

Planning (Gungahlin District) Technical Specifications 2024 (No 2)

Notifiable instrument NI2024–373

made under the

Planning Act 2023, s 51 (Technical specifications)

1 Name of instrument

This instrument is the *Planning (Gungahlin District) Technical Specifications 2024 (No 2)*.

2 Commencement

This instrument commences the day after its notification day.

3 Technical specifications

I make the technical specifications at schedule 1.

4 Revocation

This instrument revokes the *Planning (Gungahlin District) Technical Specifications 2024 (No 1)* (NI2024-109).

George Cilliers
Chief Planner
4 July 2024



DS1 – Gungahlin District Specifications

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Gungahlin District planning technical specifications

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

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

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

The specifications in the Gungahlin District Specifications can be used to demonstrate compliance with the assessment outcomes in the Gungahlin District Policy or the relevant zone policy. Where there is a specific assessment outcome in the Gungahlin District Policy, this takes precedence over the equivalent outcome in the zone policy. Where there is no specific assessment outcome in the Gungahlin District Policy, the specification can be used to demonstrate compliance with the assessment outcomes in the zone policy.

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

Consistent with the Gungahlin District Policy, this Gungahlin District Specifications comprises specifications for specific localities, structured according to the localities.

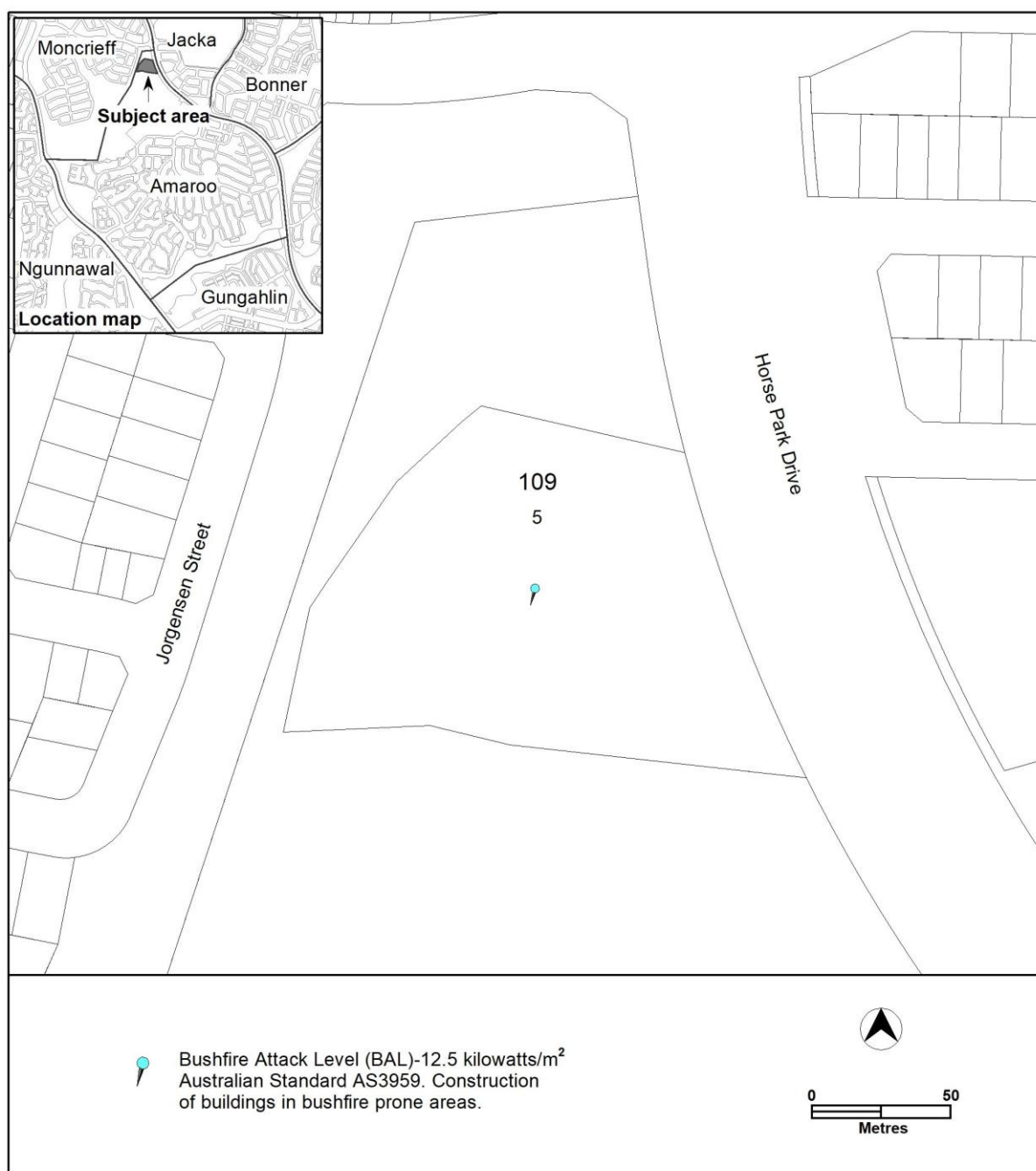
These specifications will only apply to the specific sites or locations they refer to and should be used in conjunction with the relevant district policy, i.e., **Part D1: Gungahlin District Policy**.

1. Amaroo

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Amaroo:

Assessment Outcome: Refer to zone assessment outcome	
Specification	
Development provisions	1.1. Development complies with the specifications identified in Figure 1.

Figure 1 Amaroo – Ongoing Provisions



2. Bonner

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Bonner:

No applicable specification for this suburb.

3. Casey

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Casey:

No applicable specification for this suburb.

4. Crace

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Crace:

No applicable specification for this suburb.

5. Forde

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Forde:

No applicable specification for this suburb.

6. Franklin

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Franklin:

No applicable specification for this suburb.

7. Gungahlin (suburb/town centre)

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Gungahlin:

Assessment Outcome: Refer to zone assessment outcome	
Specification	
Land use zones	7.1. A minimum of 3.8 hectares of land is provided with a community facility zone within the grey area shown in Figure 2.
Active frontages	7.2. In accordance with Figure 3, building frontages shown as: a) 'Active Frontage – Adaptable Built Form' ground floor frontage requires buildings to incorporate clear display windows or shop fronts and provide pedestrian access and egress for persons with disabilities. b) 'Active Frontage – Partial', ground floor frontages and building designs: incorporate clear display windows and shop frontages at ground level; blank walls without windows are a maximum of 50% of the building frontage and is articulated or designed to make a positive contribution to the streetscape; and incorporates pedestrian access for access and egress for persons with disabilities at the main and secondary entrances.
Entertainment	7.3. In accordance with Figure 4 within the Gungahlin Entertainment Precinct all noise emitting development must achieve outdoor noise levels compliant with the Noise Zone Standard.

Figure 2 Gungahlin - Land available for Community Facility CFZ zone

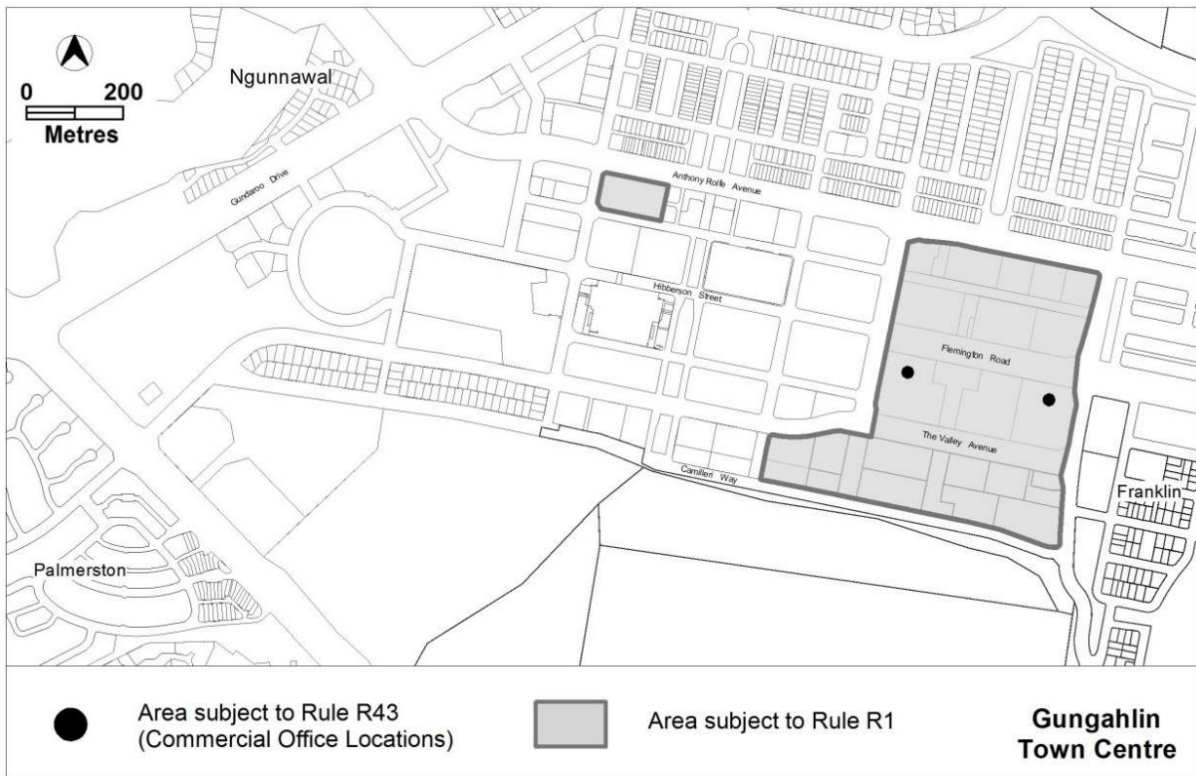


Figure 3 Gungahlin

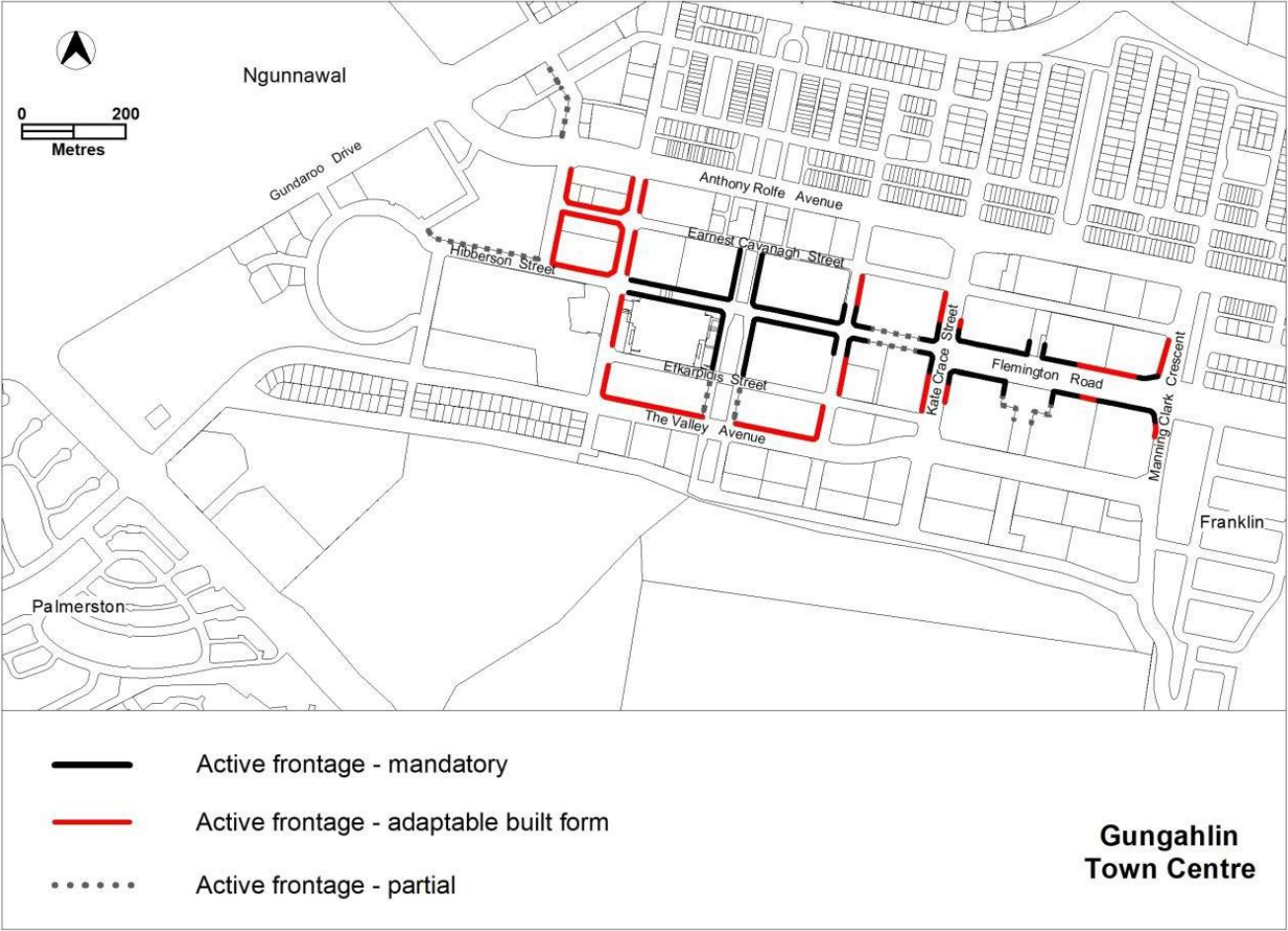
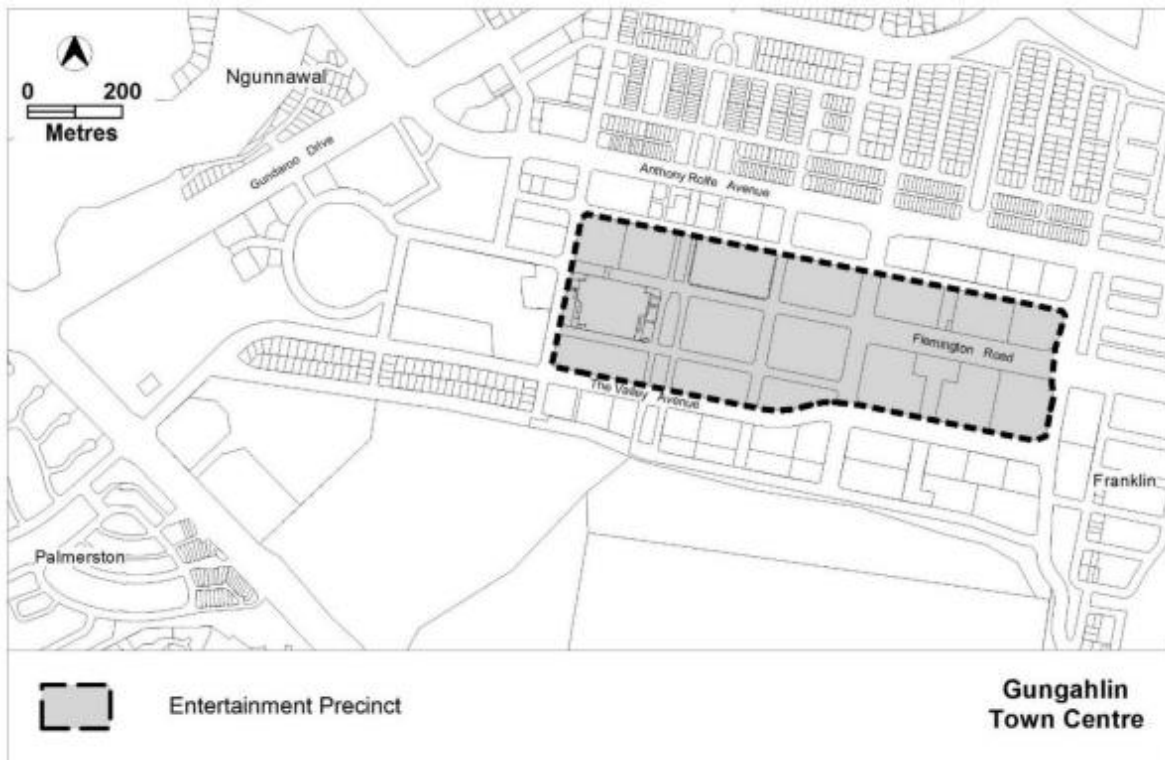


