



Part D

District Policies

D1 – Gungahlin
District Policy

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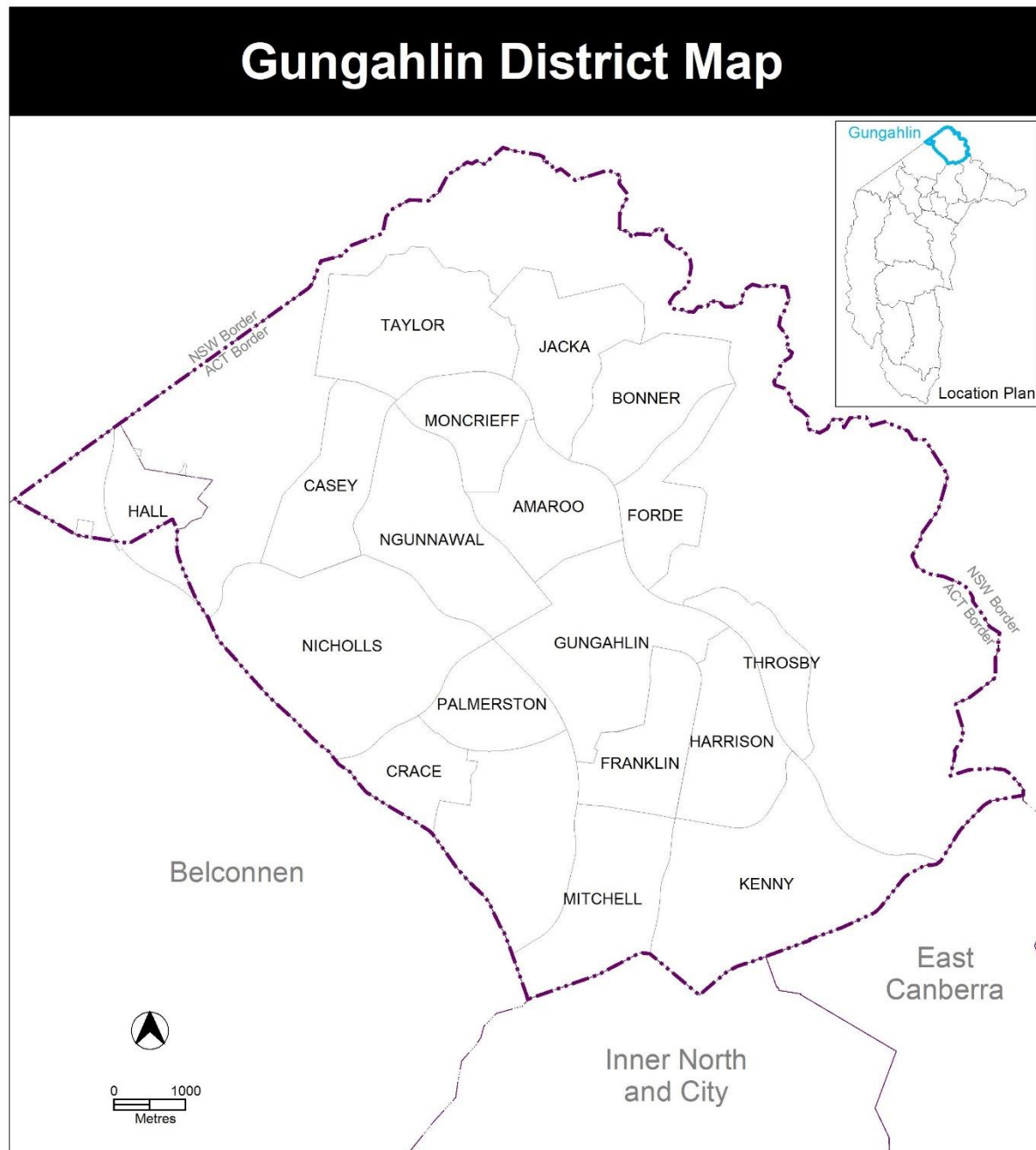
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1. District Map

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

Maps detailing specific assessment outcomes and requirements are included at the end of this policy.



2. Land Use Table

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

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

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

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|--------------------|------|--|--|---|
| Amaroo | | Nil | Nil | |
| Bonner | CFZ | Nil | retirement village; supportive housing | Blocks 6 & 10 Section 26 |
| Casey | CZ5 | craft workshop, drink establishment, indoor entertainment facility, tourist resort | Nil | Block 1 Section 48 Blocks 1-2 Section 131 |
| Crace | CZ5 | craft workshop, drink establishment, indoor entertainment facility, tourist resort | Nil | Block 1 Section 25 Block 34 Section 17 |
| Forde | CZ5 | craft workshop, drink establishment, indoor entertainment facility, tourist resort | Nil | Block 5 Section 4 Blocks 1-7 Section 29 Block 1 Section 30 Block 3 Section 32 Blocks 1-2 Section 33 |
| Franklin | CZ5 | craft workshop, drink establishment, indoor entertainment facility, tourist resort | | AD1 Figure 1 |
| Franklin | CFZ | | retirement village; supportive housing | Blocks 4-5 Section 31 |
| Gungahlin District | CZ1 | produce market | | AD1 Figure 2 |
| Gungahlin District | CZ3 | correction facility | | AD2 Figure 2 |
| Gungahlin District | CZ5 | craft workshop, drink establishment, indoor entertainment facility, tourist resort | | AD3 Figure 2 |

| Locality | Zone | Additional assessable development | Additional prohibited development | Relevant parcel or Figure |
|--------------------|------|--|---|--|
| Gungahlin District | CFZ | | retirement village; supportive housing | PD1 Figure 2 |
| Hall | CZ4 | bulk landscape supplies | | Blocks 4,5,15,16,18,19 Section 2 Blocks 6,7,11,12,14,18 Section 3 |
| Hall | NUZ3 | cemetery | | Block 1 Section 22 Rural Blocks 310, 312 |
| Hall | CFZ | | retirement village; supportive housing | Block 7 Section 6 |
| Harrison | CZ5 | craft workshop, drink establishment, indoor entertainment facility, tourist resort | Nil | Sections 95, 99, 108, 118, 127, 138, 139, 140, 167 |
| Jacka | | Nil | Nil | |
| Mitchell | NUZ1 | civic administration | | Block 3 Section 54 |
| Moncrief | | Nil | Nil | |
| Nicholls | CZ6 | service station | | Sections 2, 83 Blocks 1,3,5 Section 39 Rural Block 477 |
| Nicholls | CFZ | | retirement village; supportive housing | Block 27 Section 73 |
| Ngunnawal | | Nil | Nil | |
| Taylor | RZ3 | Nil | Subdivision | Sections 67, 70-72, 90-99, 103-116, 120, 122-125, 127, 129-131 |
| Throsby | PRZ2 | Nil | aquatic recreation facility, childcare centre, educational establishment, guest house, hotel, motel | Figure 3 Part Block 1 Section 65 |

3. Policy Outcomes

Development proposals in Gungahlin District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for Gungahlin District are derived from the Gungahlin District Strategy, that sets the vision and directions for the district.

