main Avenues and Approach Routes should only be located on the site on which the service is provided; and
- service venues are to be shown in a list of places and on a services location map agreed to by the National Capital Authority

5.6.2 Commercial Directional Signs

Signs to provide direction to business centres may only include the name of the relevant Town Centre, Group Centre or Local Centre.

Signs to business activities outside of commercial centres may be erected in the form of finger boards and should comply with the following –

- there are to be no more than 5 commercial directional signs as finger boards attached to poles at any one location;
- the signs are to be erected by, and remain the property of, the ACT Government;
- the display of the signs is to be managed so as to be kept in an orderly fashion and in good repair; and
- the signs should conform to Section 3 of the Australian Standard 1742.5 – 1997: Street name and community facility name signs

5.7 Site Identification Signs

Signs erected in public places to identify the name of the places such as parks, squares, walks, historic sites, open spaces and the like should comply with the following –

- signs in the National Capital Open Space System should be consistent in design in terms of style, size and materials used and should be part of a hierarchy of signs which reinforces the significance of the Open Space System. The hierarchy of such signs should be for primary signs at the site entry and secondary signs comprising –
  ✓ directional signs
  ✓ destination indicators
  ✓ place name signs
  ✓ interpretive signs;
• sponsorship signs or sponsors names on signs are not permitted on Main Avenues and Approach Routes, in the National Capital Open Space System, in the Parliamentary Zone (except where such signs comply with a comprehensive Project or Precinct Signage Plan approved by the Authority), near the Prime Minister’s Lodge or the Governor-General’s residence

• markers or signs identifying places may include dedication information or historic information about the place on or near where the sign is located; and

• site identification signs are to be erected by, and remain the property of, the Commonwealth (on National Land) or the ACT Government on (Territory Land).

5.8 Tourist Destination Signs

Signs, which direct the public to major tourist sites and places, should generally comply with the following –

• tourist drives may be identified by a system of numbers and colours on standard signs placed along the drives with detailed information of attractions along the route available for visitors in published form at visitor information centres;

• tourist drive numbers should be incorporated in new tourist destination signs or may be fixed as a separate sign beneath destination signs or traffic signs;

• groups of attractions, located at a single destination, may be identified by displaying the group destination name on a series of signs which lead up to that destination;

• tourist destination signs, other than tourist route signs, are to be at the last major turn-off to the venue;

• individual attractions may be identified as features of this centre on a single sign on arrival at the centre;

• sponsorship will not be permitted on tourist destination signs other than those which have naming rights for the destination;

• the signs should conform to the Australian Standard 1742.6 – 1990: Service and tourist signs for motorists;

• the main entry points to the Parliamentary Zone may be signalled by distinctive signs such as banners or place signs located in the verges of the Main Avenues;

• the signs are to be erected by, and remain the property of, the ACT Government;

• excessive repetition of tourist destination signs should be avoided;

• signs are to be painted metal and all single-sided signs are to be painted on the visible reverse side; and

• a system of standard symbols, lettering and colour schemes should be followed in directing the travelling public to tourist venues.
5.9 Advertising Signs on Street Furniture

Advertising signs may be displayed on bus shelters subject to the following –

- only one advertising sign will be permitted on each bus shelter;
- the sign is to be of a dimension not exceeding 1.5 metres by 1 metre;
- the sign may be side illuminated;
- the sign structure is to be an integral part of the design of the shelter on which it is displayed; and
- such signs are not permitted in ANZAC Parade or on bus shelters in Commonwealth, Kings and Constitution Avenues or the area bounded by these Avenues.

5.10 Tourist Radio Identification Signs

Tourist and visitor information radio identification signs will be considered where they comply with the following –

- a single radio station notice may be displayed on a single pole;
- for multiple station identification in one location the design is to be in the form of a combined notice board which may display up to five radio station frequencies;
- the signs may be located in the Visitor Information Centre on Northbourne Avenue and within car parks of major institutions which function as tourist attractions;
- tourist radio identification signs displaying only the frequency of a station may be permitted in the Information Lay-bys on Approach Routes but not elsewhere on the Main Avenues and Approach Routes; and
- the signs are to be painted metal structures with white lettering on a blue background showing only the frequency and the broadcaster identification letters or numbers.