Figure 4 Gungahlin – Entertainment Precinct



8. Hall

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Hall:

No applicable specification for this suburb.

9. Harrison

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Harrison:

No applicable specification for this suburb.

10. Jacka

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Jacka:

Assessment Outcome: Refer to zone assessment outcome	
Specification	
Build depth	10.1. Maximum building depth is 16m from front street boundary for nominated blocks in Figures 9 and 10.
Fencing	<p>10.2. This provision applies to nominated boundaries in Figures 5, 6 and 7. Fences are to be constructed in accordance with Table 1.</p> <p>10.3. The following applies to all fences:</p> <ul style="list-style-type: none">• Provide both solid and semi-transparent elements within fencing/courtyard designs.• Private open space cannot be lower than 1m below the front boundary level for a depth of 3m from the front boundary to the open space.• Maximum fence/wall height is the cumulative height of retaining wall and fence (see Diagram 2).• Refer to planning controls for nomination of mandatory gate, street address and letterbox to identified blocks. <p>The following applies to fencing on corner blocks:</p> <ul style="list-style-type: none">• No fencing permitted within 6m of the corner (refer to Diagram 1).• Fencing forward of the block line.• 6m setback to alignment intersection.

	<ul style="list-style-type: none"> • 50% @ 0m setback (total length). • 50% @ 0.6m setback (total length). • No maximum fencing length.
Garages/Carports	<p>10.4. Minimum setback to garage/carport is nominated in Figures 9 and 10.</p> <p>10.5. Mandatory garage/carport locations are specified in Figures 9 and 10.</p>
Habitable room	10.6. Nominated blocks in Figure 8 must have a habitable room other than a bedroom fronting open space.
Heights	10.7. The mandatory number of storeys is nominated in Figures 8, 9 and 10.
Principal Private Open Space (PPOS)	10.8. Upper level PPOS permitted on nominated blocks in Figures 9 and 10.
Setbacks – floors	<p>10.9. Minimum boundary setbacks to floor levels are identified in Figures 9 and 10.</p> <p>10.10. Buildings on blocks identified in Figures 9 and 10 must be constructed to nominated boundaries.</p> <p>Note: These provisions do not apply to setbacks for garages and/or carports.</p>
Visual corridor	10.11. Buildings must be setback to achieve a 12m wide visual corridor through nominated blocks as shown in Figures 9 and 10.
Walls	10.12. Maximum length of wall at nominated setback cannot exceed nominated length in Figure 10.
Development provisions	10.13. Development complies with the specifications identified in Figures 11, 12 and 13.

Table 1 Jacka – Fencing controls

				Minimum setback		Maximum height	
Location (refer to Figures)		Mandatory fencing	Provide Access Gate		For screening plants		Where located adjacent to the dwellings PPOS
	Fence to pedestrian link	Yes	Yes	100% at 0m		1.5m	1.5m
	Fence to Boundary A	Yes	No	100% at 0m		1.5	1.5m
	Fence to Boundary B	Yes	Yes		100% at 0.6m	1.5m	1.5m
	Fence to Section B	Yes	Yes		100% at 0m	1.8m	1.8m