The desired policy outcomes to be achieved for Gungahlin District include:

1. Enhance connectivity corridors for threatened species and woodland and grassland habitats between reserves including Kinlyside, Percival Hill, Gungaderra, Mulangarri, Goorooyarroo, Nadjung Mada, Budjan Galingji and Mulligans Flat.
2. Restore waterways and riparian habitat corridors and their catchments through the application of water sensitive urban design including along Ginninderra Creek and around Yerrabi and Gungahlin ponds to enhance water quality, aquatic and terrestrial riparian habitat and recreational values.
3. Provide future economic opportunities by providing capacity for employment floorspace including office uses in the Gungahlin town centre and positioning the centre to attract future development.
4. Protect the critical urban services role and function of Mitchell for northern Canberra.
5. Enhance public transport connections between the Gungahlin town centre and Casey, Moncrieff and Amaroo group centres and the growing northern suburbs.
6. Deliver new schools, Amaroo tennis centre, Casey Community Recreation Irrigated Park (CRIP) and a community centre in the town centre alongside other new community and recreational facilities to address existing identified gaps and future demand.
7. Develop new greenfield suburbs (Jacka and Kenny) as sustainable neighbourhoods exemplars, including appropriate net-zero emissions transition initiatives.

4. Assessment Outcomes

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

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

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

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

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

Specific assessment outcomes

There are no area specific assessment outcomes to consider for the Gungahlin District. Development needs to comply with relevant zone assessment outcomes.

5. Assessment Requirements

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

Development proposals in Gungahlin District will be assessed against the assessment requirements in the following table. Localities that are not listed do not have assessment requirements.

| Locality | Assessment requirement | Reference |
|---------------------------|--|-----------|
| Casey | 1) In Section 132: <ol style="list-style-type: none"> On Block 9 waste storage and collection is to be provided on site and waste vehicles must enter and exit the site in a forward manner. On Block 10 the commercial ground floor finished floor level enables direct and level access into the building. On Block 11 subdivision into standard blocks is not permitted. | |
| Gungahlin (suburb) | 2) Development within the Gungahlin town centre is designed with consideration given to the following: <ol style="list-style-type: none"> Provide a mix of land use types and densities. Provide opportunities for people to live, work and recreate which delivers environmental, social and economic benefits for the community. Provide a safe and vibrant night-time economy. Ensure retail activity is well distributed around the retail core and future sites are viable through inclusion of an anchor store. Promote social inclusion through providing accessible commercial and community facilities. Provide a structure to the town centre that is robust, while recognising the changing needs of the town centre. Continue the 'main street' character to Hibberson Street that promotes quality of public realm and a 'human scale' to the built form. Encourage active frontages indicated on Figure 4. Encourage the development of a retail environment in the Town Centre that creates a distinct point of difference from other centres. The concentration of commercial and retail activity in the town centre is to ensure an efficient pattern of development. Provide opportunities for business investment and employment that supports both daytime and night-time economic activities in the town centre. Higher density development in the town centre is to be encouraged, particularly in suitable locations that are well served by public transport. Improvement to urban design and encouragement of mixed-use development, which provide for home-based employment and small scale workplaces, in the town centre is to enhance and strengthen its role. Provide public spaces and a street network that promotes pedestrian movement, particularly along Hibberson Street and Gungahlin Place. | Figure 4 |

| Locality | Assessment requirement | Reference |
|----------|---|-------------|
| | <ul style="list-style-type: none"> o) Provide opportunity for a variety of public transport. p) Build upon the distinct public domain character and provide opportunity for variety and change in the public realm. q) Provide a street network designed for low vehicle speeds and easy pedestrian access. r) Provide for a range of employment within the town centre. s) Provide an area to the west of the Town Centre for education and recreation facilities. t) Provide an area in the west of the Town Centre to provide a system of ponds in an area of urban open space which includes a diverse range of vegetation types and wildlife habitats within the storm water system. u) A community needs assessment approved by the ACT Government is required to identify community uses in the area identified in Figure 5 or located elsewhere in the town centre. Community uses will be identified as community facility zoned land and/or a specified minimum gross floor area with a mixed use or multi-use development. The community needs assessment: <ul style="list-style-type: none"> i) considers the demand for community facilities in the town centre to service the needs of the Gungahlin community; ii) identifies mechanism(s) and safeguards to make sure that gross floor area is retained for community uses within a mixed use development; and iii) takes into account facilities already located within the town centre. v) Provide open spaces that are useable and pleasant, with spaces for quiet refecton, noisy activities, public rallies and casual meeting. w) Ensure that public spaces remain publicly accessible at all times and that they are safe to use. x) Development will seek to ensure high-amenity, quality urban design outcomes within residential areas, heritage areas, major centres and activity nodes, and along principal approach routes y) Define the edge of the Town Centre by peripheral streets and open space. z) Encourage activities, particularly at street frontage level, that contribute to pedestrian activity and social interaction. aa) Provide sites for the equitable distribution of services and facilities having regard to the level of provision in other Town Centres and residential areas, and to the needs of different groups in the population and consider inter-generational equity in respect to planning for services and facilities. bb) Reflect the cultural significance of the Gungahlin area, including its landscape, ecosystem and history of occupation, in the design of the Town Centre, including residential areas and open spaces. | Figure 5 |
| | <ul style="list-style-type: none"> 3) Maximum height of buildings are indicated on Figure 6 and 7. <ul style="list-style-type: none"> a) For areas a and b in Figure 6, the height of building may be increased by an additional two storeys where: <ul style="list-style-type: none"> i) there is a clear difference in height between elements within a block; ii) the development achieves a high quality design outcome; | Figure 6, 7 |

| Locality | Assessment requirement | Reference |
|----------|--|---------------------------|
| | <ul style="list-style-type: none"> iii) minimises detrimental impacts on adjacent development including overshadowing and excessive scale and contributes to the desired policy outcomes. | |
| | <ul style="list-style-type: none"> b) For area a in Figure 7, the maximum height of building may be increased by an additional two storeys or six metres, where development achieves all of the following: <ul style="list-style-type: none"> i) the taller building elements are located in accordance with Figure 7 and there is to be no more than two building elements per block. ii) there is a clear difference in height between elements within a block. iii) the development achieves a high quality design outcome. | Figure 8 Figure 4 |
| | 4) Sites required to reserve land for publicly accessible carparking are indicated on Figure 8. | |
| | 5) In accordance with Figure 4: <ul style="list-style-type: none"> a) 'mandatory' active frontages are provided. b) 'Active Frontage – Adaptable Built Form' development provides a ground level that is adaptable and accessed from the street. c) 'Active Frontage – Partial' development provides a building façade designed to provide sufficient natural surveillance to the street/spaces; provide access where buildings front the public domain by providing appropriate levels of shade and weather protection to support retail, commercial and community activities. | Block 3 and 5 Section 231 |
| | 6) Blocks 3 and 5 Section 231 are to be used exclusively for the development of commercial office and ancillary use. In the event of subdivision of these blocks the land for commercial office use will generally be located along Flemington Road. | Figure 9 |
| | 7) In accordance with Figure 9 within the Gungahlin Entertainment Precinct (GEP): <ul style="list-style-type: none"> a) development supports entertainment uses that: <ul style="list-style-type: none"> i) are appropriate to the location and scale of the precinct. ii) contribute to a thriving, lively and inclusive precinct and night time economy across daily, weekly and seasonal timeframes. iii) encourage a diverse mix of uses to enhance diverse user experiences. b) development design, siting, materials selection, and construction will: <ul style="list-style-type: none"> i) enable live performance and entertainment options for a diverse range of interests, abilities, and demographics to reflect the Gungahlin community and visitors to our centre. ii) support the health, wellbeing, and amenity of occupants in a lively, higher-noise urban environment. iii) Integrate with surrounding uses and public space. c) All <u>noise emitting development</u> must demonstrate how low frequency noise associated with live entertainment and amplified music has been considered and applied in building design, siting, and materials. d) All <u>noise receiving development</u> must demonstrate how low frequency noise associated with live entertainment and amplified music has been considered and applied in building design, siting, and materials, in order to achieve indoor noise levels compliant | |

