

Planning (Molonglo Valley District) Technical Specifications 2024 (No 2)

Notifiable instrument NI2024–375

made under the

Planning Act 2023, s 51 (Technical specifications)

1 Name of instrument

This instrument is the *Planning (Molonglo Valley 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 (Molonglo District) Technical Specifications 2024 (No 1)* (NI2024-112).

George Cilliers
Chief Planner
5 July 2024



DS5 – Molonglo Valley District Specifications

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Molonglo Valley 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 Molonglo Valley District Specifications can be used to demonstrate compliance with the assessment outcomes in the Molonglo Valley District Policy or the relevant zone policy. Where there is a specific assessment outcome in the Molonglo Valley District Policy, this takes precedence over the equivalent outcome in the zone policy. Where there is no specific assessment outcome in the Molonglo Valley 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 Molonglo Valley District Policy, this Molonglo Valley 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 D5: Molonglo Valley District Policy**.

1. Coombs

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

Assessment Outcome	Refer to zone assessment outcomes
Specification	
Bushfire Requirements – Figure 1, 2, 3 and 4	1.1 Development complies with the specified bushfire attack level construction requirements and noise provisions.

Figure 1 Coombs – Bushfire Provisions

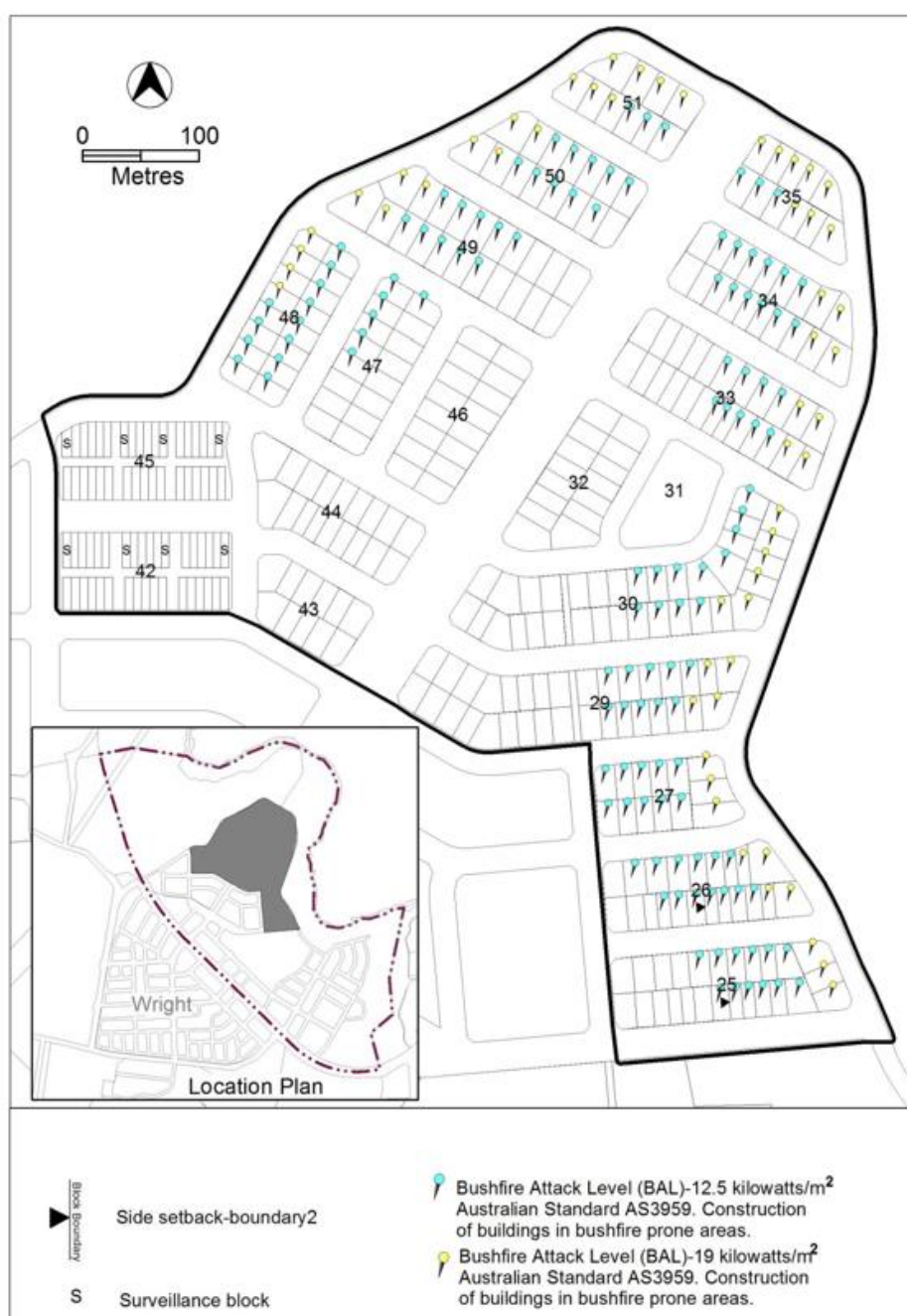


Figure 2 Coombs - Bushfire Provisions

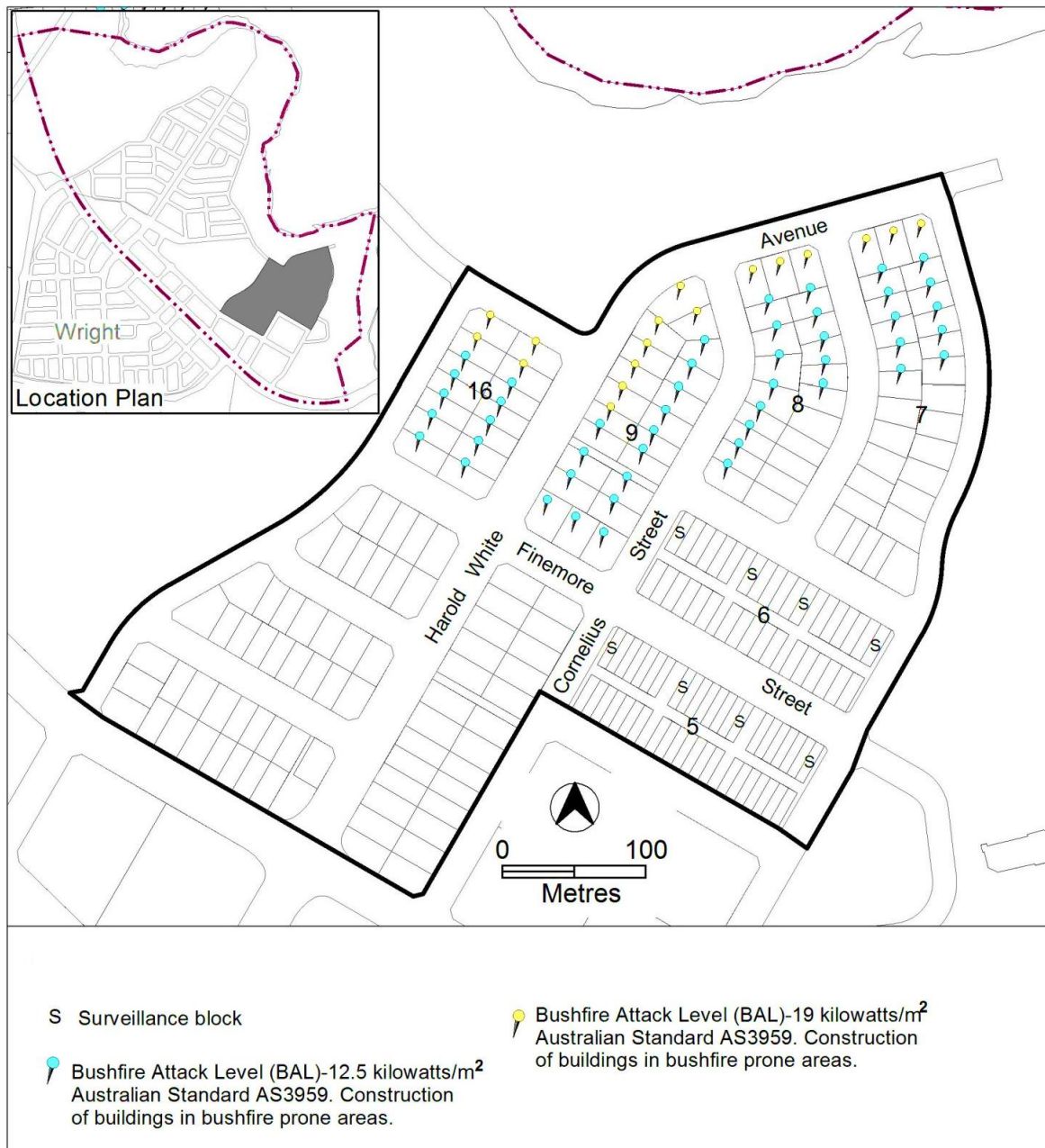


Figure 3 Coombs – Noise Provisions

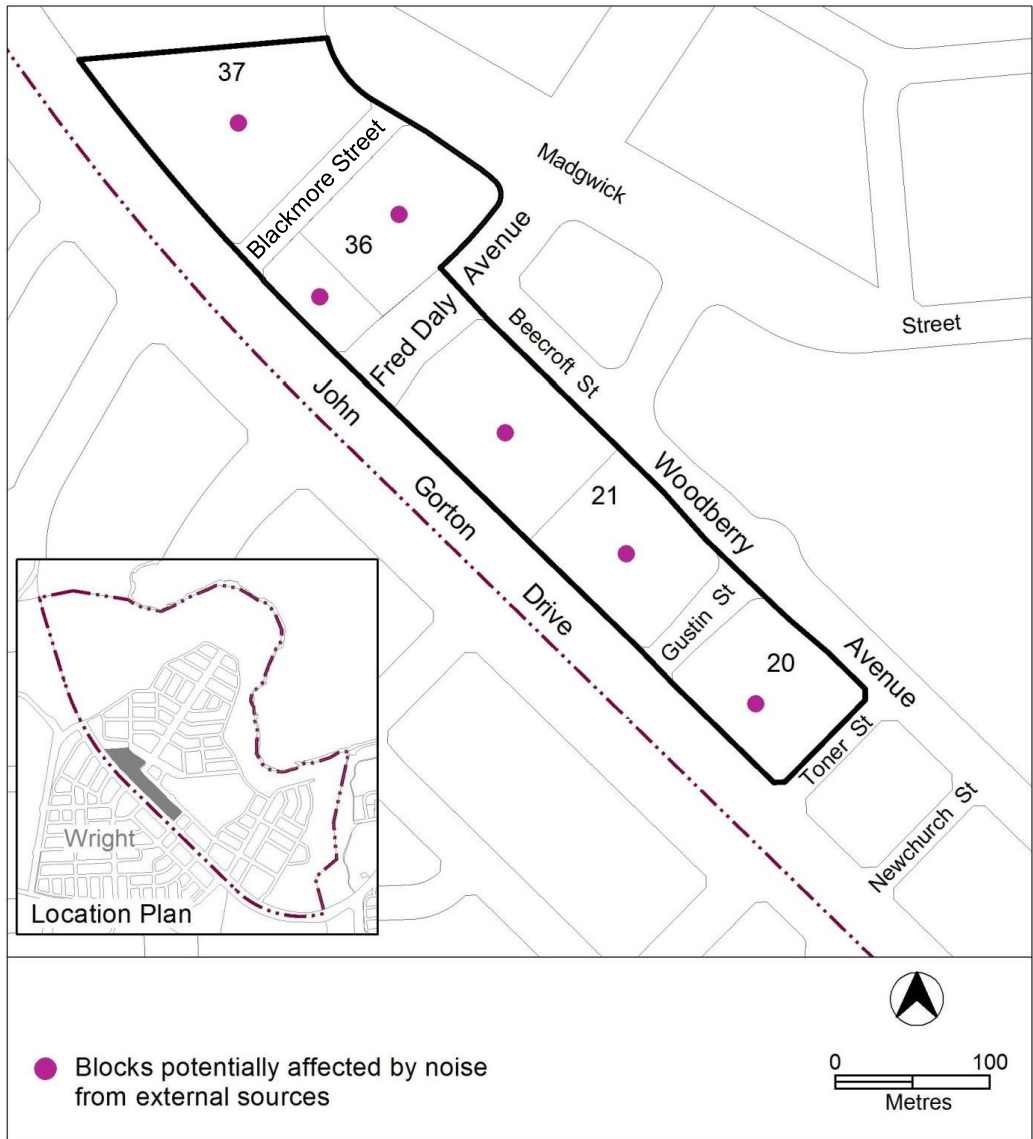
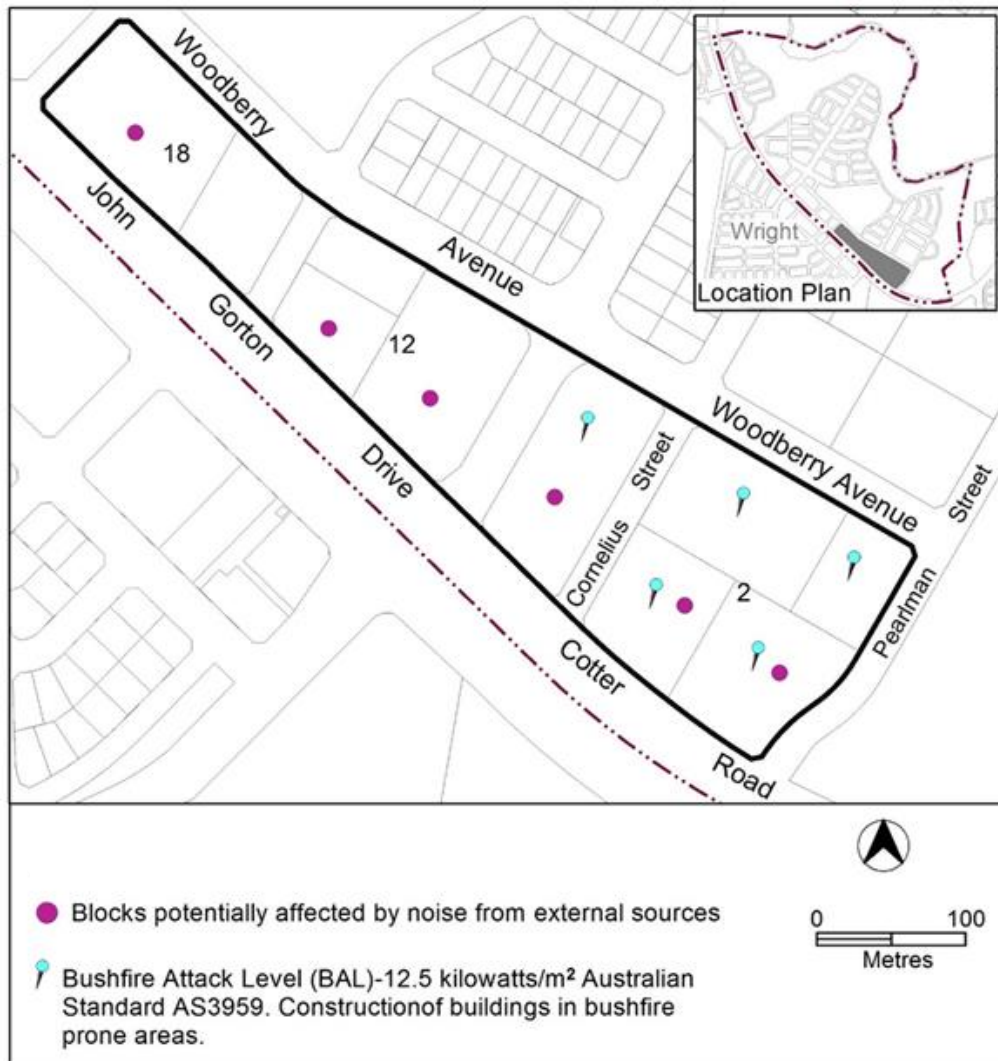