5.11 Billboards

Billboards are not permitted on unleased land in the Designated Areas.

5.12 Tourist Information Signs

Tourist information signs on Approach Routes, other than tourist directional signs, are to comply with the following –

- The hierarchy of signs on Approach Routes is to include –
  - a border marker sign which is a single purpose sign to mark the border between the ACT and NSW. Such markers may be on either side of the road at the border;
  - a City of Canberra identification sign, of a scale less than that of the border sign, may be placed in the road verge away from and following the border sign;
– tourist information lay-bys may contain a number of pedestrian scale sign boards displaying –
  ✓ a guide map of the Territory
  ✓ welcoming messages in different languages
  ✓ changeable signs advertising major events in Canberra; and
  ✓ signs directing visitors to the Visitor Information Centre on Northbourne Avenue.

– Visitor Information Centre signs which identify the distances to the Centre and use the internationally recognised information symbol.

DEFINITIONS

“Amenity” — means those qualities or conditions associated with a site or locality that are conductive to its better enjoyment for any permitted use.

“Attic” — means any floor area built wholly or partly in the roof of a building but an attic shall not be regarded as a storey if it is wholly contained within a roof pitched at the level of the ceiling of the storey next below the attic.

“Backlighting” — in relation to a sign shall include the internal illumination of a sign box and the internal illumination of individual letters or characters comprising a sign provided that the sign box, letter of character is constructed of translucent and not transparent materials.

“Basement” — means that portion of a building of which the top of the floor is below the adjoining finished level for not less than 40% of its area and the distance from the underside of the ceiling to the highest adjoining finished ground level is less than the distance from this level to the top of the floor.

“Billboard” — means a sign erected for the purpose of advertising products or services which are not being offered on a site on which the sign is erected.

“Block” — means a parcel of land for which a separate lease has been issued.

“Building Line” — means a line parallel to the front property boundary drawn along the front face of the building closest to the front property boundary. Where a terrace, landing, balcony or verandah is more than 1.5 metres above the adjoining ground level or is covered by a roof, it shall be deemed to be part of the building and the conditions in respect of the building line shall apply.

“Carport” — means a car shelter wholly or partially enclosed on not more then two sides.

“Commercial Building” — means a building defined in the ACT Building Manual as Classes V, VI and VII.

“Detached House” — means a house freestanding on its own block.

“Effective Frontage” — means the distance between the side boundaries of a block measured at a distance of 6 metres in the case of a single storey house and 7.5 metres in the case of a house of more than one storey from and parallel to the front property boundary in the case of a regular block and a block widening towards the rear, and a distance of 18 metres form and parallel to the front property boundary in the case of a block narrowing towards the rear.

“Front Property Boundary” — means the boundary line separating a public road form a block, but in the case of a block where the house is required to face an adjoining reserve or pedestrian way, the front property boundary shall be deemed to be the boundary between the block and the adjoining reserve or pedestrian way.
“Garage” — means a car shelter wholly or partially enclosed on more than two sides and includes an outbuilding as defined in the Building Manual.

“Gross Floor Area” — with respect to detached houses, is the sum of the gross areas of the floor or floors of a building or buildings, measured from the external faces of exterior walls or form the centre lines of walls separating two buildings. Without attempting to be exhaustive, gross floor area includes garages and any area capable of being adapted for use as anything other than the storage of goods, and floor space in interior balconies or mezzanines and external balconies which are used as corridors. In the vent of no garage or carport being shown on the plan, there shall be included in the calculation of the floor space, 15 square metres floor space for the first 150 square meters of gross floor space shown on the plan and 1 square metre of floor space for every 10 square metres of floor space for every 10 square metres over 150 square metres.

In the case of a commercial, industrial or business building floor space does not include any areas used for elevator shafts or stairwells, fixed mechanical plant or car parking.