| Locality | Assessment requirement | Reference |
|----------|--|-----------|
| | <p>with AS2107:2000 ‘satisfactory levels’ and an equivalent internal noise level, for low frequency noise which in habitable rooms including bedrooms (night-time) is 43dBC demonstrated in any one-third octave band between and including 63Hz and 125Hz.</p> <p>Note: The GEP area is potentially affected by noise from external sources, including low frequency noise from live entertainment and amplified music.</p> <p>e) All development must demonstrate how (siting, design and operational) considerations are applied to minimise adverse impacts of development on surrounding uses and the amenity of other users. Consideration should be given to the likely hours and days of use and operation when minimising adverse impacts. This includes impacts between:</p> <ul style="list-style-type: none"> i) residential uses; ii) non-residential and residential uses; and iii) non-residential uses. <p>Note: for the purposes of entertainment precincts, <u>noise emitting development</u> includes but is not limited to the following uses: <i>club, drink establishment, emergency services facility, hotel, indoor recreation facility, indoor entertainment facility, industry (except light industry), outdoor recreation facility, restaurant</i>. <u>Noise receiving development</u> includes but is not limited to the following uses: residential uses, restaurant, retail uses, hotel, community facilities.</p> <p>Note: A condition of development approval may be imposed to ensure construction complies with an EPA- approved noise management plan as required elsewhere under the Territory Plan.</p> <p>f) Basement <i>indoor entertainment facility</i> uses are excluded from the definition of <i>gross floor area</i> (GFA) where limited by a lease or other Territory Plan requirements.</p> <p>Note: to qualify, development must do all of the following:</p> <ul style="list-style-type: none"> i) meet any applicable conditions of Development Approval, including Lease Variation if required; ii) be constructed in accordance with an Environment Protection Authority endorsed Noise Management Plan; iii) provide an indoor entertainment facility use located below Natural Ground Level; iv) remain part of a registered Building Management Statement and on the same Unit Plan for the ground floor tenancy located directly above; v) make building end of trip facilities available to indoor entertainment facility employees. <p>Note: A development that includes entertainment uses both above and below NGL, can apply the GFA exemption for the entertainment use below NGL provided the above qualifications are met.</p> | |
| Hall | <p>8) Developments in the suburb of Hall are to include materials and colours that are sympathetic with surrounding buildings, consistent with the desired character as expressed in the relevant Assessment Requirements. Where no cohesive built form exists in the immediate neighbourhood, materials are to be consistent with Australian</p> | |

| Locality | Assessment requirement | Reference |
|--------------|--|------------------|
| | vernacular (timber, brick, metal roofs) and colours are to be predominantly earthy toned. | |
| | 9) Development within the suburb of Hall is to be consistent with the desired character for the Village of Hall as stated in the 'Hall Village Heritage Precinct' citation under the provisions of the <i>Heritage Act 2004</i> . | |
| | 10) In accordance with Figure 10: | Figure 10 |
| | <ul style="list-style-type: none"> a) in area 'a': <ul style="list-style-type: none"> i) Maximum height of building - 8.5m. ii) Maximum plot ratio - 50%. iii) Industrial trades are permitted on ground floor. iv) front setback to Victoria Street is nil. b) In area 'b' the maximum number of dwellings on each block is 1. | |
| Jacka | <ul style="list-style-type: none"> 11) Development is in accordance with the Gungahlin Strategic Assessment as approved by the Australian Government. 12) The Horse Park Wetland and heritage precinct is to be protected by inclusion within a substantial area of Urban Open Space (generally incorporating the curtilage boundaries identified by the Resister of the National Estate listing for the Wetland), which will be subject to specific planning policies and management practices. The precinct shall have high visibility but restricted access by the public. The wetlands are to be protected by the inclusion upstream of water sensitive urban design techniques. 13) In accordance with Figures 11 and 12, the future urban area is designed and developed with consideration given to the following: <ul style="list-style-type: none"> a) 'Convenience' local shopping centre located centrally in the suburb (with uses able to change in parallel with changing community needs) adjacent to areas of higher residential density. b) The local centre shall include active travel and public transport links and have mixed used characteristics with other small scale retail, office, personal service tenancies and community uses with the flexibility to accommodate changing needs over time. There should also be opportunity for residential development at upper floor level. c) Primary school, neighbourhood oval and district playing fields located upstream of the wetlands and central to the school catchment and near the local centre. d) District sporting fields with two playing fields. e) Community facility sites. f) Open Space with major hilltops and ridges retained as urban open space. g) Local bus routes provided through the suburb, encouraging public transport use. h) Edge roads provided around the edge of residential development immediately adjacent to the suburb edge and act as a buffer between residential development and areas of open space. An edge road shall be predominantly used as a buffer where the adjoining open space contains substantial cultural heritage and environmental values and in areas identified in the bushfire risk assessment. | Figure 11 and 12 |

| Locality | Assessment requirement | Reference |
|----------|---|-----------|
| | <ul style="list-style-type: none"> i) To ensure the integrity of water quality and flow to the wetland area, water sensitive urban design water management measures are to be implemented in the locations identified upstream of the Horse Park Wetland. The detail design of these measures will be the subject of future hydraulic studies. j) Provide an area close to the local centre for a community facility site adjacent to the main public transport route on the distributor road. k) Provide for an urban edge trail (equestrian and other uses) around the outer edge of Jacka that will move incrementally as the urban edge develops, subject to land management and tenure arrangements. l) A variety of housing types be contained in the suburb including low, medium and high residential and affordable housing. m) Provide hilltop reserves on the western ridgeline and in other strategic locations that provide opportunities for lookouts and viewsheds. n) Mature woodland trees and remnant as regenerating woodland trees to be retained wherever practicable. The avenue of trees along Horse Park-Elm Grove boundary to be retained and used as the basis for an east-west corridor through the suburb. o) Roads shall be designed to provide connectivity throughout the suburb and with adjoining suburbs and be designed for both vehicular and pedestrian movements. p) The Gross Floor Area (GFA) of the retail component of the local centre shall be in the order of 500m². q) A hilltop reserve lookout is to be located on the major spur of higher country to the west of wetlands area. This spur is to connect back to the permanent non-urban land to the north via open space. r) Significant hilltops and ridges are to be retained in urban open space. | |

Kenny

- 14) The future urban area is designed and developed with consideration given to the following:
 - a) enhancing connectivity and flight paths for species such as the superb parrot.
 - b) A commercial centre with adjoining higher density housing is to be developed in close proximity with Horse Park Drive.
 - c) Local bus routes to be provided through the suburb, encouraging public transport use.
 - d) Opportunities are to be provided for small-scale community facility sites in open spaces in convenient locations predominantly along public transport routes.
 - e) Neighbourhood oval may be located adjacent to proposed Government Primary School.
 - f) Development areas to be surrounded by an edge road, or similar, to minimise the requirements for bushfire hazard management, enhance passive surveillance and control invasive species.
 - g) Existing drainage lines to contribute to linear park.
 - h) Cultural and / or natural heritage sites are to be preserved within open space and provide a pedestrian/cycling to urban areas of Kenny east of Horse Park Drive. Cycleway/pedestrian link to be