Diagram 1 Jacka – Corner block fencing

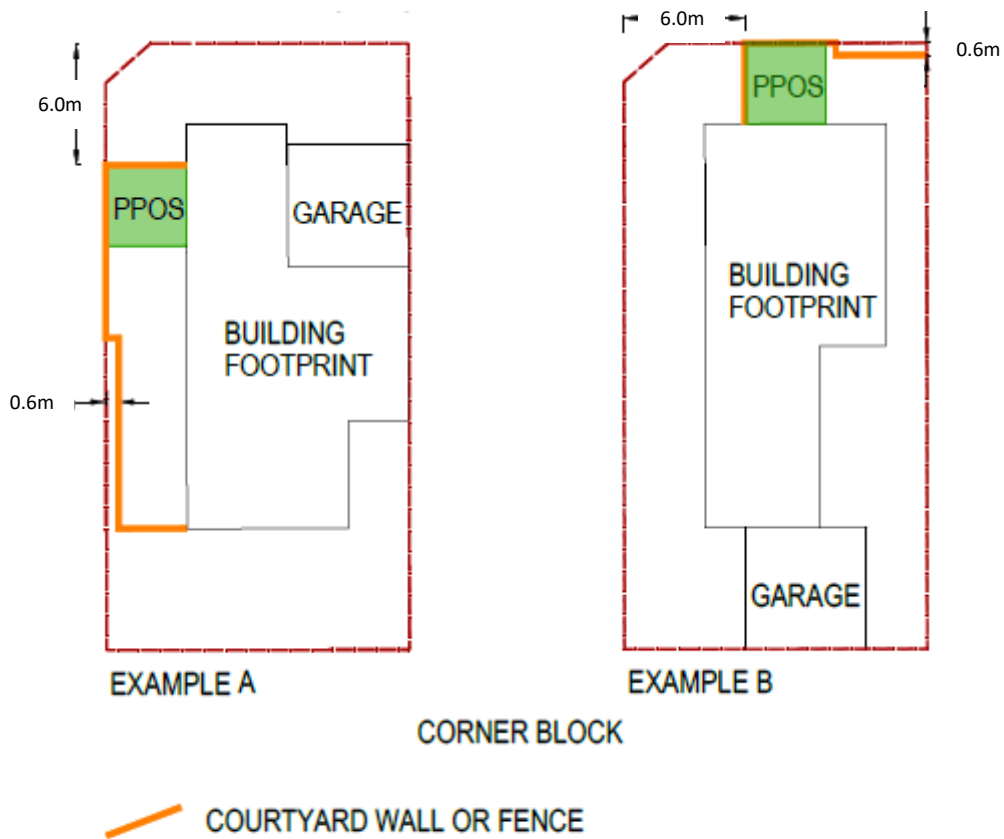


Diagram 2 Jacka – Typical fencing treatment

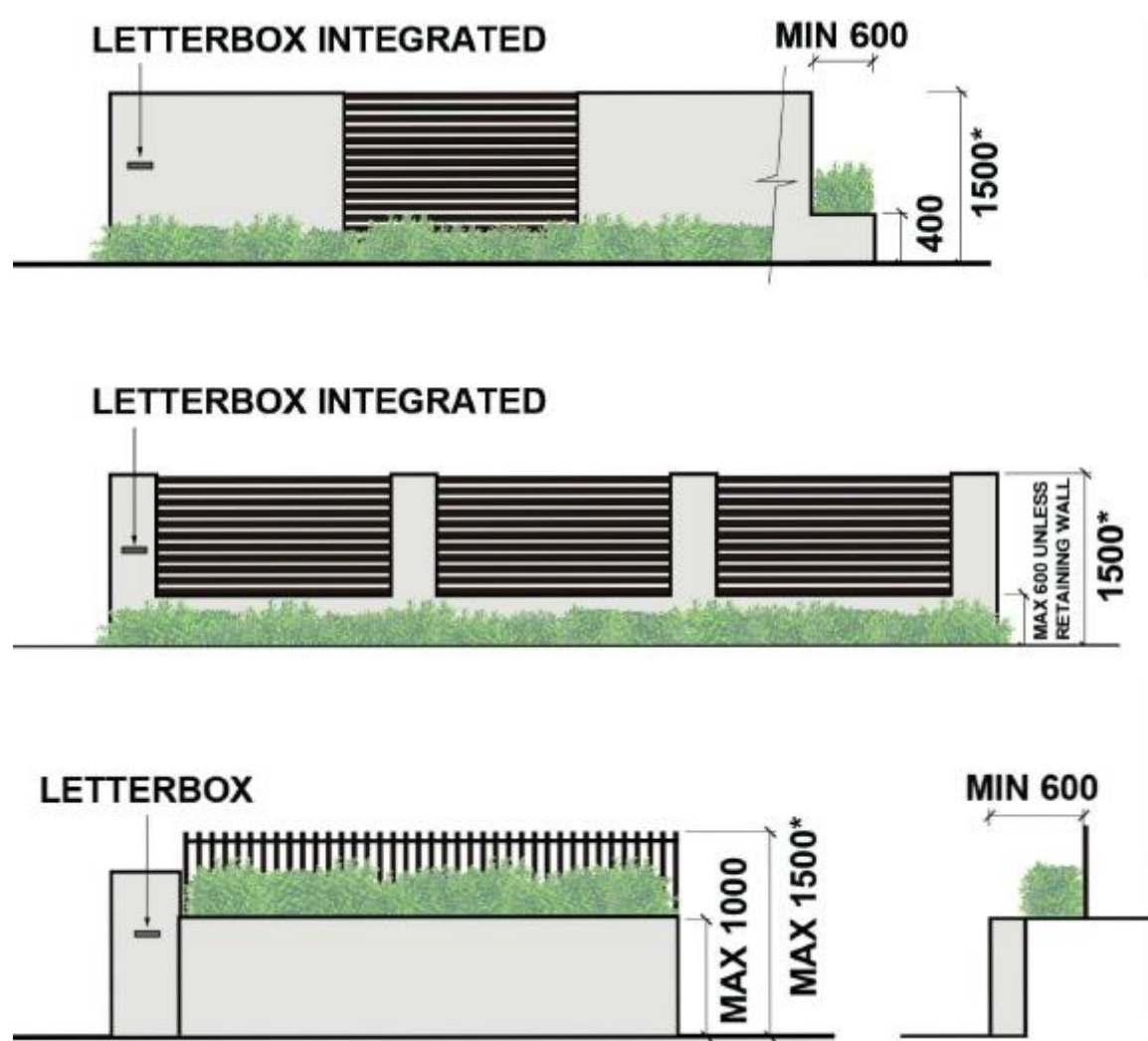


Figure 5 Jacka – Ongoing Provisions

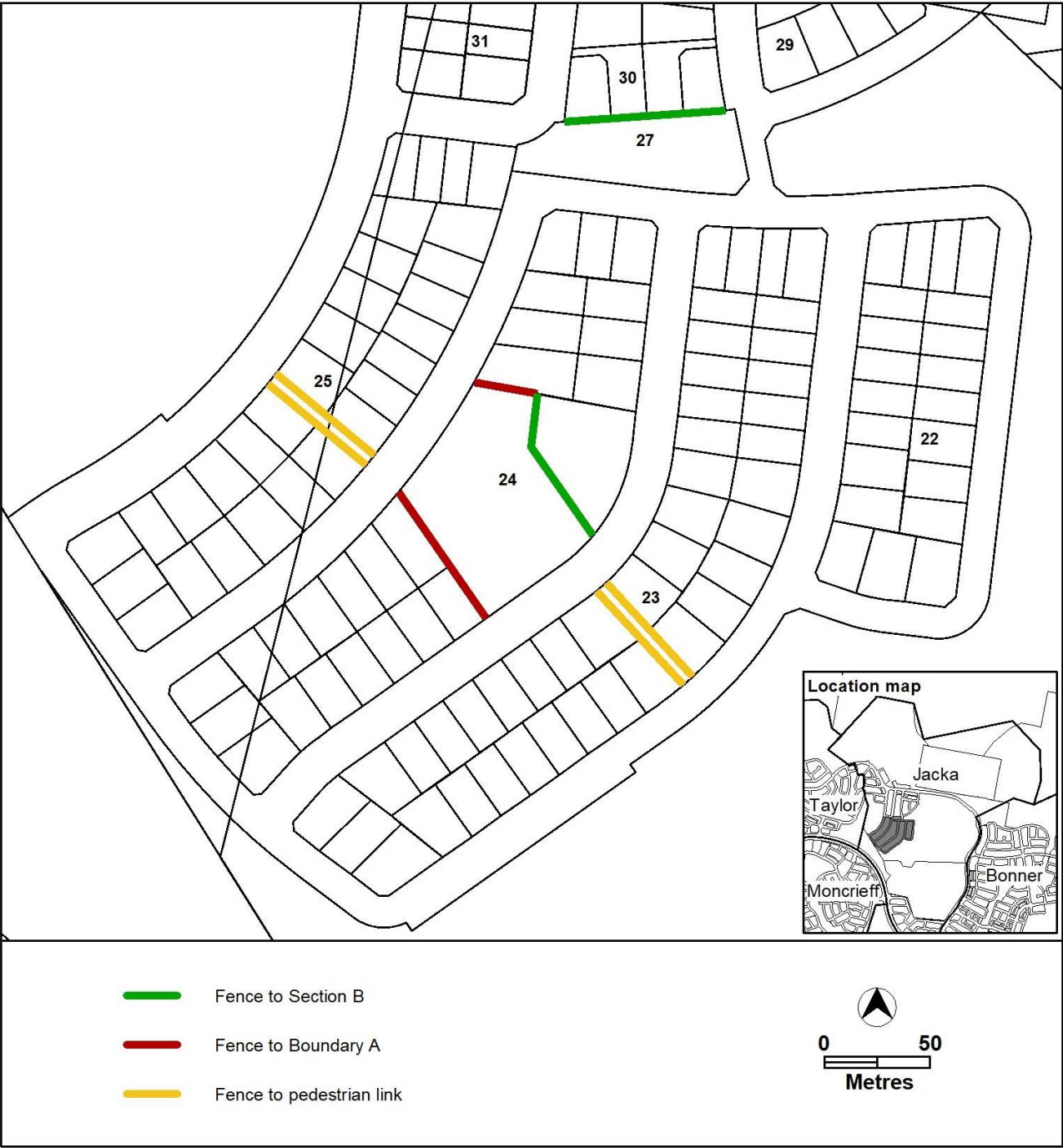


Figure 6 Jacka – Ongoing Provisions

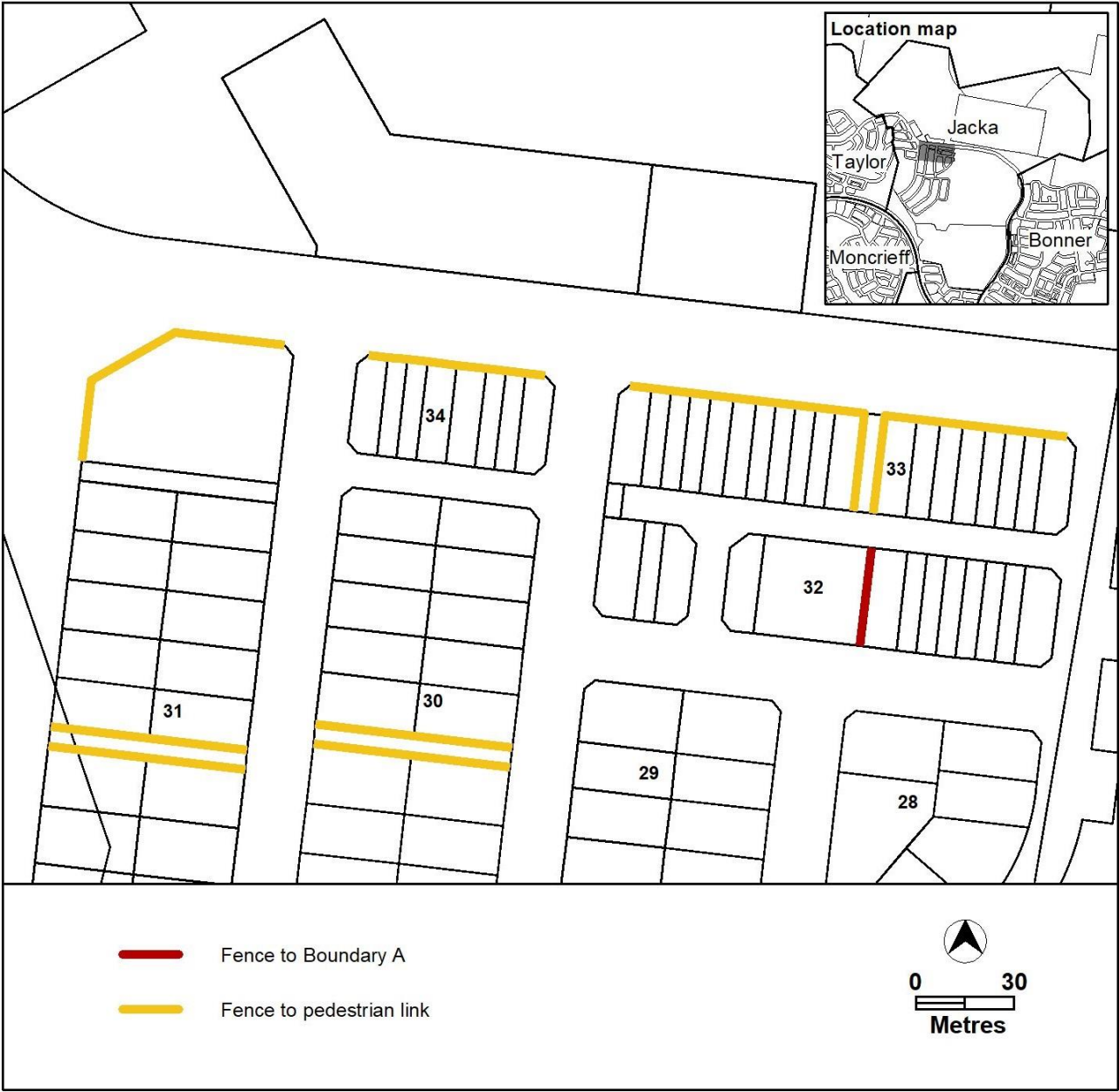
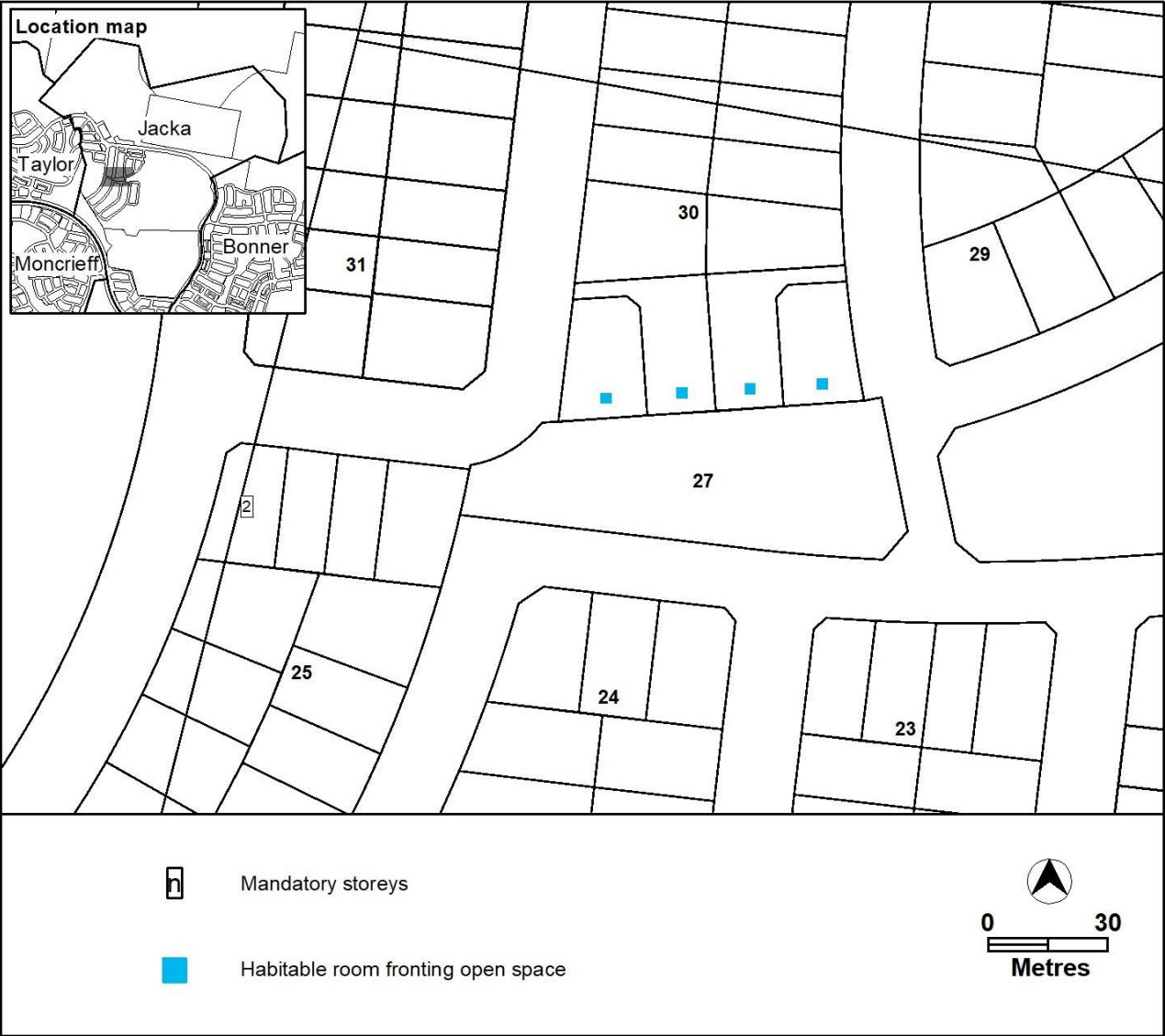