Figure 4 Coombs – Noise and Bushfire Provisions



2. Denman Prospect

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

Assessment Outcome		Refer to zone assessment outcomes
Specification		
Garages/Carports	2.1.	For nominated blocks in Figures 5, 6, 10, 11, 12, 13, 14, 15 and 16 the minimum side boundary setback to garage / carport is specified and the maximum length of the wall is 8m.
	2.2.	For nominated blocks in Figures 15 and 16, the minimum side boundary setback to the garage is specified.
	2.3.	For nominated blocks in Figure 15 and 16, the garage opening may exceed 50% if building façade width. Upper floor must provide building articulation.
Gates	2.4.	For blocks in Figures 5, 6, 7, 8, 9, 10 boundaries to open space must provide at least one gate access.
Private open space	2.5.	For blocks in Figure 6, the level of private open space is not lower than 1m below the front boundary level for a depth of 3m from the front boundary to the open space. Maximum length of wall at zero setback is limited to length of the adjoining dwelling party wall.
Principle private open space	2.6.	For nominated blocks in Figures 15 and 16, alternate principle private open space (PPOS) is permitted above the garage. All other PPOS requirements apply as per the relevant Territory Plan code.
Landscaping	2.7.	For blocks in Figure 7: <ul style="list-style-type: none"> a) Identified areas are maintained as a landscape zone. b) Commercial uses adjacent to the landscape zone are activated. c) Pedestrian access is facilitated at the corner of Marie Little Crescent and Greenwood Street, providing an accessible connection to Section 76; and from Section 72 across Marie Little Crescent providing an accessible connection to Section 73.
Setbacks	2.8.	For blocks in Figures 10, 11, 12, 13, 14, 15 and 16 the minimum boundary setbacks to floor levels are nominated.
Vehicle access	2.9.	No vehicle access is provided from frontages as indicated on Figures 6, 7, 8, 9, 11, 12 and 13.
Fencing	2.10.	Blocks fronting open space provide transparent type fencing with maximum height of 1.2m.
	2.11.	For blocks identified in Figures 11 and 15, no fencing permitted to nominated front boundaries. Landscape treatment only. Where a multi-unit site fronts open space, landscape treatment provides an effective vehicle barrier.

Assessment Outcome	Refer to zone assessment outcomes
Specification	
	<p>2.12. For blocks fronting open space in Figures 11, 12 and 14, solid fences are not permitted on nominated front boundaries. Courtyard walls are permitted forward of the primary building zone and are to comply with the following:</p> <ul style="list-style-type: none"> a) Pedestrian access is mandatory and to be achieved by gates and/or pathway connections into the block. b) Constructed only of brick, block or stonework, any which may be combined with feature panels. c) Maximum height of 1.8m. d) 1m minimum setback from the front boundary to facilitate a planting zone forward from the wall. e) Where the length of the wall exceeds 6m, it must be articulated by way of an increased setback for a gate and/or an articulated planting zone as follows: <ul style="list-style-type: none"> i) Gate: a pedestrian entry with a gate must be setback a minimum 2m from the front boundary. ii) Articulated Planting Zone: an additional increased setback from the wall, of minimum 1m for an articulated planting zone. <p>Diagram 1, 2 and 3 shows examples of courtyard walls.</p> <hr/> <p>2.13. For blocks addressing urban open space in Figures 11, 12, 13, 14 and 16, fences are not permitted on nominated front boundaries. Courtyard walls are permitted forward of the primary building zone and are to comply with the following:</p> <ul style="list-style-type: none"> a) Constructed only of brick, block or stonework, any which may be combined with feature panels. b) Maximum height of 1.8m. c) 0.5m minimum setback from the front boundary to facilitate a planting zone forward from the wall. d) Where the length of the wall exceeds 5m, it must be articulated by way of an increased setback for a gate and/or an articulated planting zone as follows: <ul style="list-style-type: none"> i) Gate: a pedestrian entry with a gate must be setback a minimum 1.5m from the front boundary. ii) Articulated Planting Zone: an additional increased setback from the wall, of minimum 1m for an articulated planting zone. <p>Diagram 1, 2 and 3 shows examples of courtyard walls.</p>