“Height of Building” — means the difference between the mean natural ground level of that length of the side boundary which is adjacent to the building and the highest point or points or the parapet, eaves or fascia in the case of flat roofs or roofs pitched at less than 45 degrees. Where the roof is pitched at more than 45 degrees the highest point shall be measured to a line midway between the top of the eaves or fascia and the ridge.

“Height of Sign” — means the difference between ground level and the highest point of the sign.

“House” — means any building used or intended, adapted or designed, to be used as a separate dwelling unit.

“Industrial Building” — means a building defined in the ACT Building Manual as Classes, VII, VIII and VIII A.

“Institutional Building” — means a building defined in the ACT Building Manual as Class IX.

“Main Avenues” — means the Avenues listed in 2.2 of Part Two of this Plan.

“Outbuilding” — means a structure defined in the ACT Building Manual as Class X.

“Parking Space” — means an unobstructed hardstanding or manoeuvring area of 28m² open or enclosed. However, an area of less than 28m², but in no event less than 19m² may be considered as one space, when the layout and design of the parking are adequate to permit convenient access and manoeuvring. In no event, except for detached houses, shall the dimensions of any parking space be less than 5.5m long and 2.6m wide.

“Pedestrian Walkway” — means a strip of land whether paved or unpaved which is designated by the Commission as being set aside for the purpose of foot traffic between two or more places.

“Plot Ratio” — means the gross floor area in a building divided by the area of the site.

“Rear Property Boundary” — means the boundary line of a block located furthest from the front property boundary. In the case of blocks which have not more than two property boundaries, there shall be deemed to be one front boundary and one side boundary.
“Sign” — means any writing (including letter, word or numeral); pictorial representation (including illustration or decoration); emblem (including device, symbol or trademark); flag (including banner or pennant); or any other figure of similar character; which:

(a) is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; and

(b) is used to announce, direct attention to, or advertise; and

(c) is visible from outside a building. A sign shall include writing, representation or other figure of similar character within a building only when illuminated and located in a window.

but for the purposes of these conditions does not include:

(a) traffic or similar regulatory devices, legal notices, or warnings at railway crossings;

(b) temporary signs announcing a campaign, drive or event of political, civic, philanthropic, educational or religious organisations;

(c) memorial signs or tablets;

(d) signs denoting architect, engineer or contractor when placed on construction sites and not exceeding 0.5m$^2$ in area or combined signs denoting architect, engineer and contractor not exceeding 2.5m$^2$ in area;

(e) signs required to be maintained by law or governmental order or regulation, with a total surface area not exceeding 1.0m$^2$ on any block;

(f) temporary signs displayed for the purpose only of advertising premises for sale or lease, providing such signs have a total surface area not exceeding 0.5m$^2$;

(g) small signs displayed for the direction or convenience of the public, including signs which identify rest rooms, freight entrances, or the like, with a total surface area not exceeding 0.5m$^2$ on any block;

(h) temporary signs displayed for the purpose only of advertising a group development provided such signs have a total surface area not exceeding 2.5m$^2$.

“Site” — means block, except that in the case of blocks which include an access driveway or right of way, the area contained within the access driveway or right of way shall not be included in the area of the block for the purpose of the calculation of the site area.

“Storey” — means that portion of any building including any portion used for the parking of vehicles or any portion capable of being adapted for use as anything other than storage or the installation of fixed mechanical plant or equipment which is situated between any floor level and the floor level above, or, if there is no floor above, and the ceiling above.

“Surface Area” — of a sign means that entire area within a single continuous perimeter enclosing the extreme limit of writing, representation, emblem, or any figure or similar character, together with any material or colour form an integral part of the display or used to differentiate such sign from the background against which it is placed. In any event, the supports or uprights on which such sign is supported shall not be included in determining the surface area of a sign.

The surface area of a double-faced sign shall include only one of the sides when:

(i) the sides are back to back; OR
(ii) the sides are divergent but display identical writing or other representation in substantially different directions.

Any additional side of a multi-faced sign shall be included in the assessment of surface area.