Figure 7 Jacka – Ongoing Provisions



Figure 8 Jacka – Ongoing Provisions



DS1 – Gungahlin District Specifications

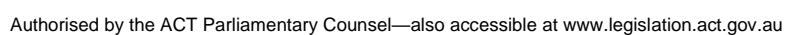


Figure 11 Jacka – Ongoing Provisions

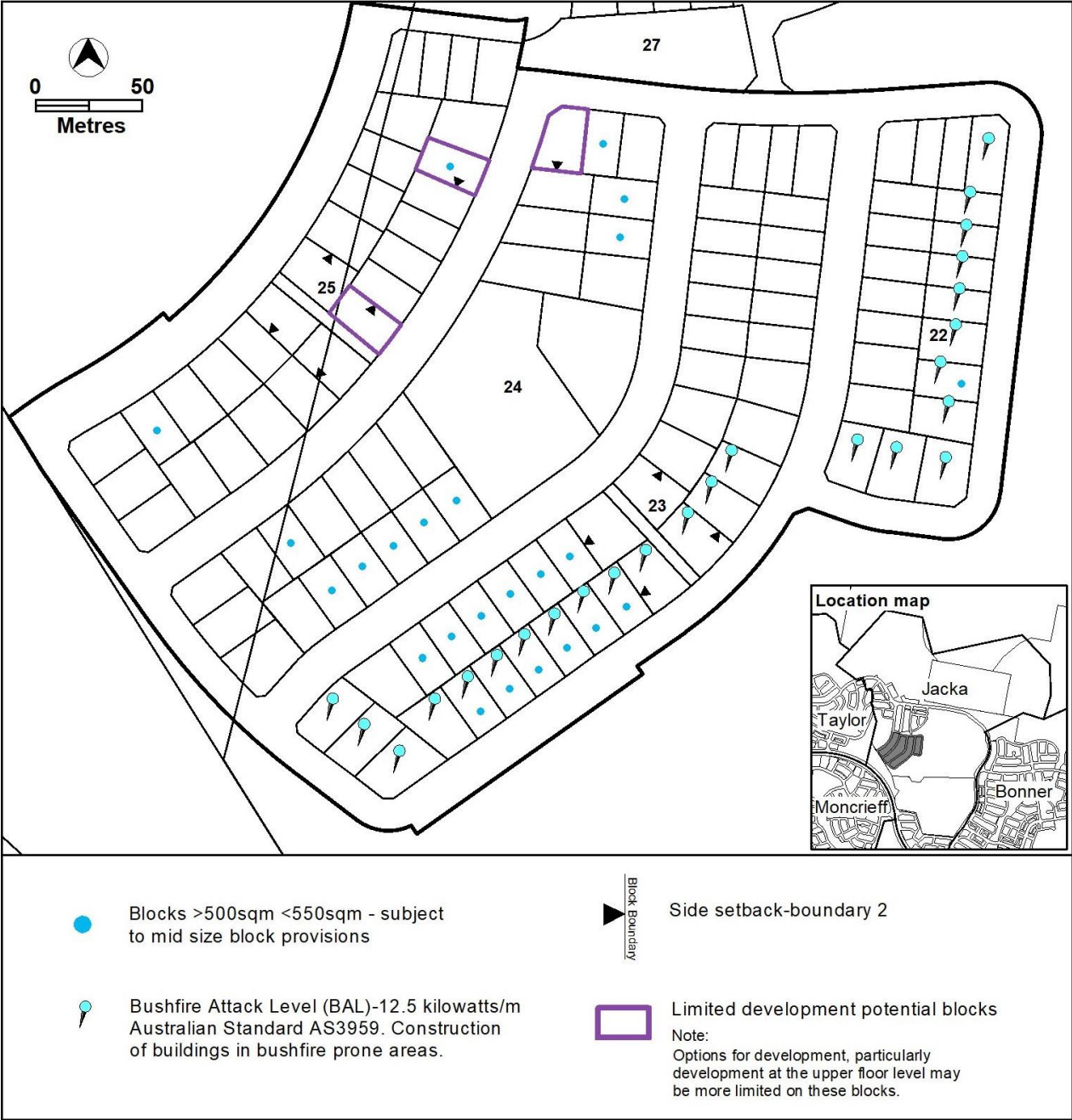
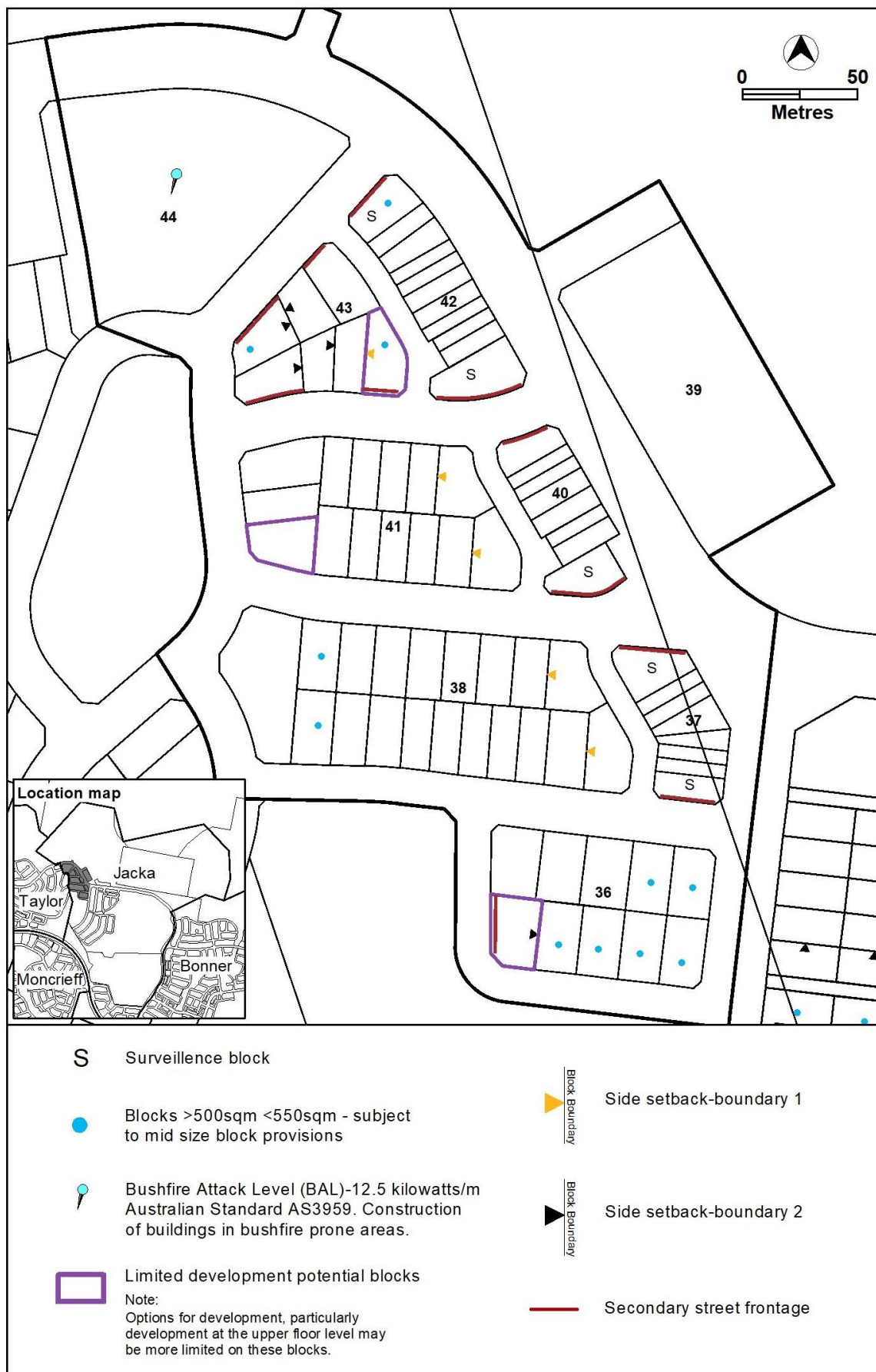


Figure 12 Jacka – Ongoing Provisions



Figure 13 Jacka – Ongoing Provisions



11. Kenny

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Kenny:

No applicable specification for this suburb.

12. Mitchell

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Mitchell:

No applicable specification for this suburb.

13. Moncrief

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Moncrief:

No applicable specification for this suburb.

14. Nicholls

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Nicholls:

No applicable specification for this suburb.

15. Ngunnawal

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Ngunnawal:

No applicable specification for this suburb.

16. Palmerston

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Palmerston:

No applicable specification for this suburb.

17. Taylor

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Taylor:

Assessment Outcome: Refer to zone assessment outcome	
Specification	
Development provisions	17.1. Development complies with the specifications identified in Figures 14 to 31.
Development provisions	17.2. On blocks identified in Figure 15, waste will be collected within the property boundary.
Development provisions	17.3. In accordance with Figure 22: <ul style="list-style-type: none">a) On Section 51, the following gross floor area limits apply:<ul style="list-style-type: none">i) shop, excluding <i>supermarket</i> - 500m².ii) <i>supermarket</i> - 200m².b) Vehicular access is not permitted to or from blocks where indicated.c) The maximum number of storeys is 3.d) A 3m awning is required along active frontages.