| Locality | Assessment requirement | Reference |
|------------------------|--|---------------------------------|
| | <p>provided within open space. Well Station Road (trail) and adjacent trees to be retained in open space.</p> <ul style="list-style-type: none"> i) A water detention feature is required as part of Sullivan's Creek Drainage Study. j) Higher density and mixed-use residential areas will be located adjacent to the primary school. k) Ensure Sandford Street extension to Federal Highway connection. | |
| Moncrieff | <ul style="list-style-type: none"> 15) On Block 1 Section 22, the gross floor area of the commercial centre shall be up to 4000m² of retail/commercial space, of which up to 2500m² could include a supermarket. 16) On block 2 Section 22 multi-unit housing along Horse Park Drive is to be assessed for acoustic requirements on an individual basis. 17) On Blocks 4 and 5 Section 23 no access is permitted to Mirrabai Drive and acoustic requirements are to be assessed on an individual basis. | |
| Nicholls | <ul style="list-style-type: none"> 18) The materials and form of development on land adjacent to O'Hanlon Place (between Curran Drive and Gold Creek Road) is sympathetic to the historic features of the heritage-listed 'Ginninderra Village Complex'. | |
| Throsby | <ul style="list-style-type: none"> 19) External lighting for sporting an ancillary facility is to be designed in accordance with Australian Standards for Sports Lighting and Control of the Obtrusive Effects of Outdoor Lighting. 20) Urban open space and restricted access recreation retains cultural heritage items, provides opportunities for connectivity and flight paths for the superb parrot through the suburb to other nesting grounds in the ACT and provides opportunities for pedestrian and cyclist paths that connect to existing networks in adjoining suburbs. 21) In accordance with Figure 3, in area 'PD1' lighting shrouds are to be installed on all external lighting to direct light away from Mulligans Flat Nature Reserve and the adjacent residential development. 22) Development on gas buffer in Figure 3 involving one or more of the following uses is to comply with a plan prepared by a gas pipeline engineer and endorsed by the Territory agency responsible for regulation and safety of utilities. <ul style="list-style-type: none"> a) childcare centre b) early childhood education and care c) community activity centre d) educational establishment e) retirement village or aged care facilities f) medium to high density residential more than two storeys in height g) community theatre h) cultural facility i) health facility. <p>The plan is to detail an assessment against the safety management study process and location classifications in accordance with Australian Standard AS2885.1 Pipelines – gas and liquid petroleum.</p> | <p>Figure 3</p> <p>Figure 3</p> |
| Non-urban areas | <ul style="list-style-type: none"> 23) All development is in accordance with the Gungahlin Strategic Assessment as approved by the Commonwealth Government. 24) Existing eucalypt plantations may be harvested provided they are replaced with appropriate native vegetation. Additional commercial plantations are not permitted. | |