Assessment Outcome		Refer to zone assessment outcomes
Specification		
	<p>2.14. For blocks in locations identified in Figure 26, except for blocks fronting open space, courtyard walls are permitted where Principal Private Open Space is located in the front zone.</p> <p>Courtyard walls are to comply with the following:</p> <ul style="list-style-type: none"> a) Constructed only of brick, block or stonework, any of which may be combined with feature panels. b) Maximum height of 1.5m. c) 0.7m minimum setback from the front boundary to facilitate a planting zone forward from the wall. <p>Where the length of the wall exceeds 6m, it must be articulated by way of an increased setback for a gate and/or an articulated planting zone as follows:</p> <ul style="list-style-type: none"> i) Gate: A pedestrian gate entry must be setback a minimum 1.5m from front boundary. ii) Articulated Planting Zone: An additional increased setback from the wall, of minimum of 1m. 	
Pedestrian access	2.15. For blocks identified in Figures 11, 12, 13, 14, 15 and 16 pedestrian access must be provided on all nominated boundaries. Where a multi unit exceeds 10 dwellings, multiple entries must be provided.	
Built form	2.16. Blocks identified in Figures 11, 12, 14 and 16 are to provide habitable rooms that overlook both front boundaries.	
Parking	2.17. For blocks identified in Figures 6, 7, 8, 9, 11, 12, 13, 14, 15 and 16, all visitor parking requirements are to be provided within the block.	
Heights	2.18. The minimum and maximum number of storeys is nominated in Figures 10, 11, 12, 13, and 14, 15 and 16.	
Visual corridor	2.19. Buildings must be setback to achieve a visual corridor through nominated blocks in Figures 14 and 16.	
Development provisions	2.20. Development complies with the specifications identified in Figures 17, 18, 19, 20, 21, 22, 23, 24, and 25.	