Figure 14 Taylor

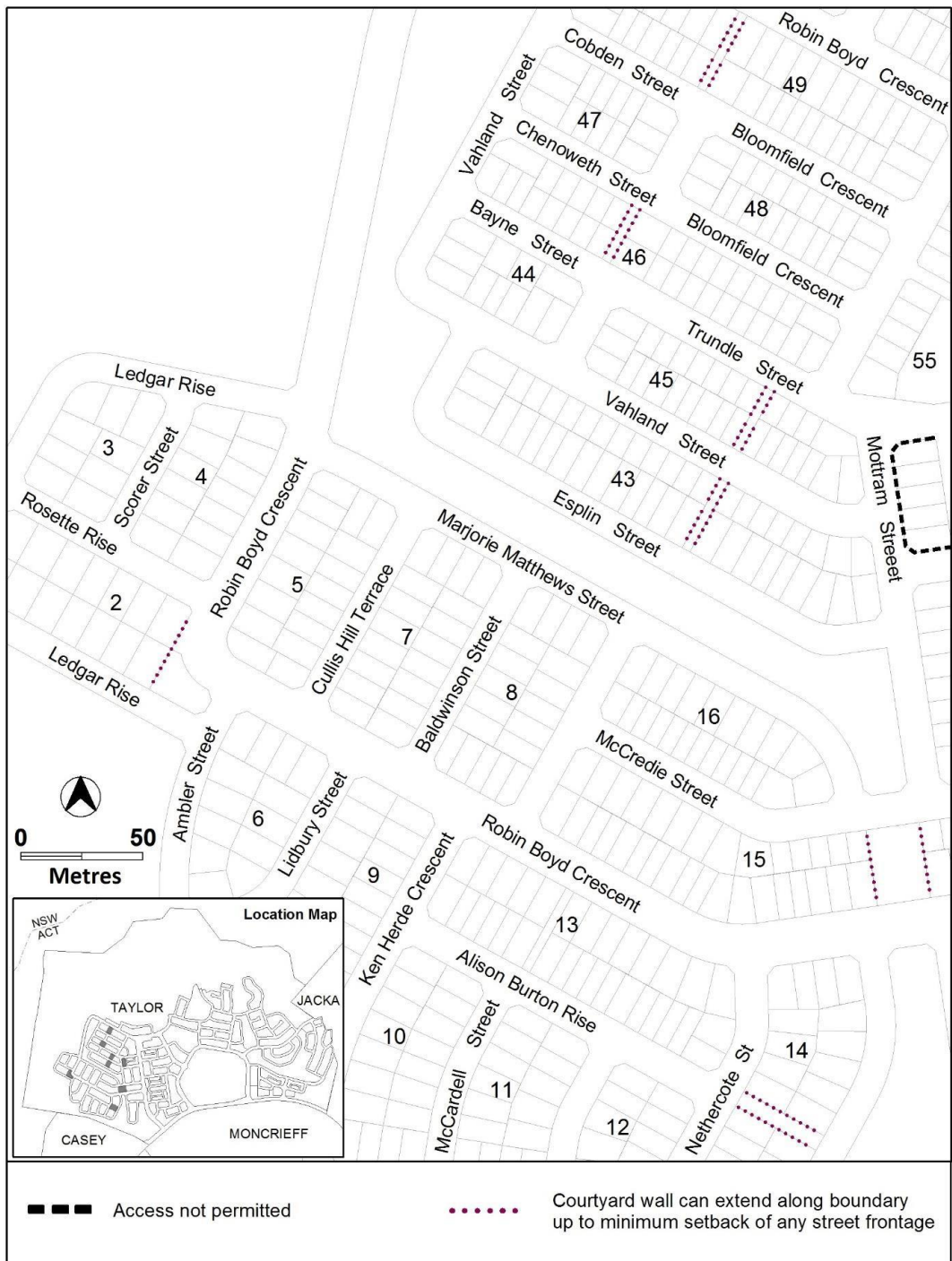


Figure 15 Taylor

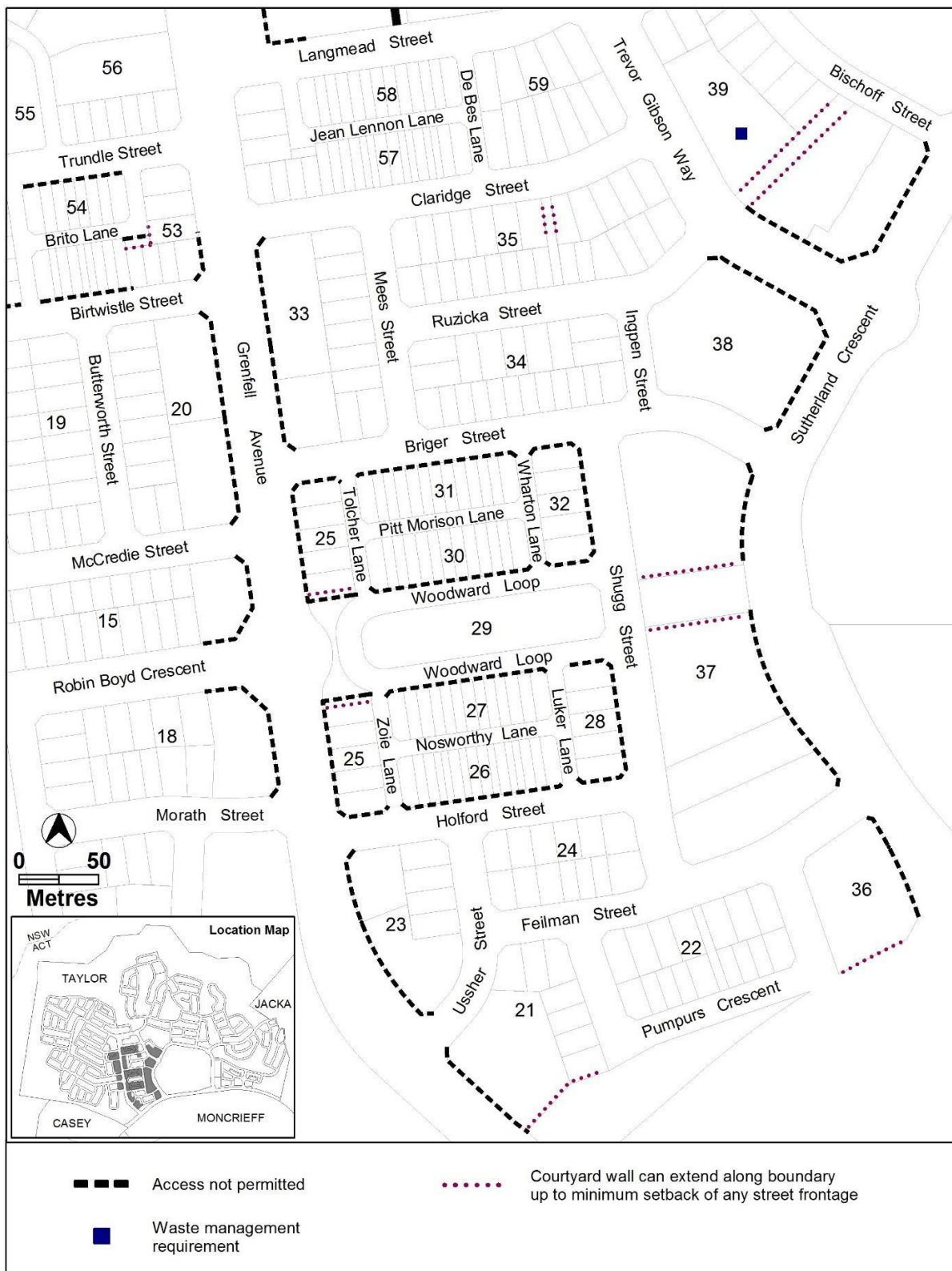


Figure 16 Taylor

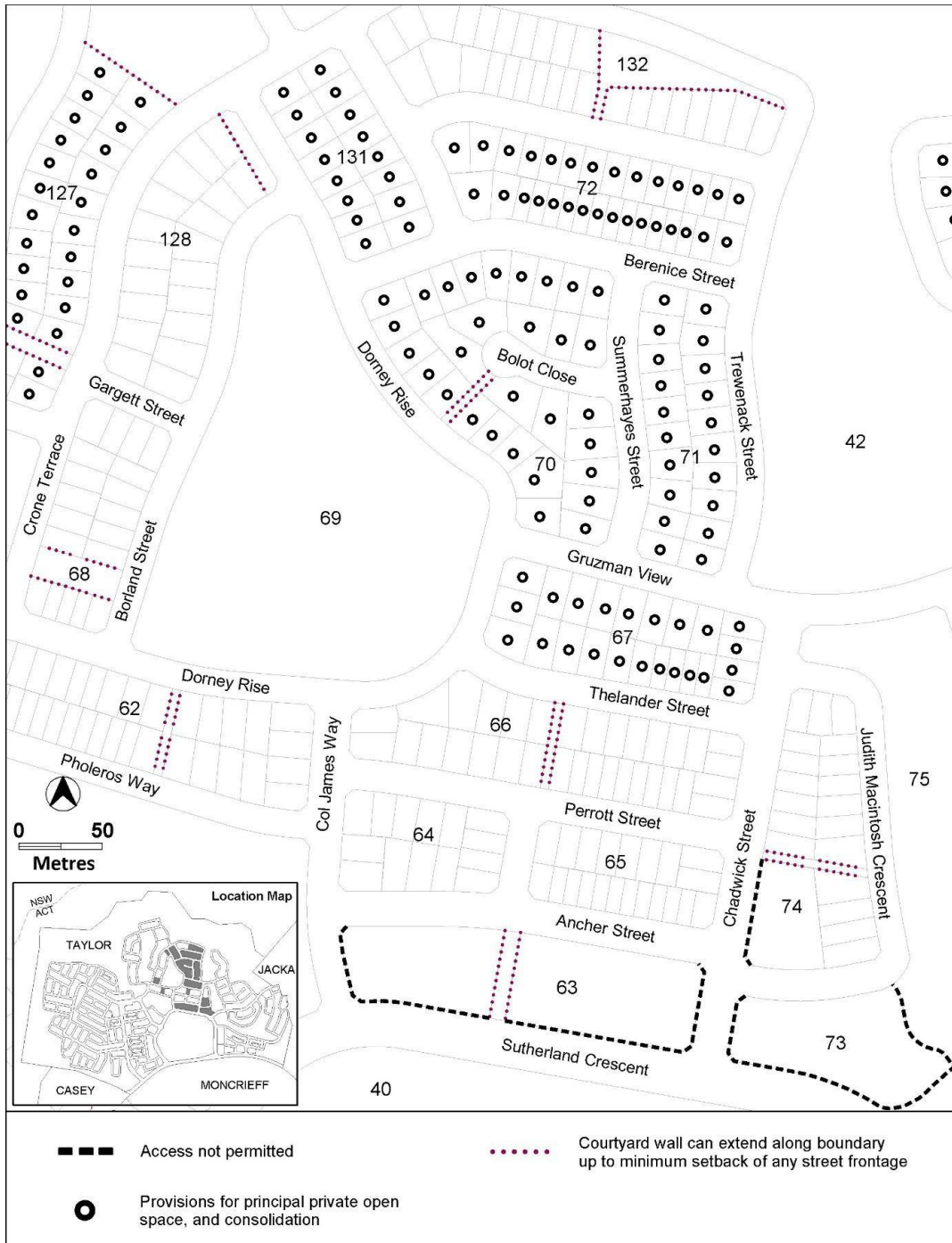


Figure 17 Taylor

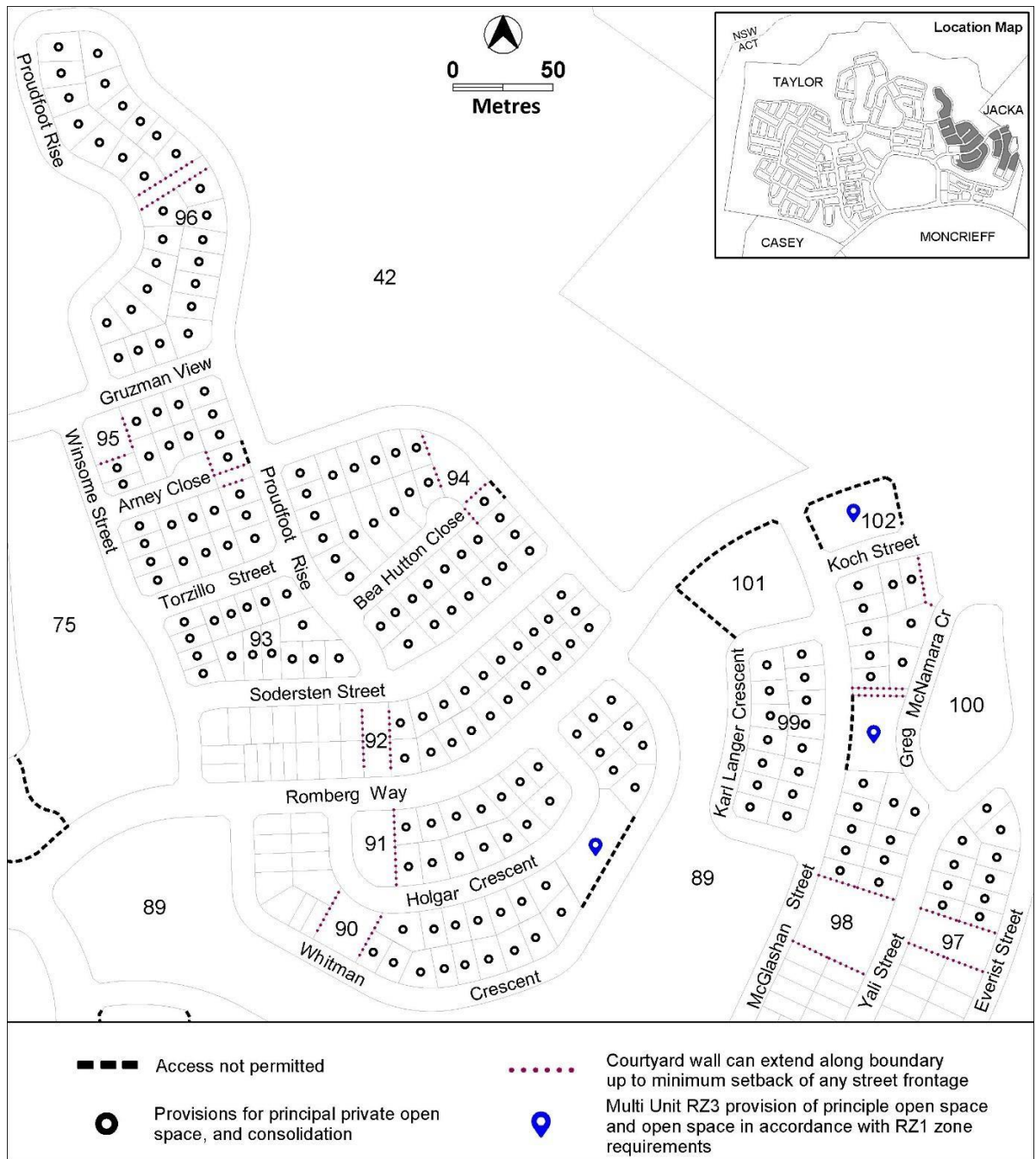


Figure 18 Taylor



Figure 19 Taylor

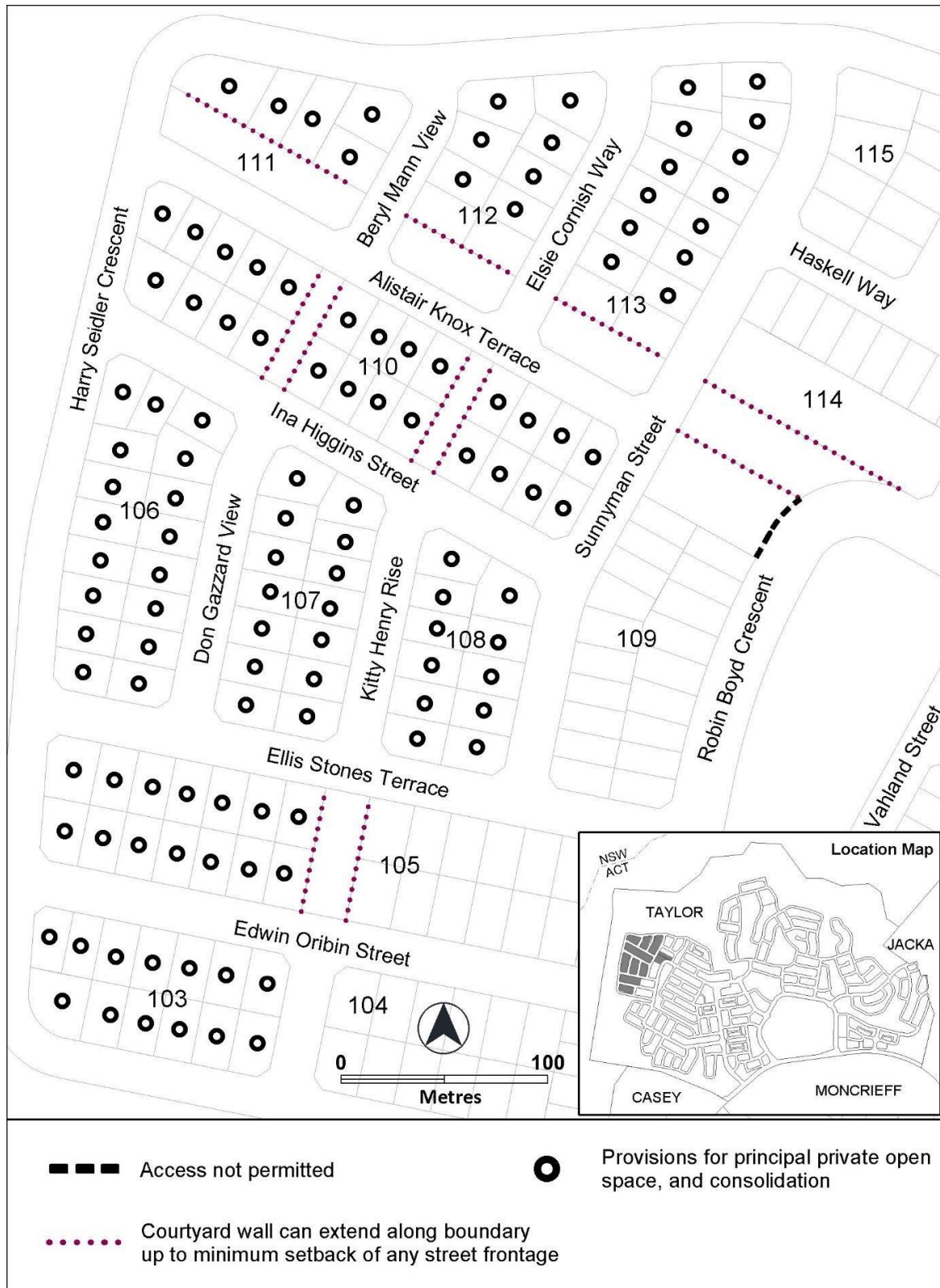