6. Figures – Assessable and Prohibited Development

Figure 1 Franklin

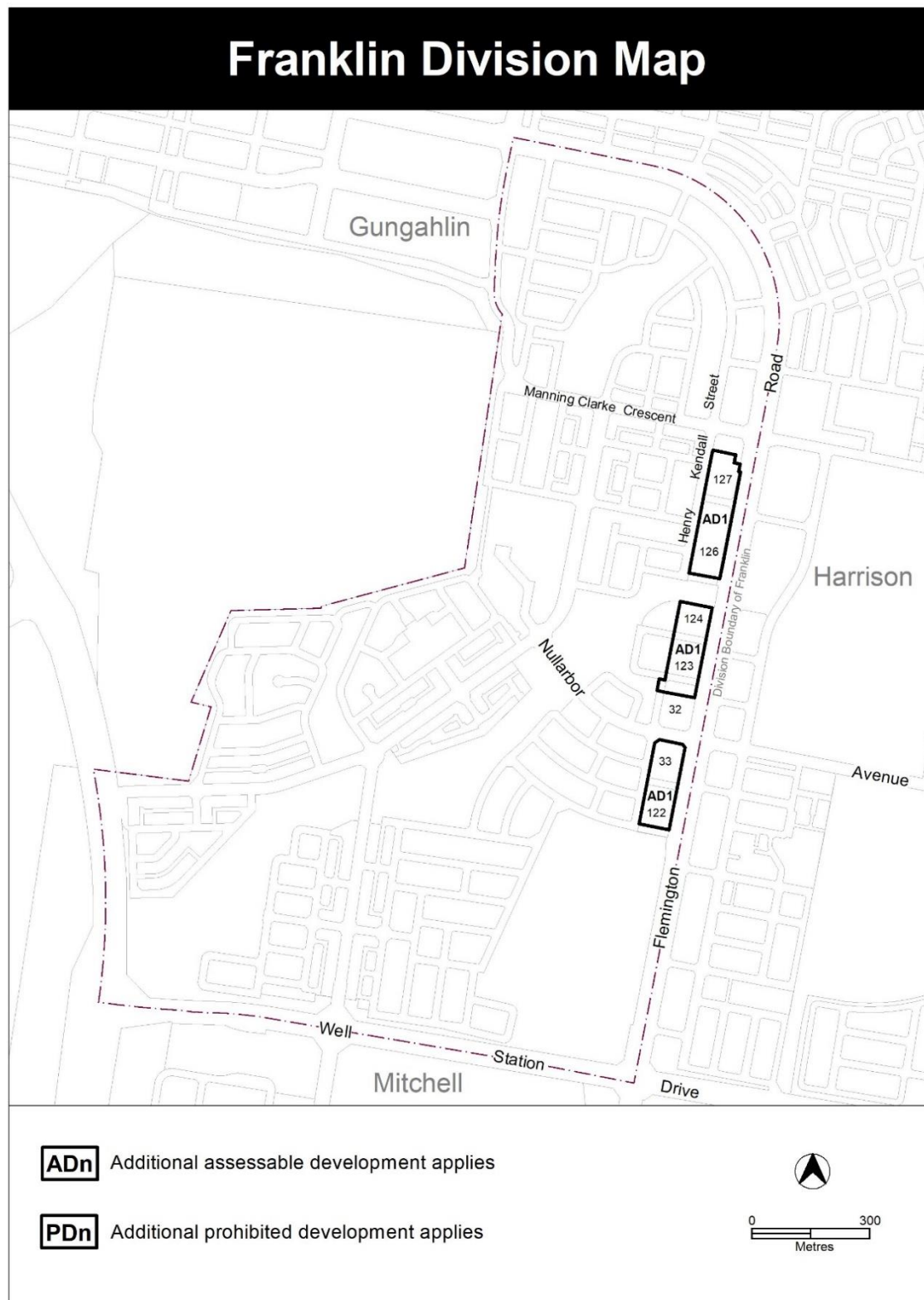


Figure 2 Gungahlin

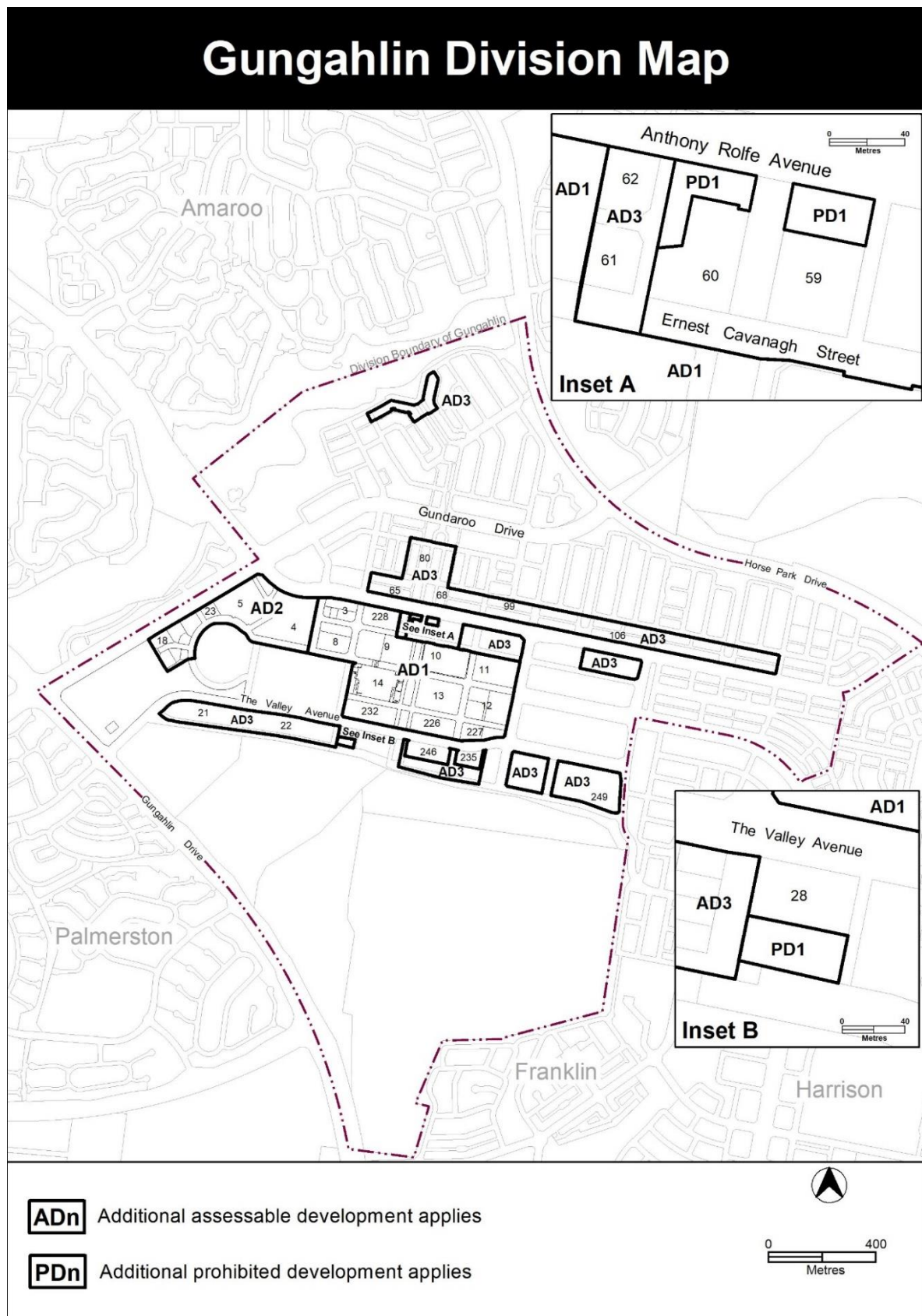
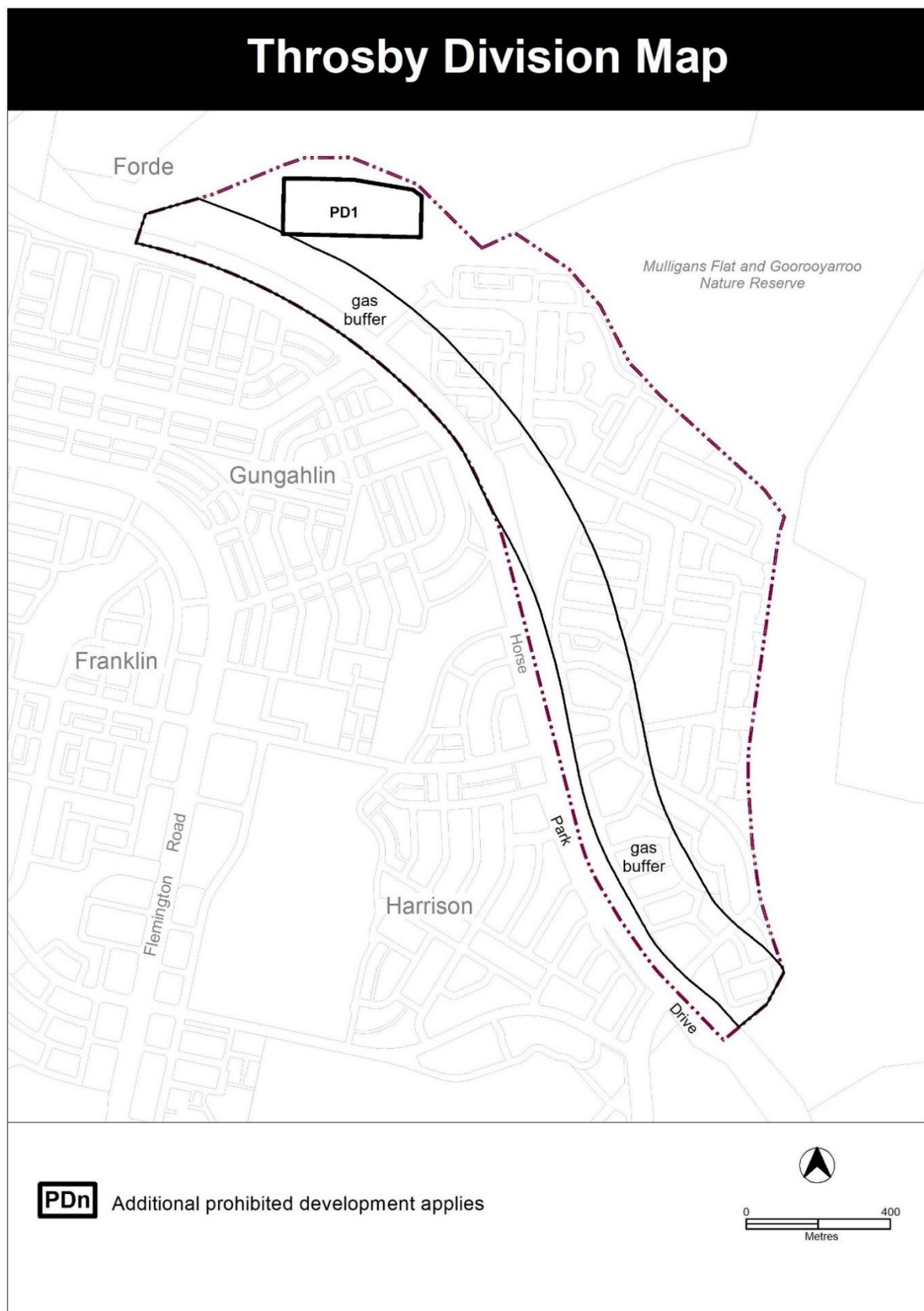