Figure 5 Denman Prospect – Ongoing Provisions



Figure 6 Denman Prospect – Ongoing Provisions

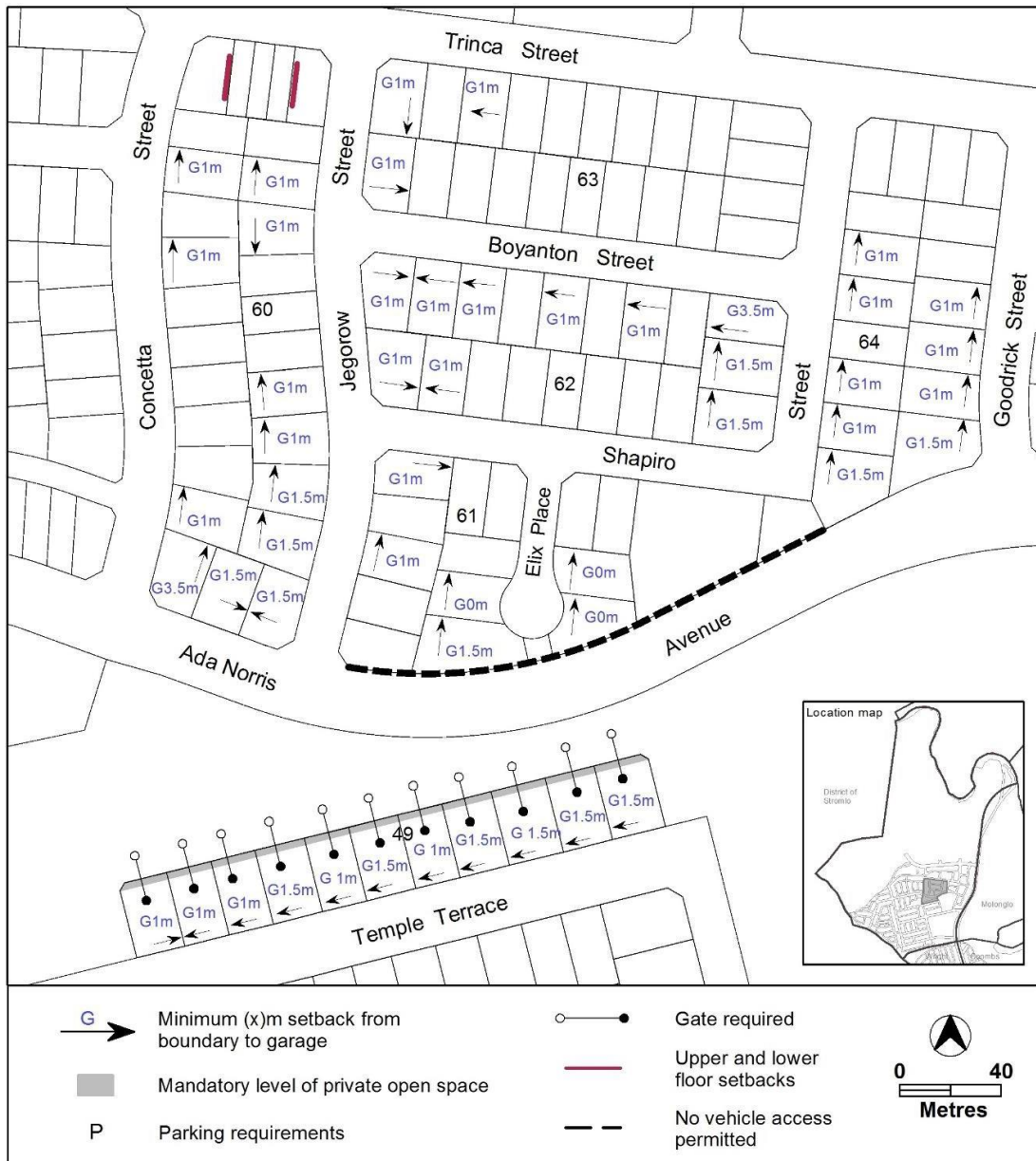


Figure 7 Denman Prospect – Ongoing Provisions

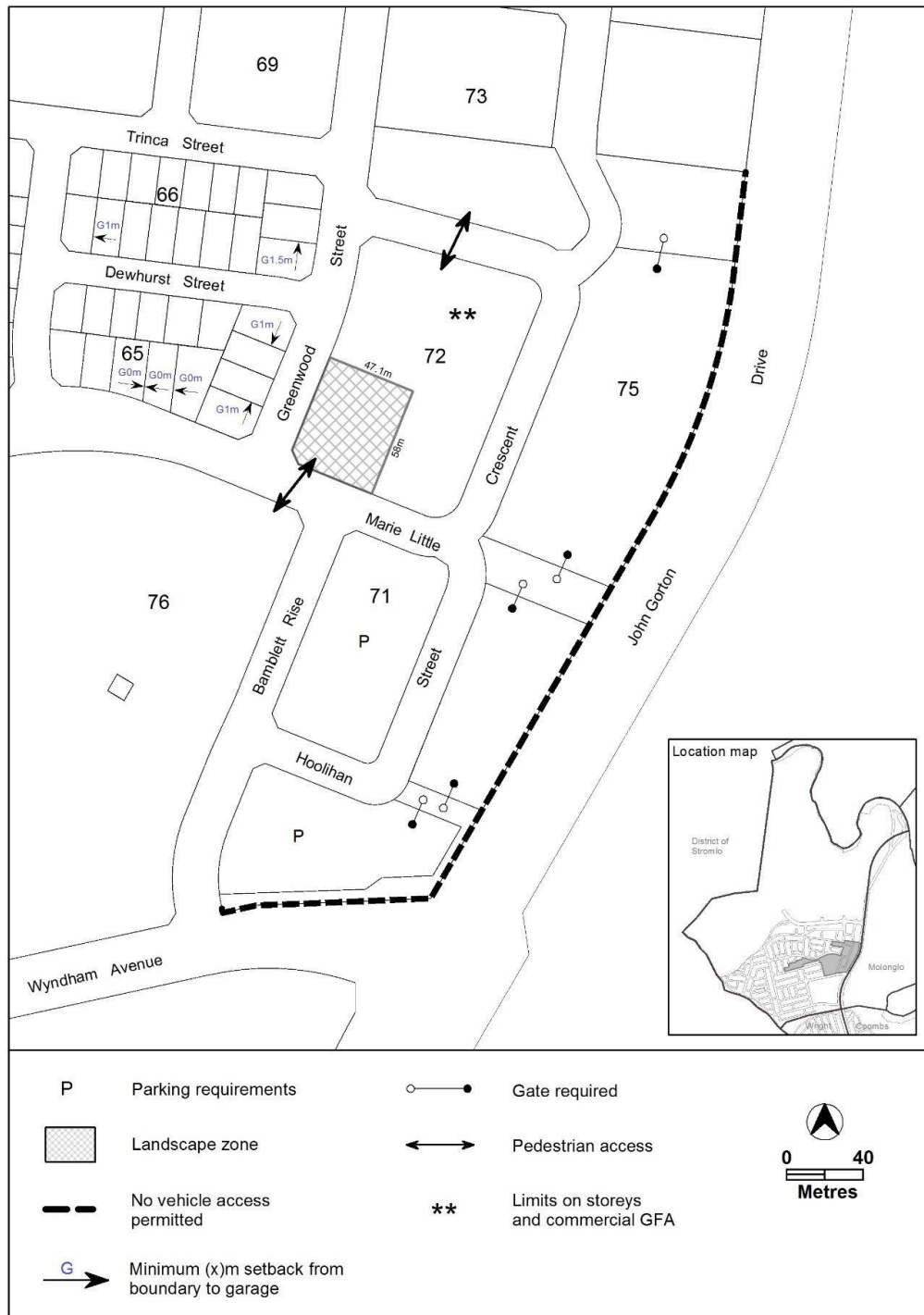


Figure 8 Denman Prospect – Ongoing Provisions

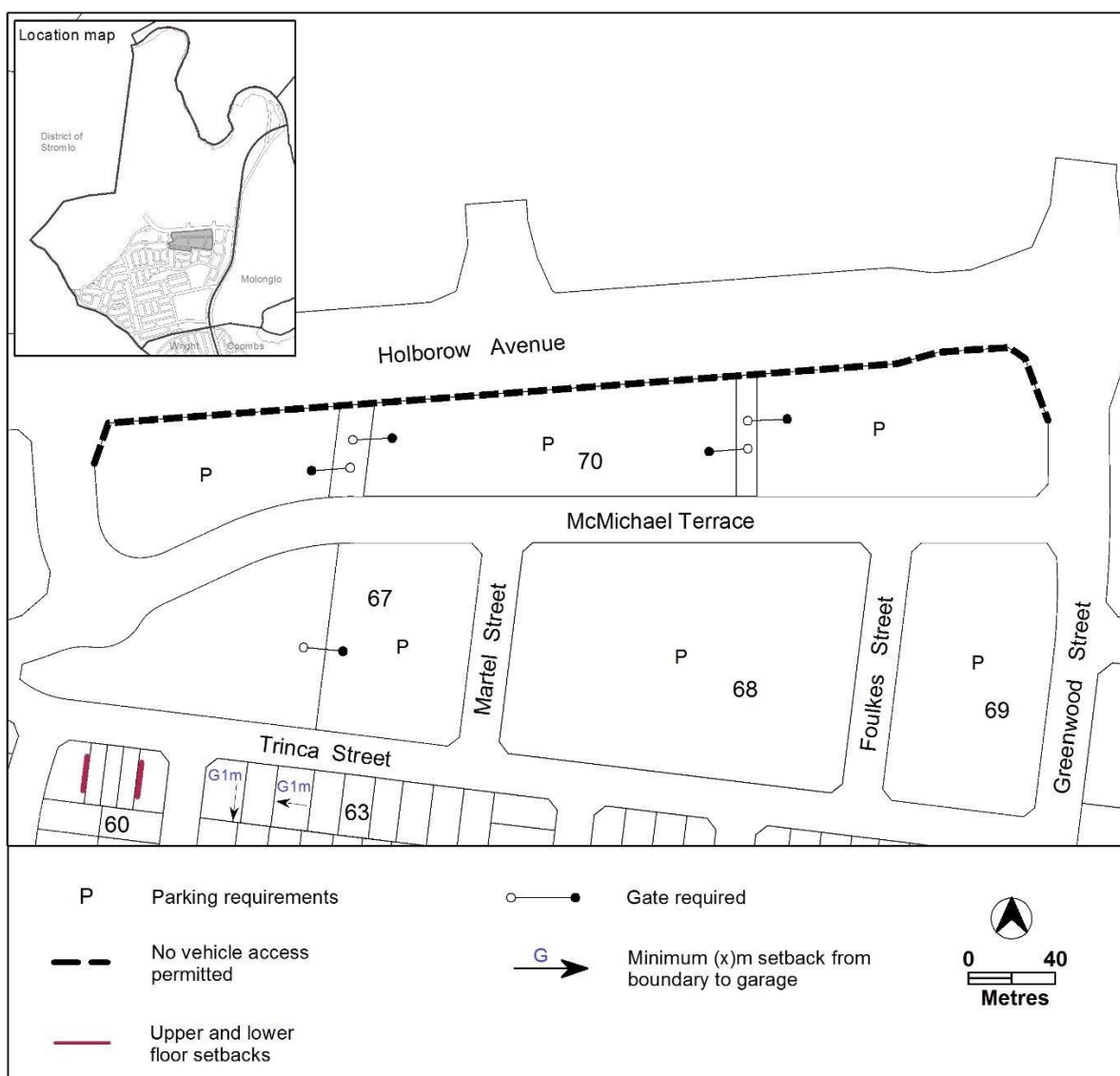