Figure 20 Taylor

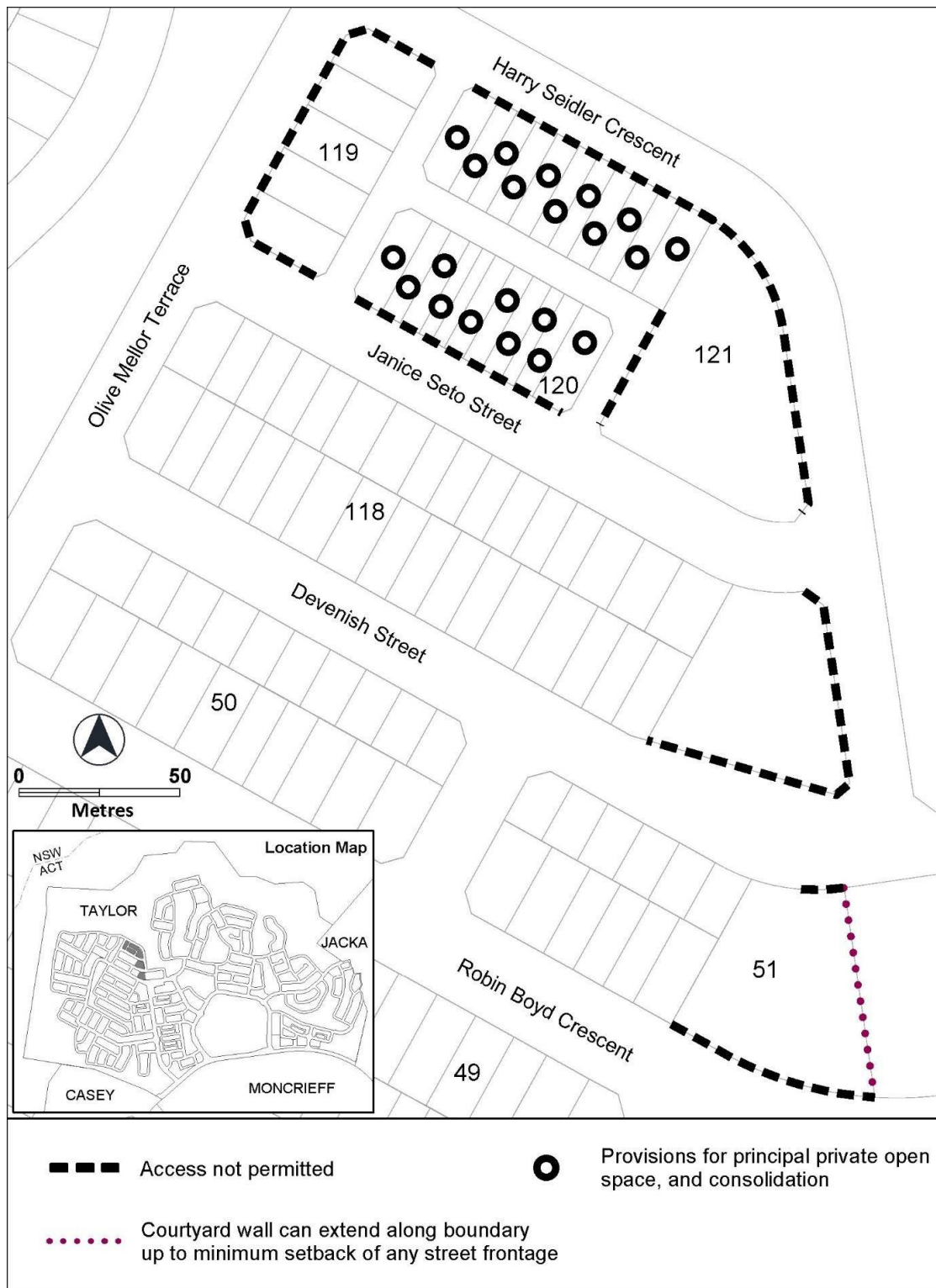


Figure 21 Taylor

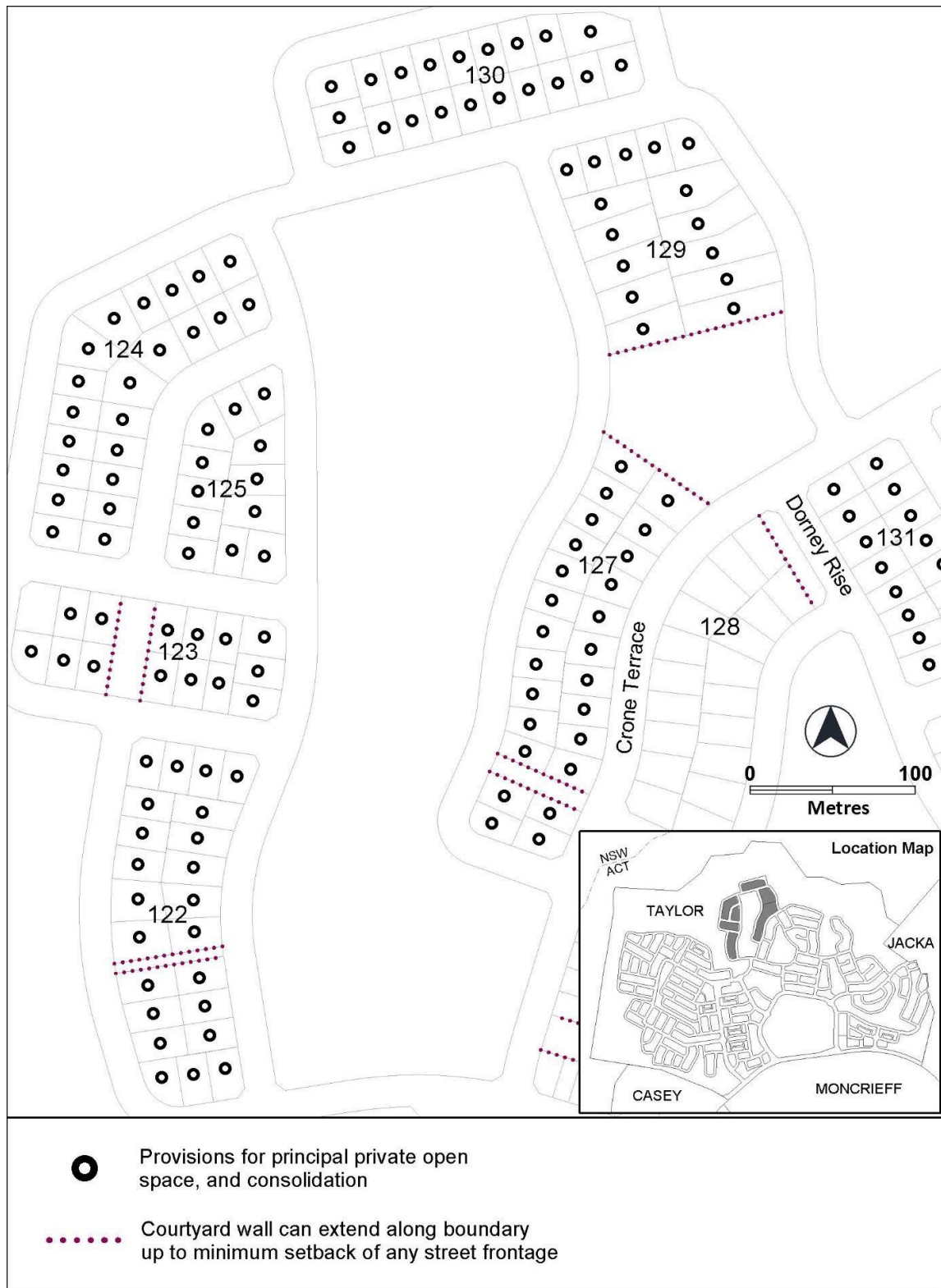


Figure 22 Taylor

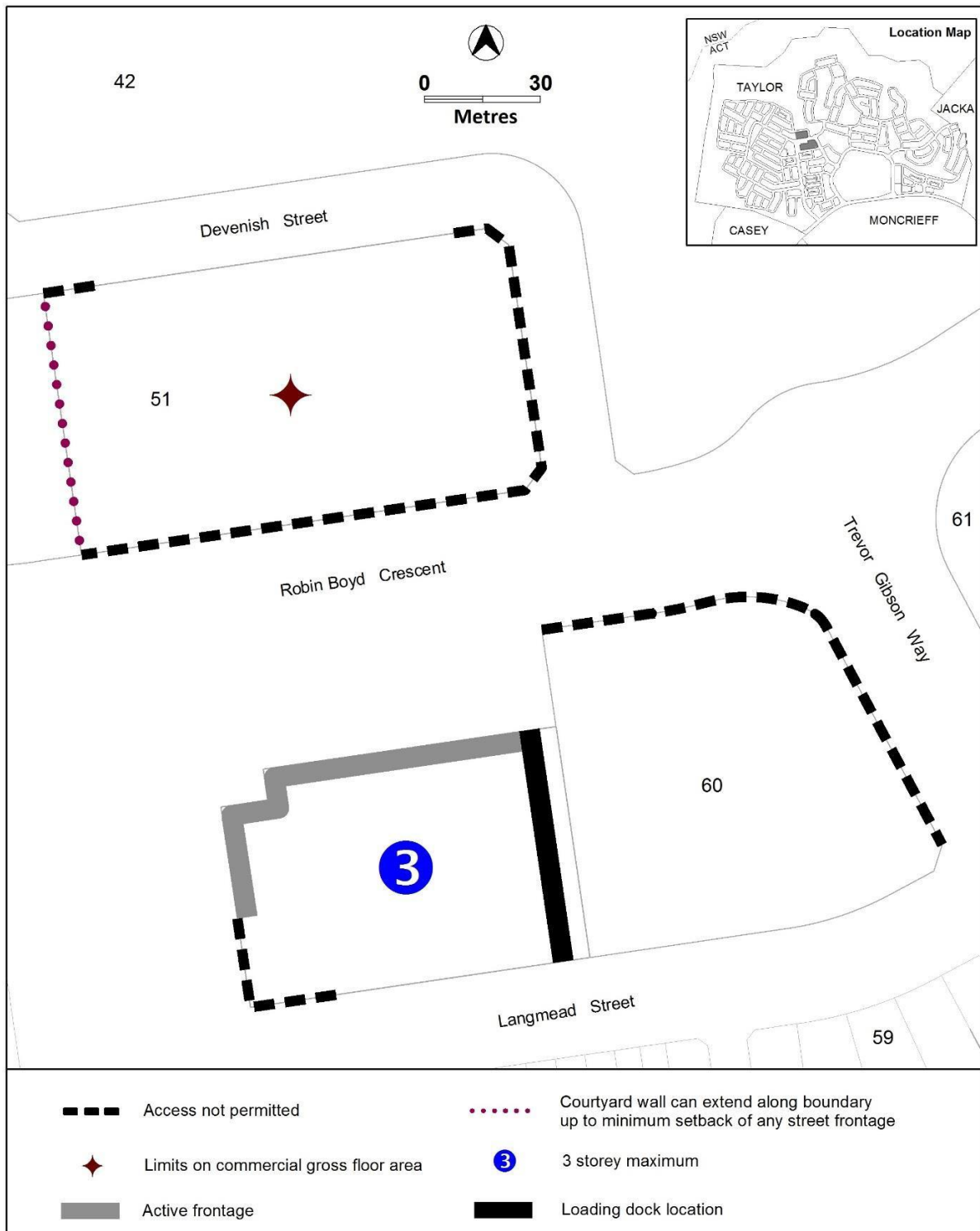


Figure 23 Taylor – Ongoing Provisions

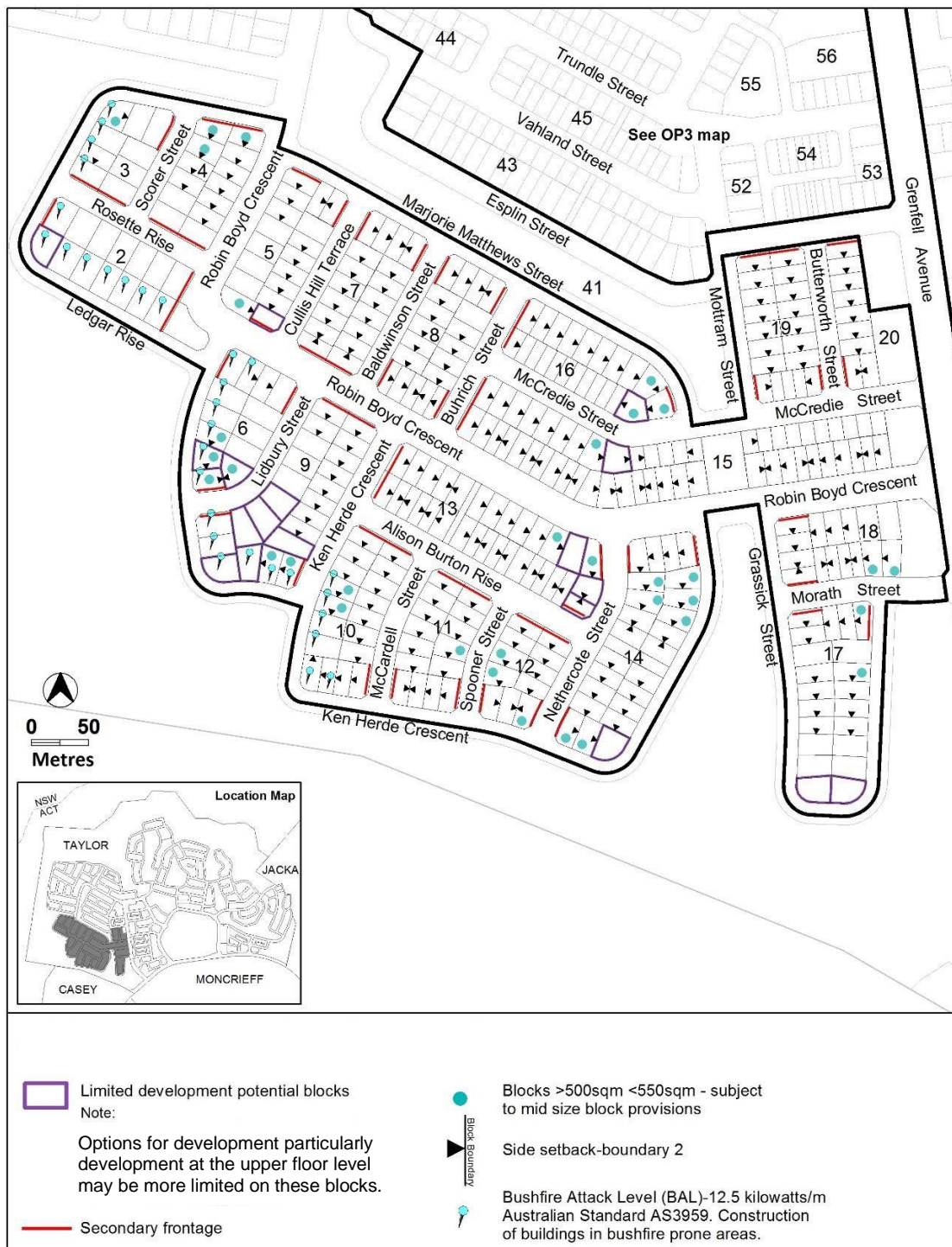


Figure 24 Taylor – Ongoing Provisions

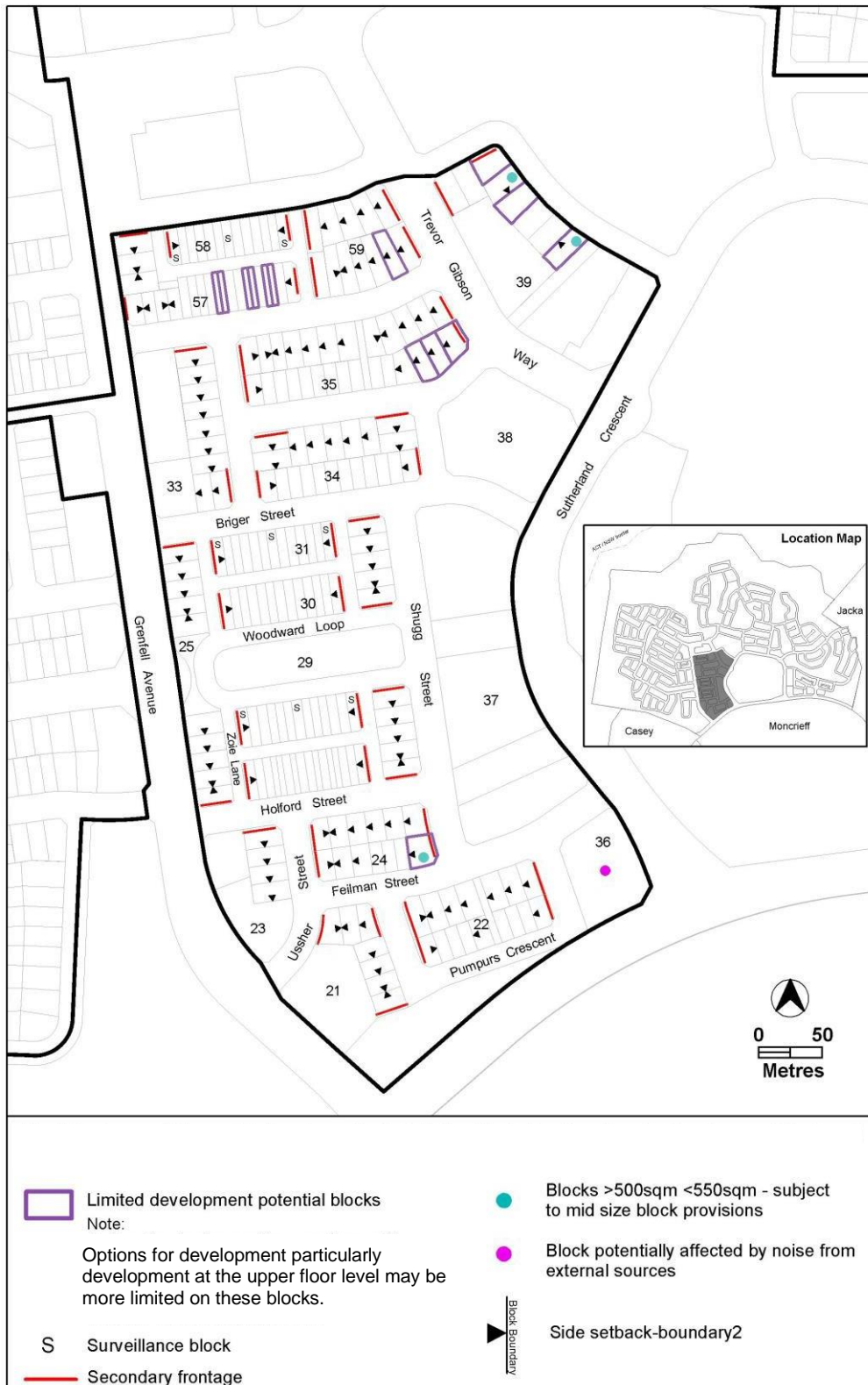