Figure 3 Throsby



7. Figures – Development Requirements

Figure 4 Gungahlin – Active Frontages

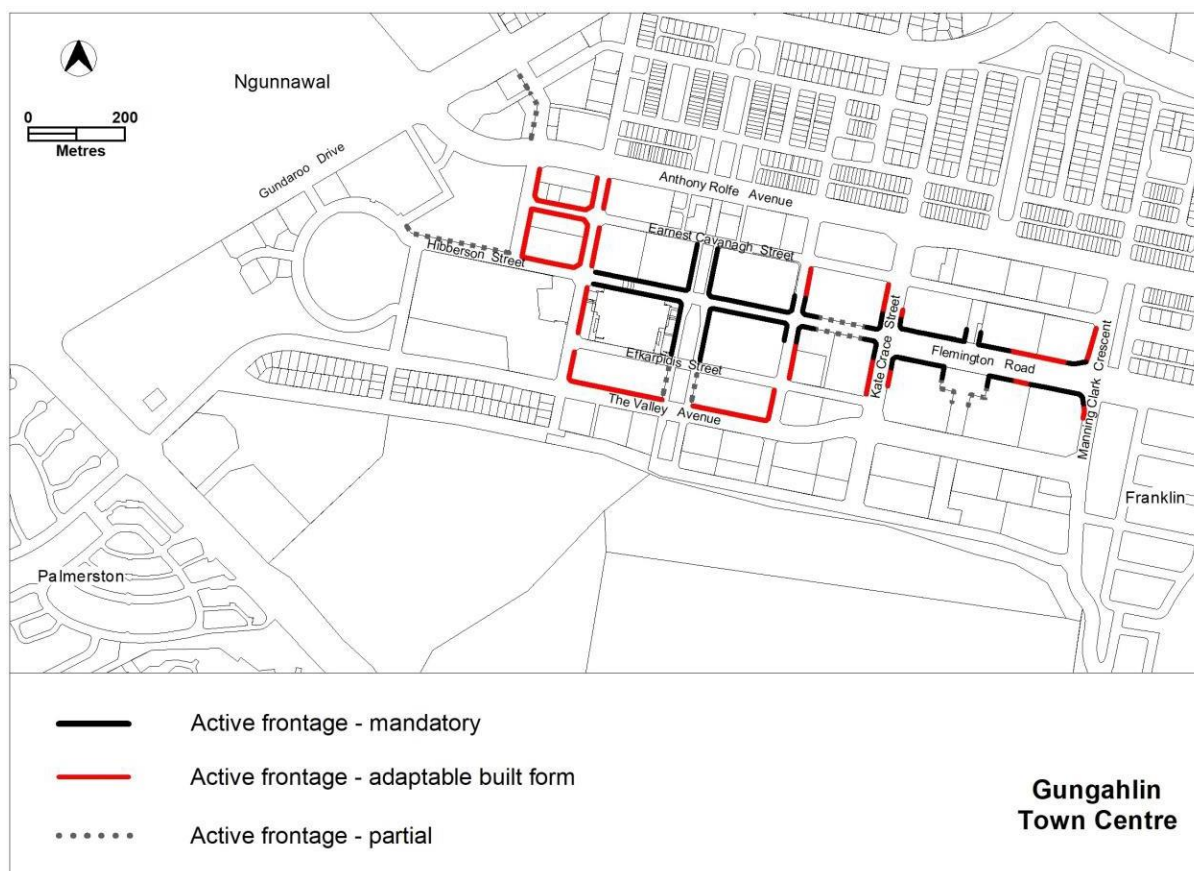


Figure 5 Gungahlin land available for Community Facility CFZ zone

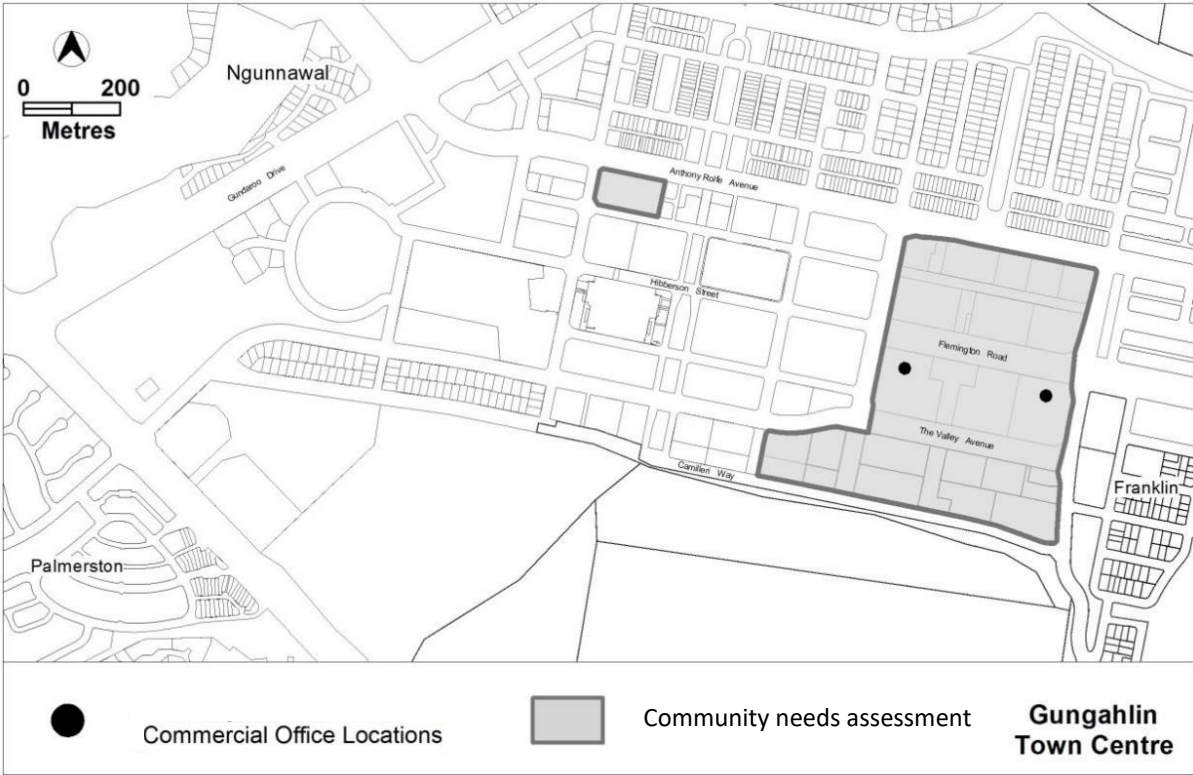