Figure 9 Denman Prospect – Ongoing Provisions

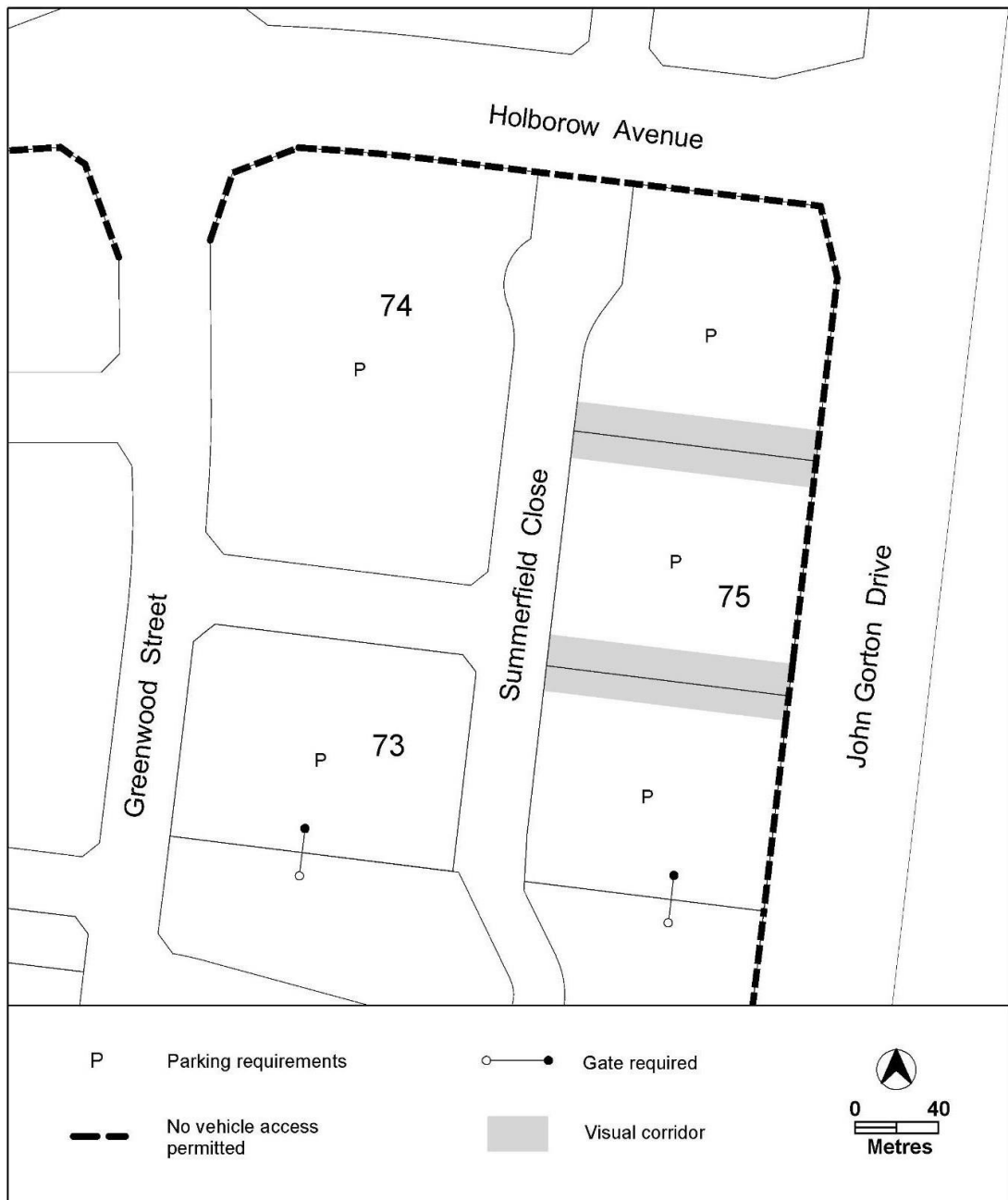


Figure 10 Denman Prospect – Ongoing Provisions



Figure 11 Denman Prospect – Ongoing Provisions



Figure 12 Denman Prospect – Ongoing Provisions

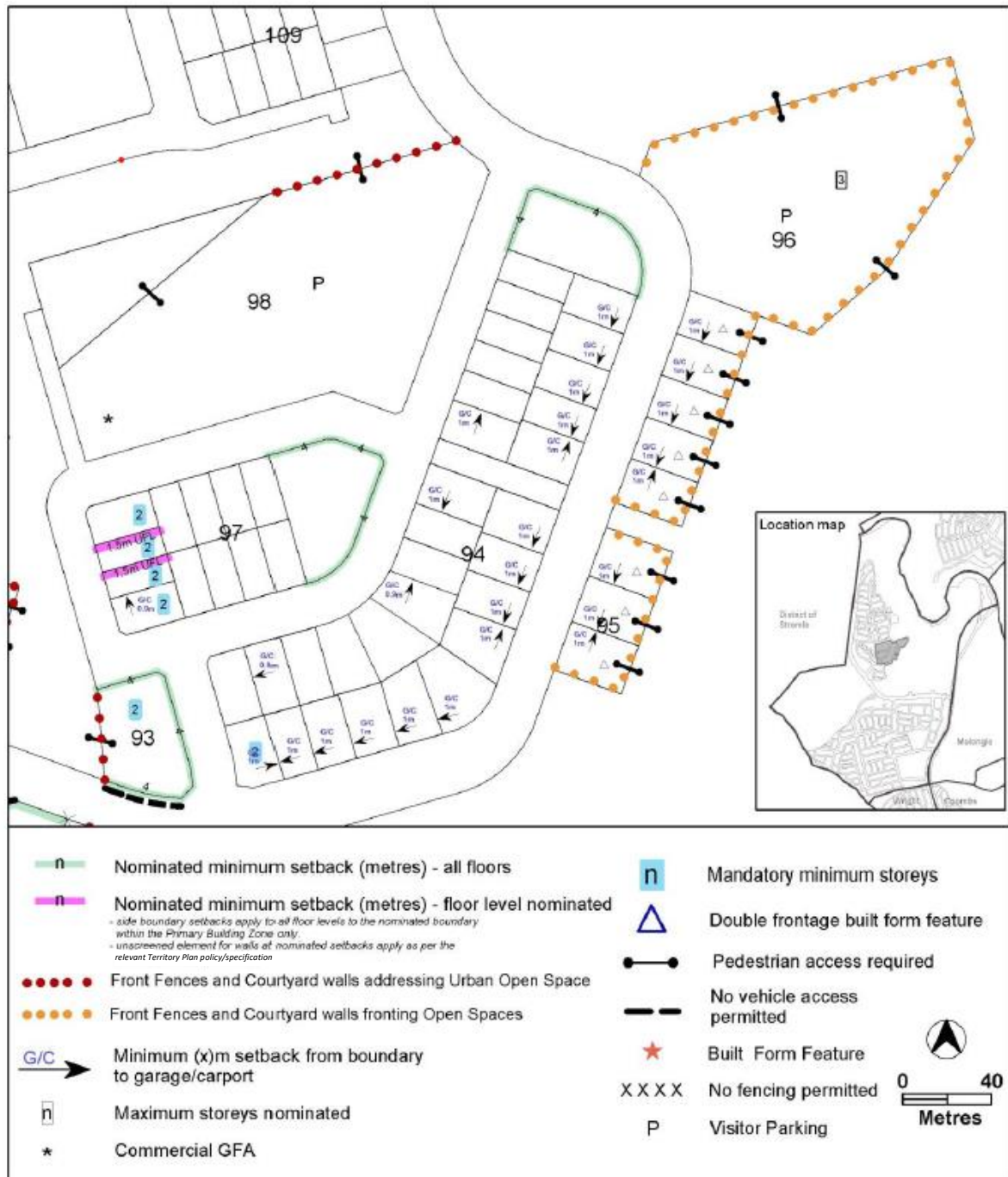


Figure 13 Denman Prospect – Ongoing Provisions



Figure 14 Denman Prospect – Ongoing Provisions