Figure 25 Taylor – Ongoing Provisions

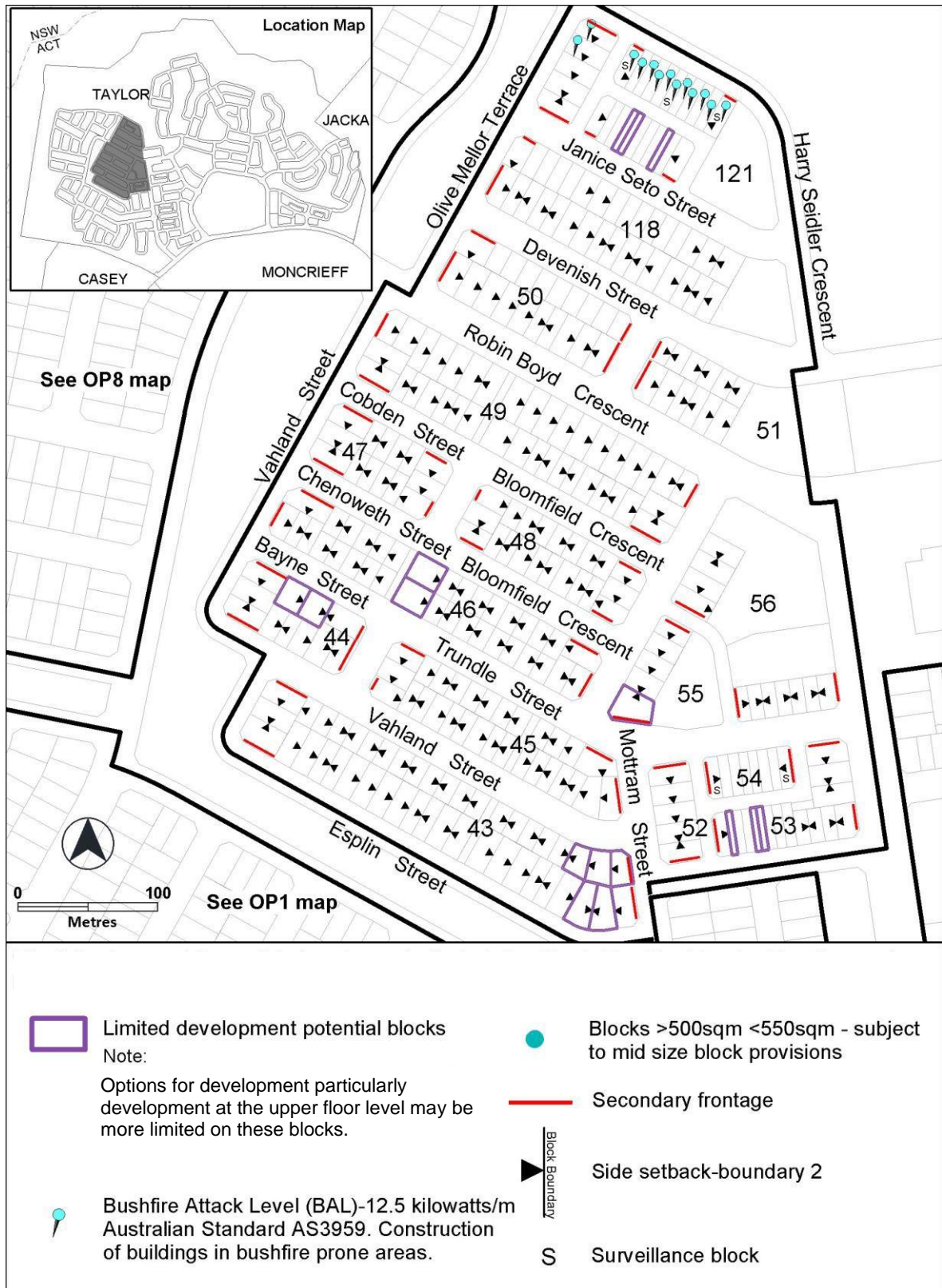


Figure 26 Taylor – Ongoing Provisions

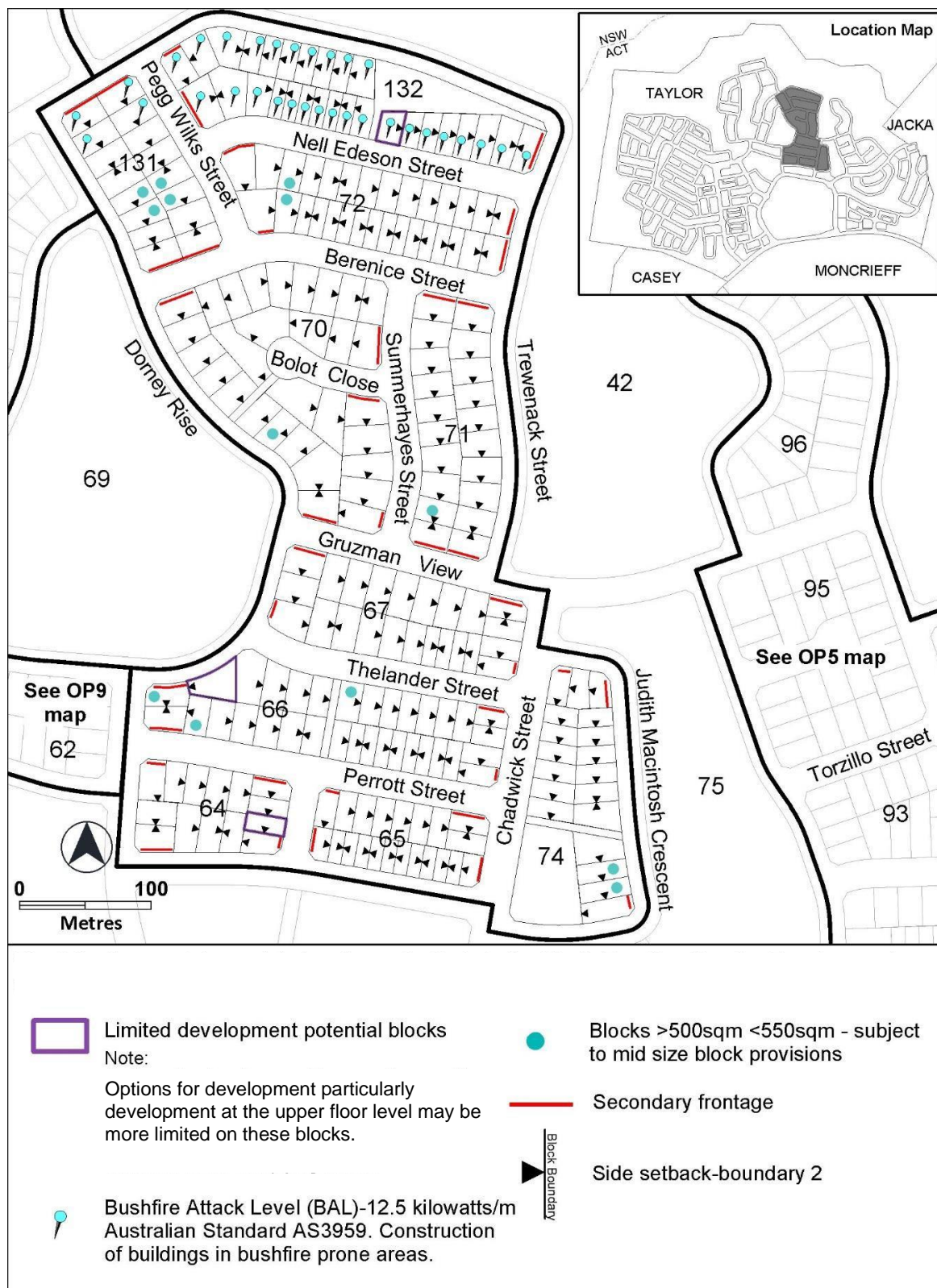


Figure 27 Taylor – Ongoing Provisions

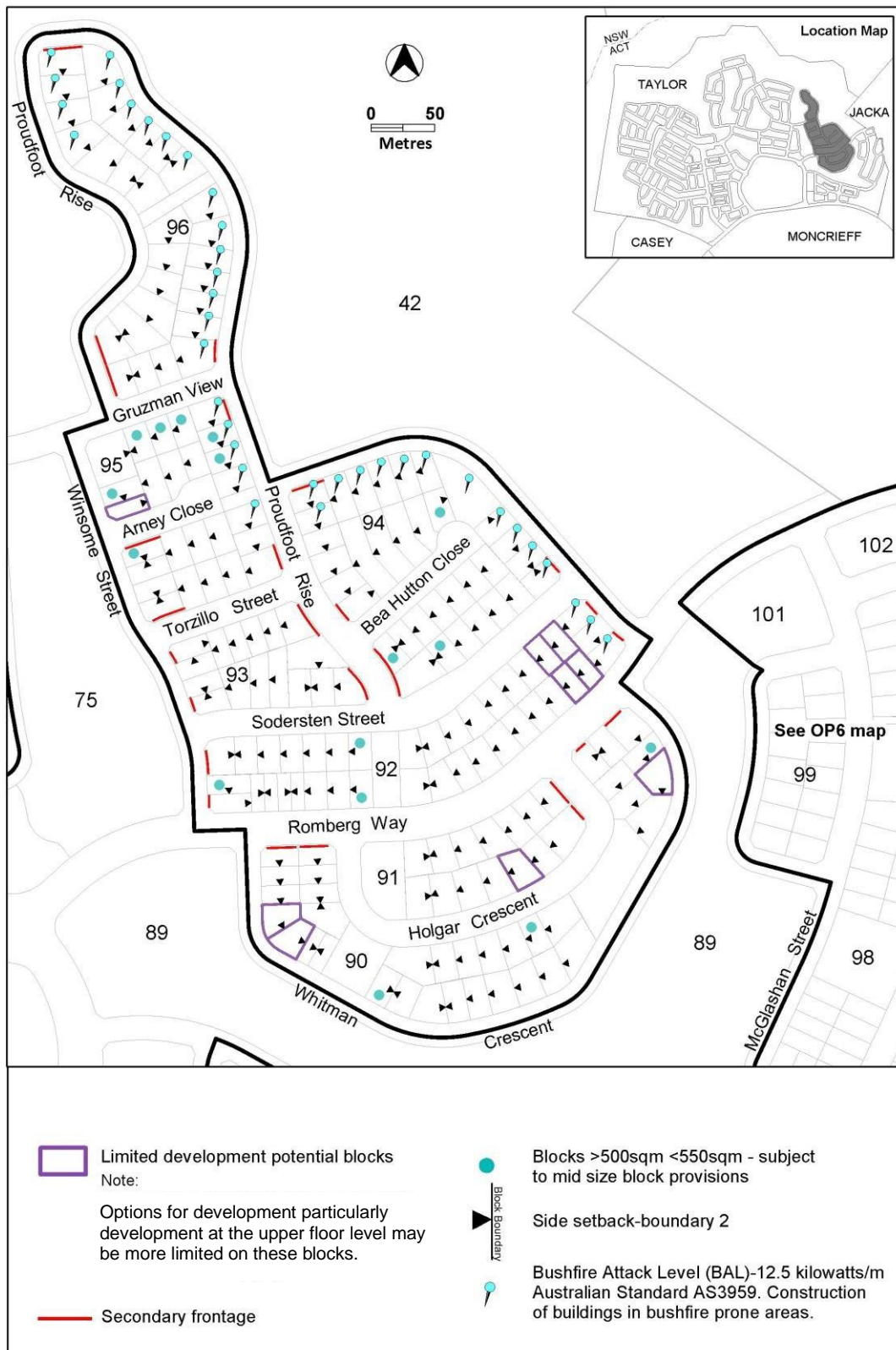


Figure 28 Taylor – Ongoing Provisions

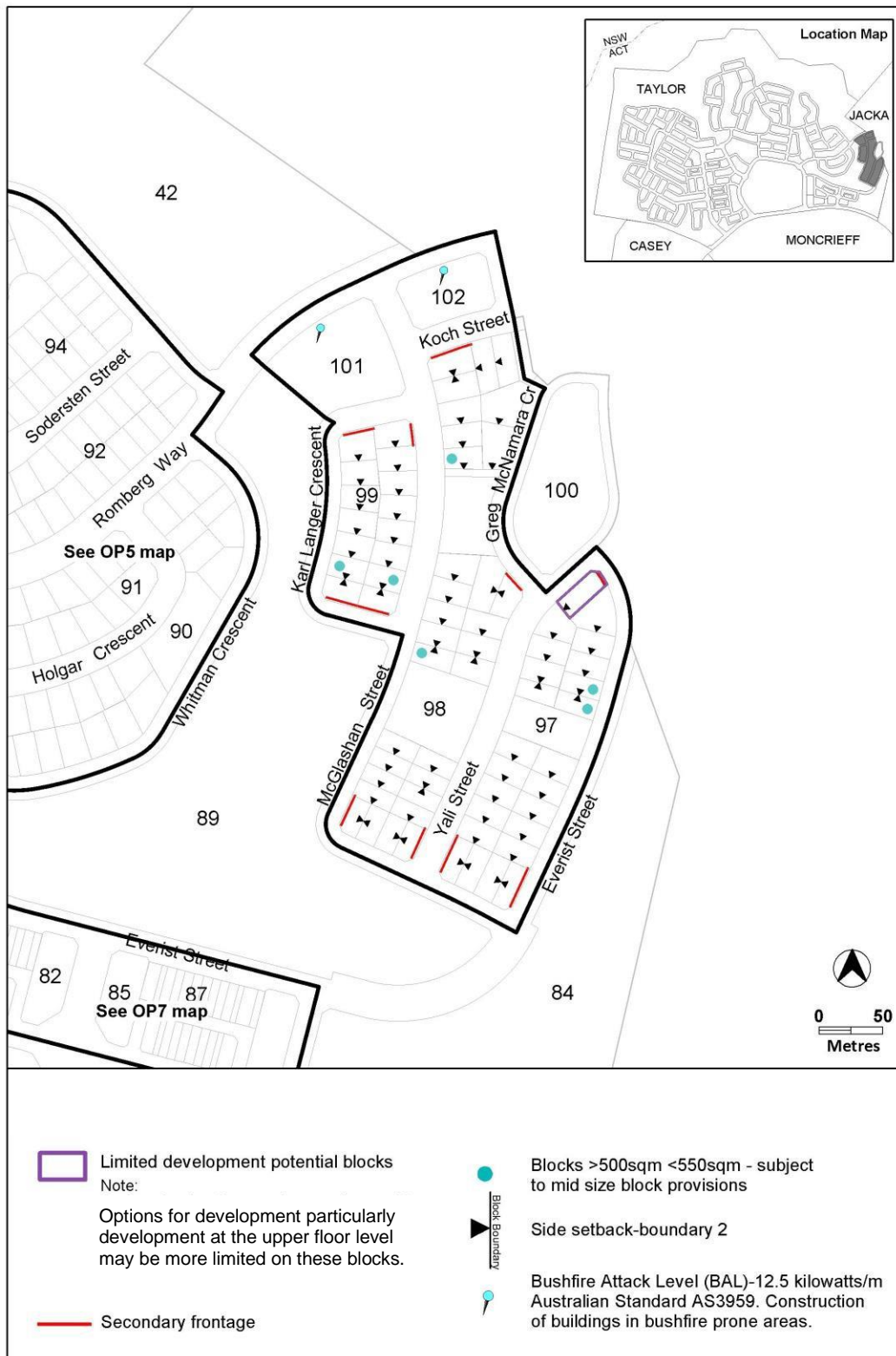