Figure 6 Gungahlin – Heights, Gungahlin Group Centre

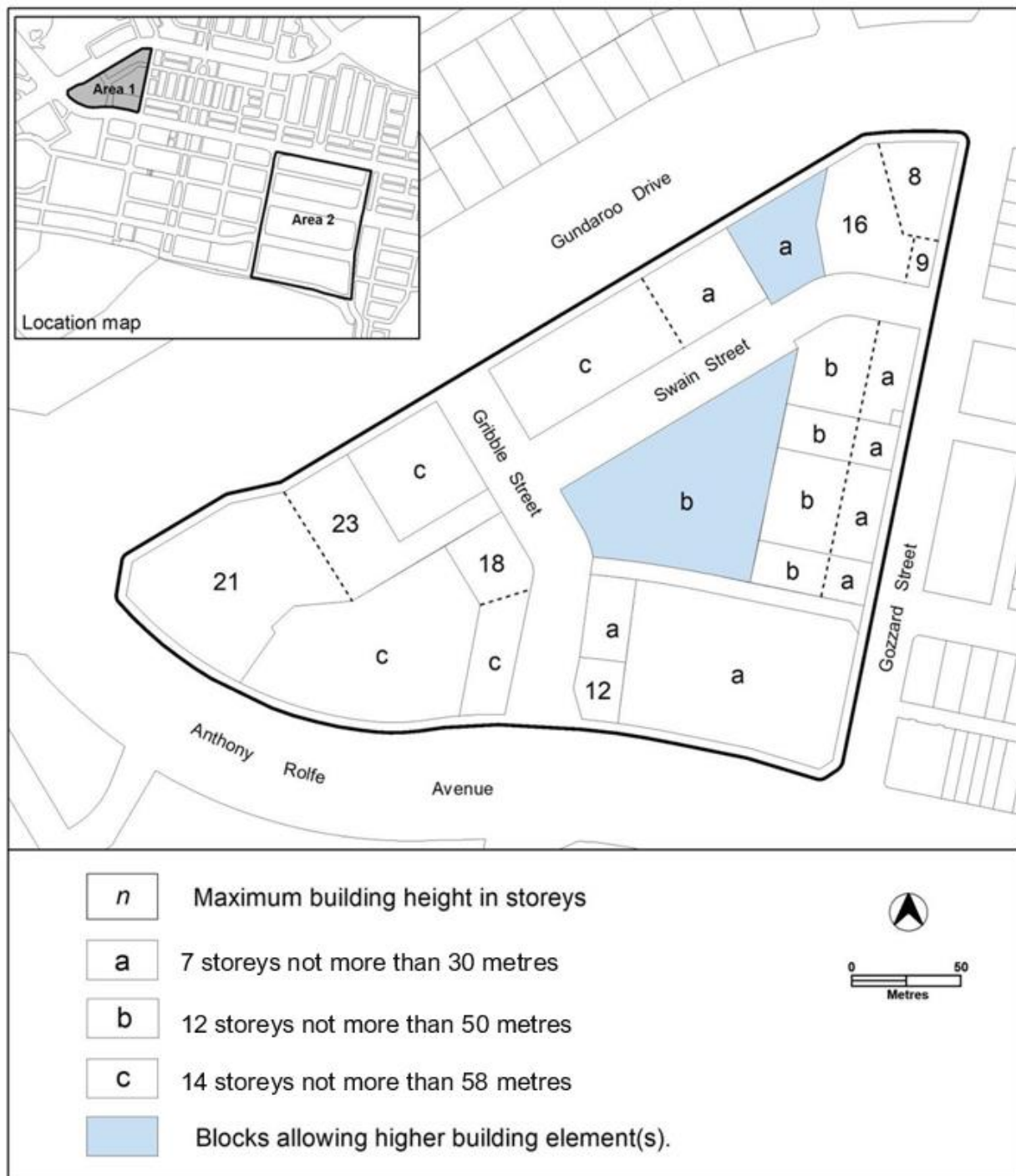


Figure 7 Gungahlin – Heights, Gungahlin Group Centre



Figure 8 Gungahlin - Carparking

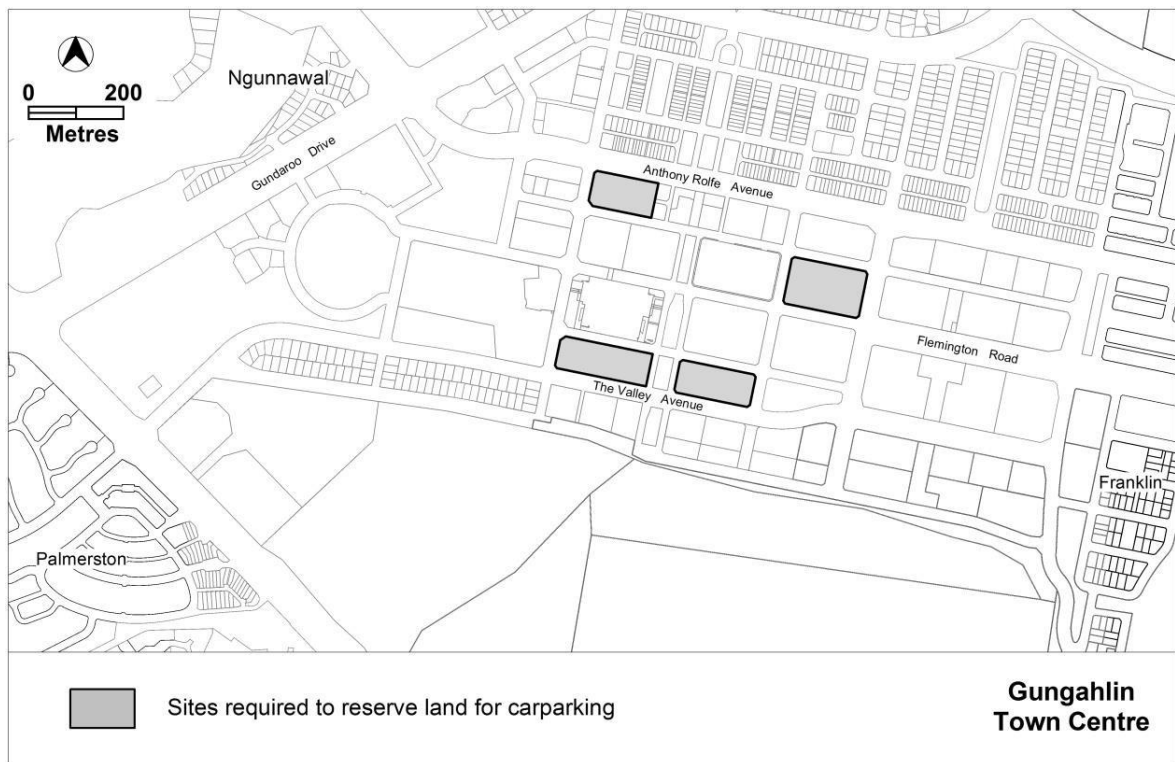