Figure 15 Denman Prospect – Ongoing Provisions

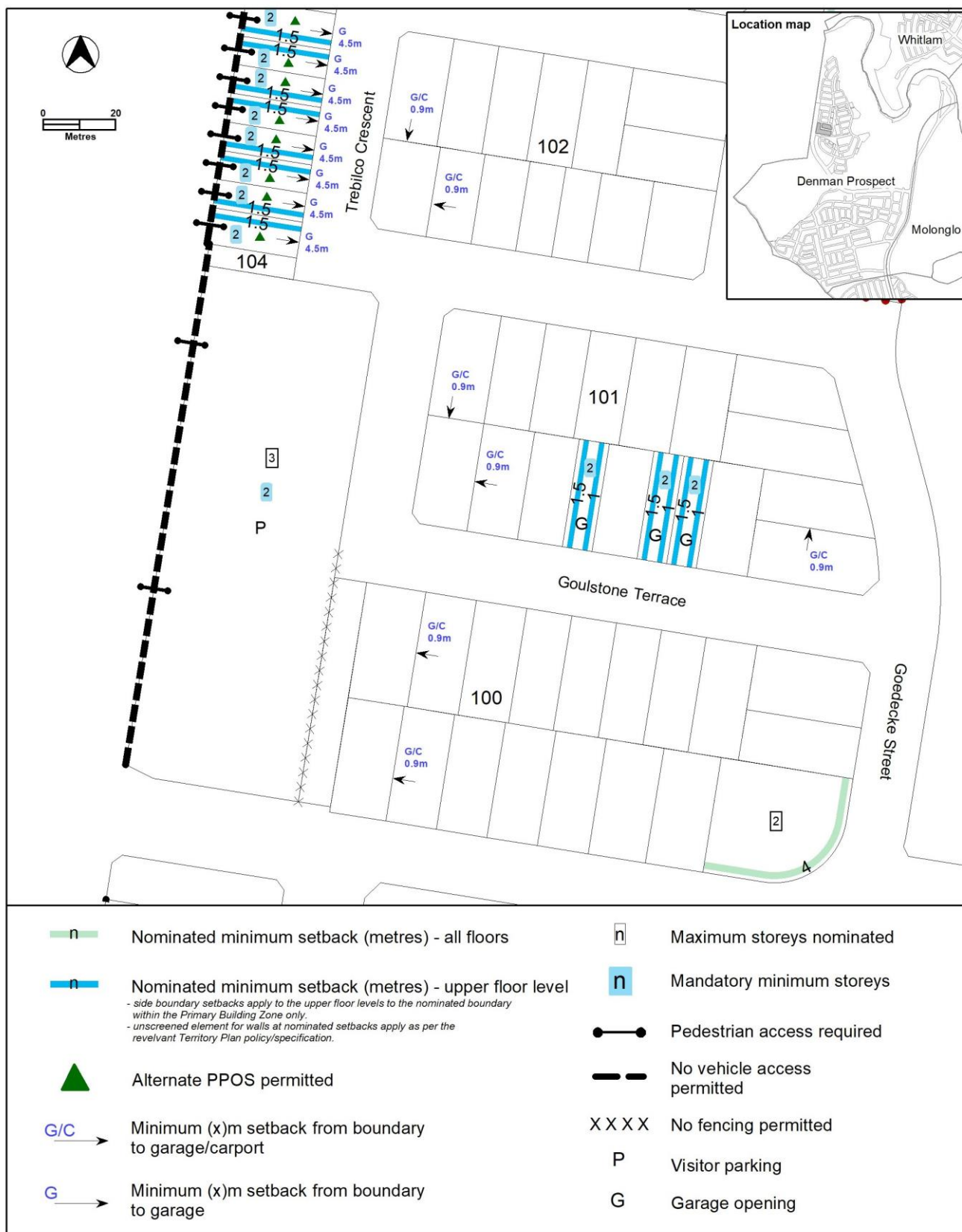


Figure 16 Denman Prospect – Ongoing Provisions

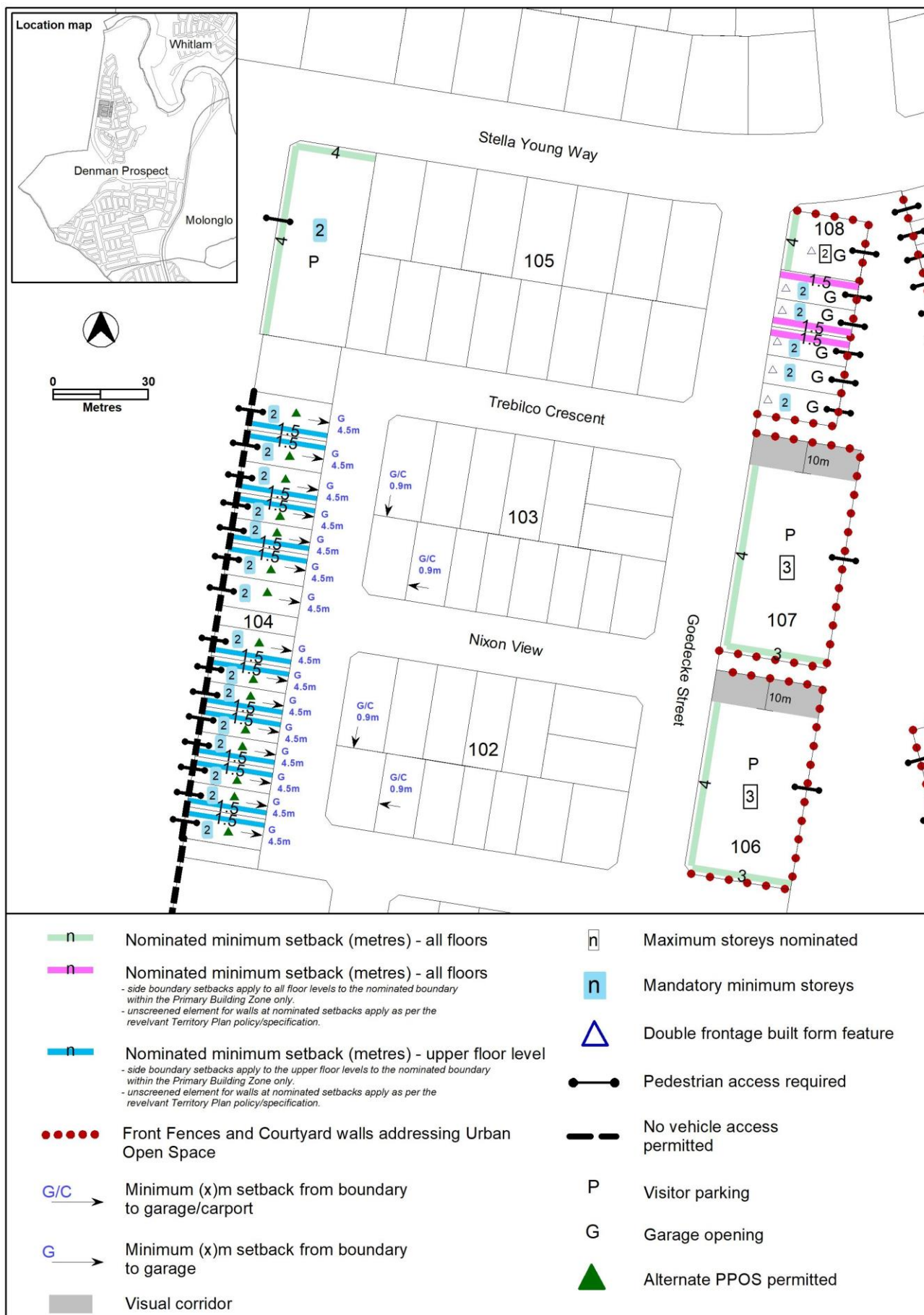


Diagram 1 Denman Prospect Example - Courtyard wall location showing articulated planting zone setback

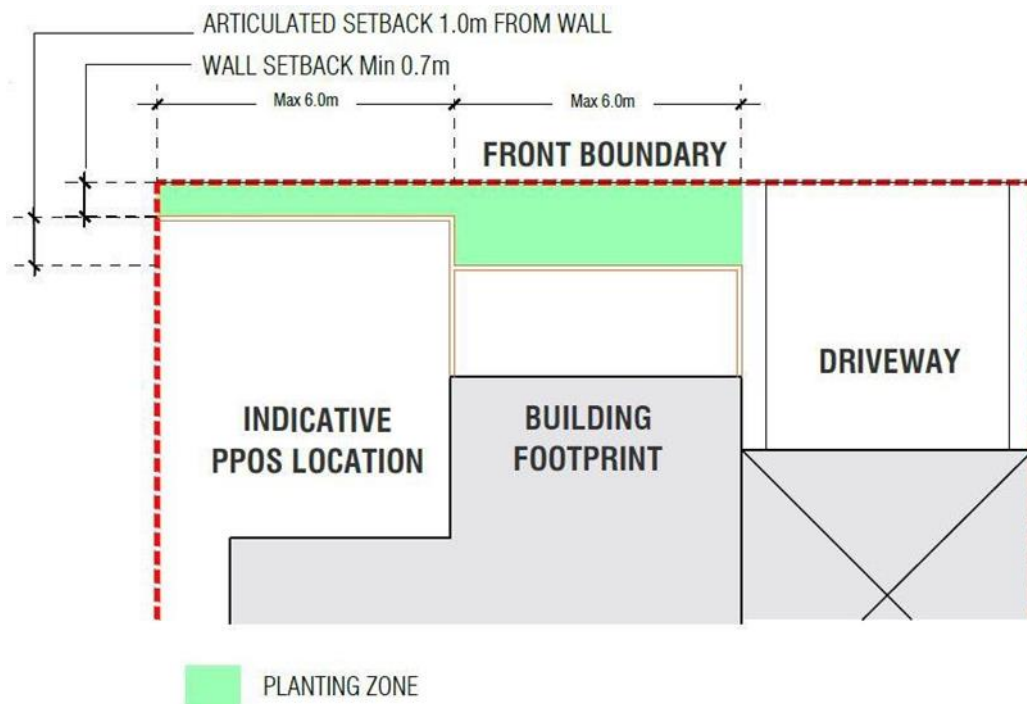