Figure 29 Taylor – Ongoing Provisions



Figure 30 Taylor – Ongoing Provisions

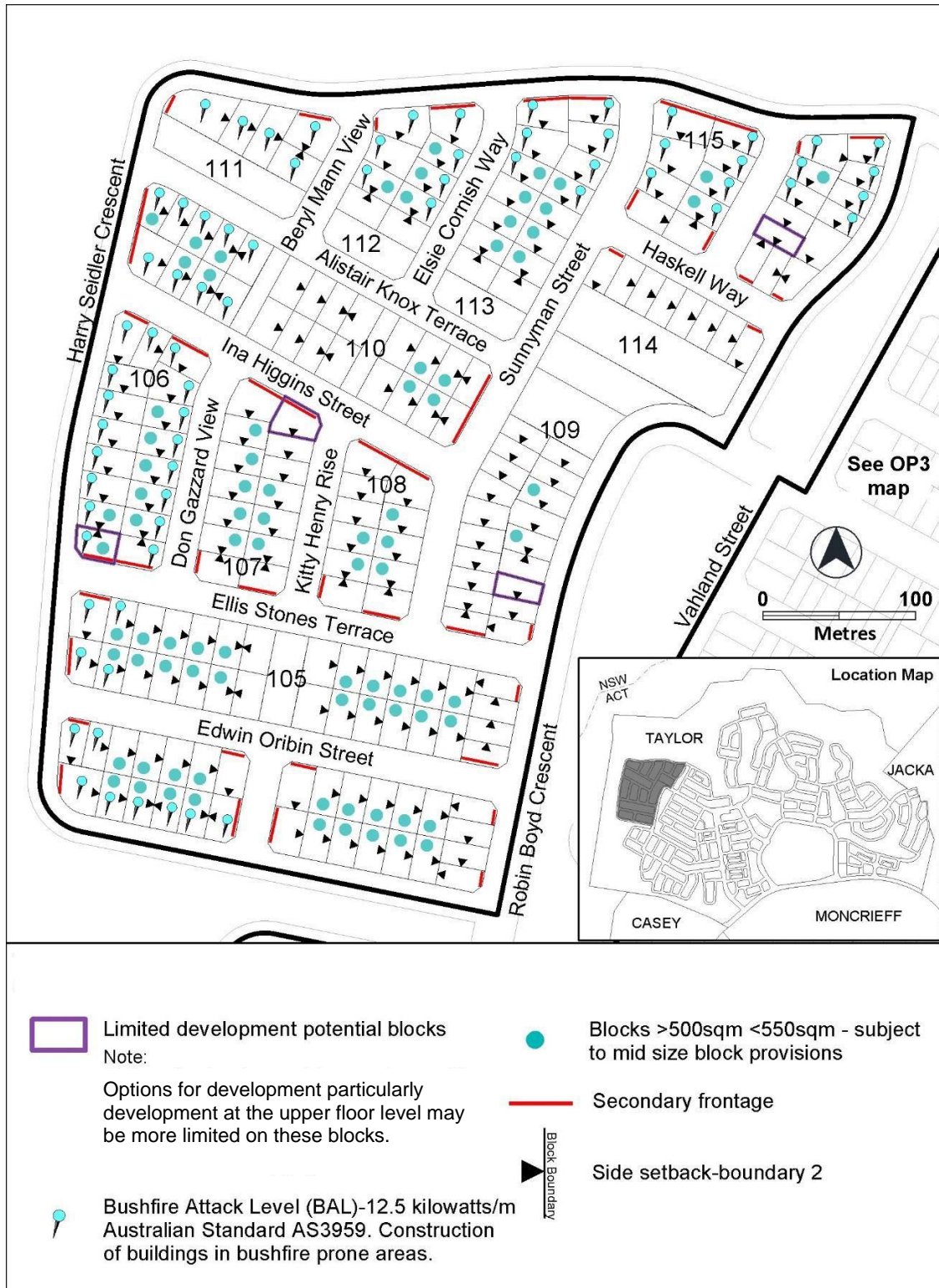
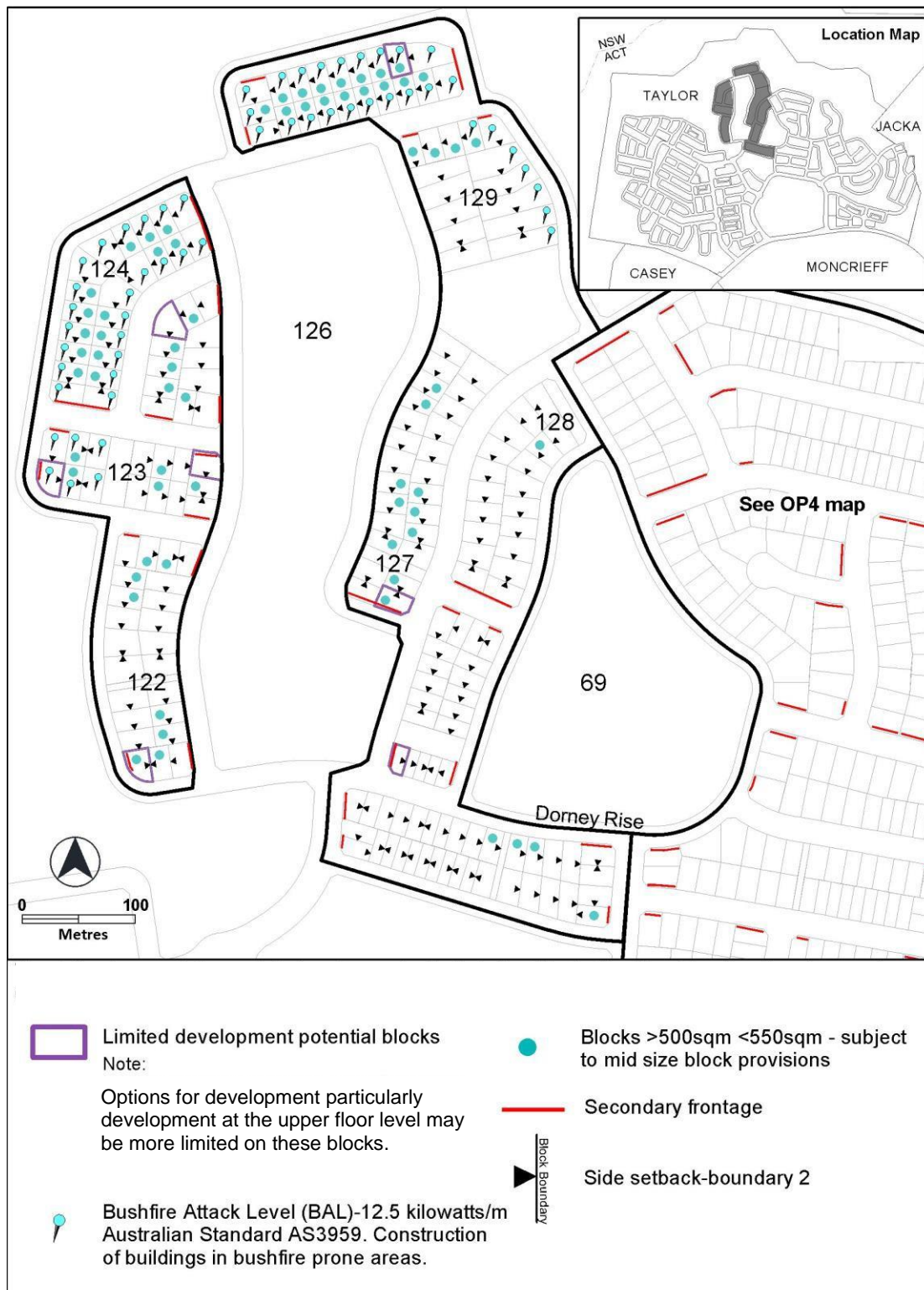


Figure 31 Taylor – Ongoing Provisions



18. Throsby

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Throsby:

No applicable specification for this suburb.