Figure 9 Gungahlin – Entertainment Precinct

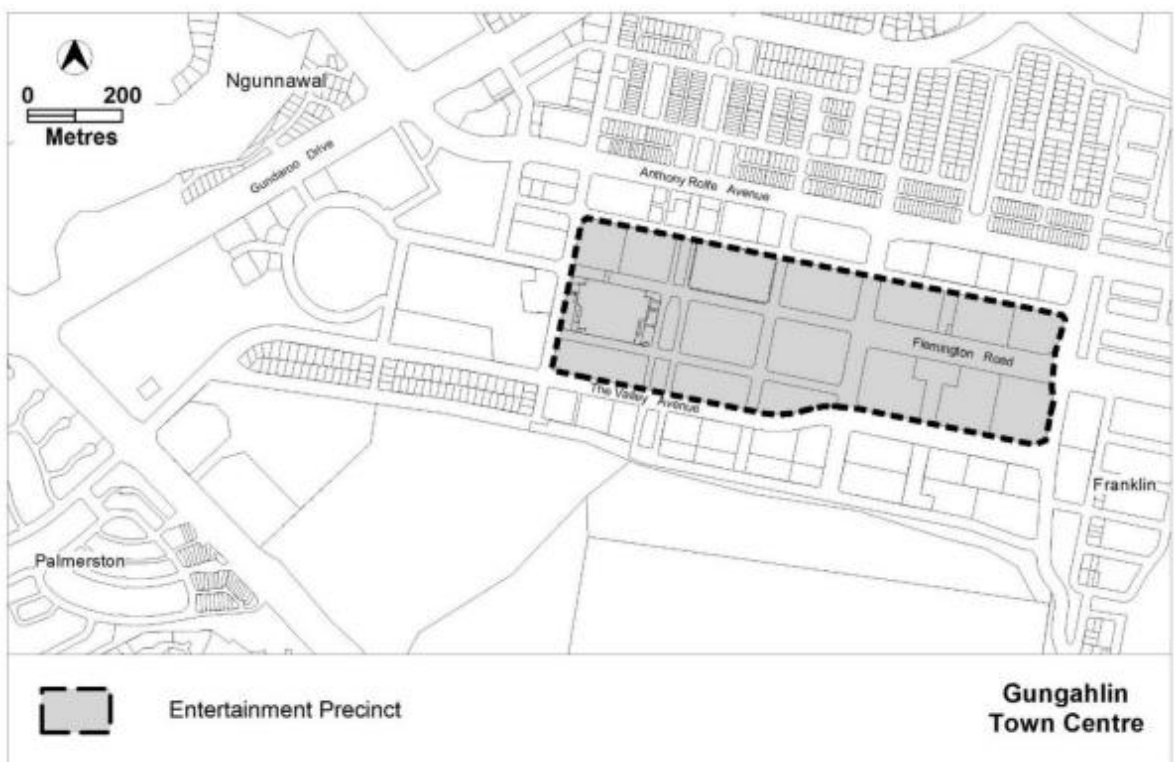


Figure 10 Hall

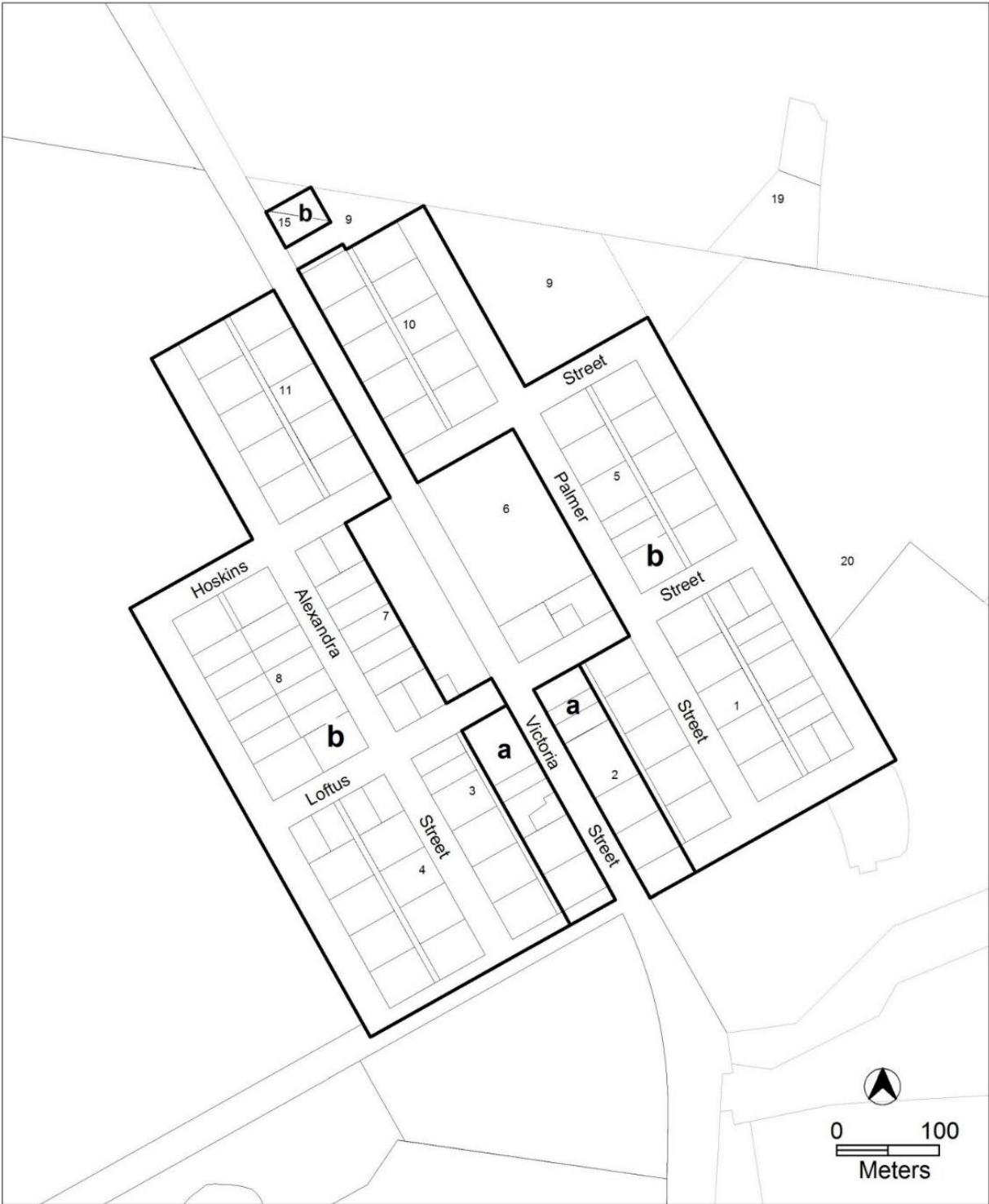


Figure 11 Jacka future planning

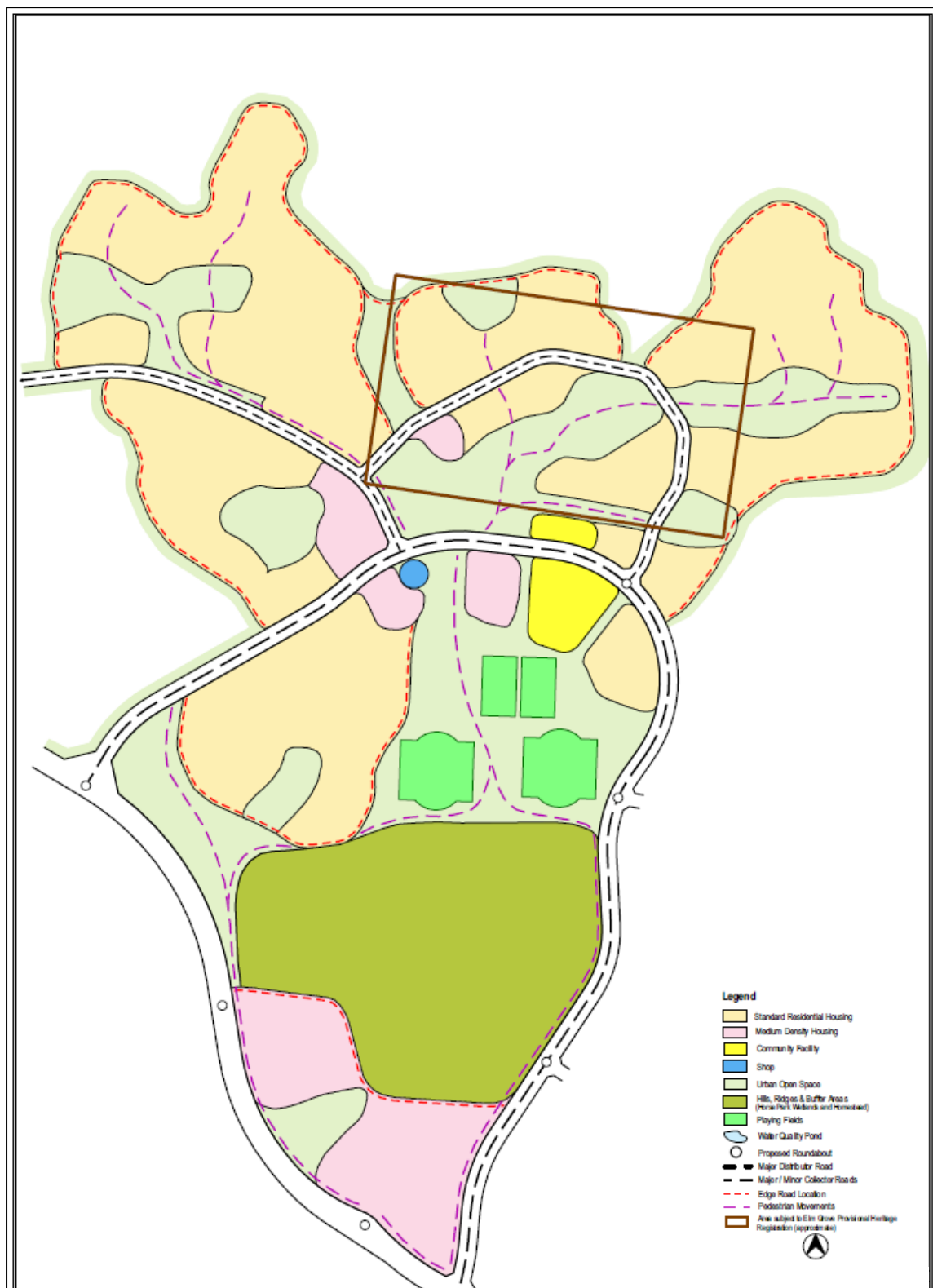


Figure 12 Jacka future planning