Diagram 2 Denman Prospect Example - Courtyard wall location showing a home fronting urban open space, with an increased setback for a gate entry

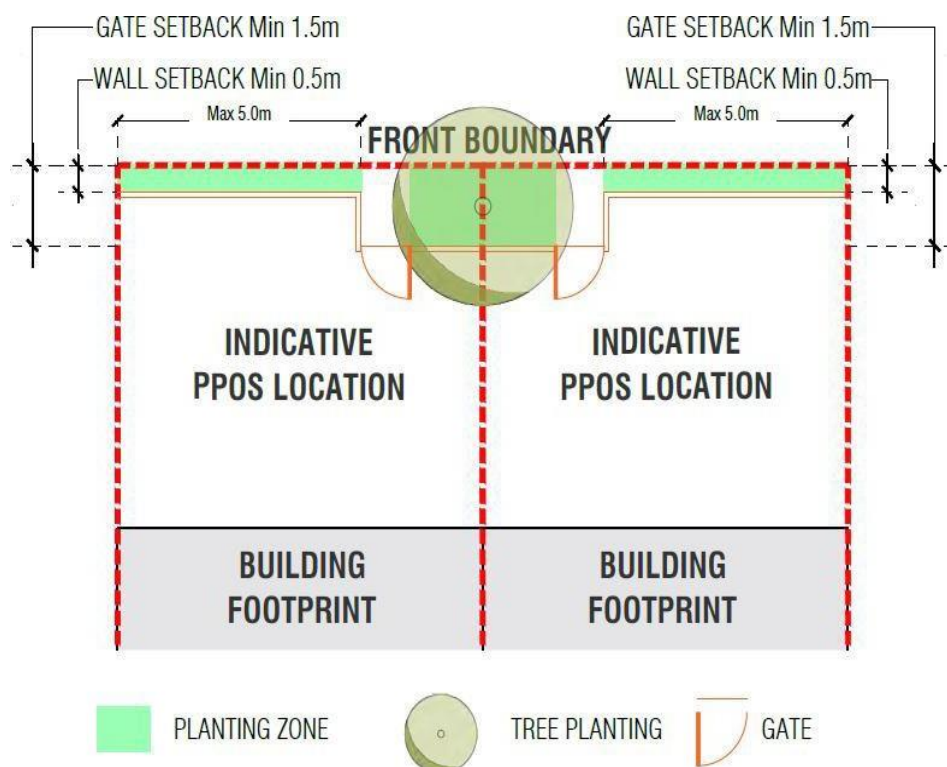


Diagram 3 Denman Prospect Example - Courtyard wall showing a home fronting open space, with an articulated gate entry and planting zone

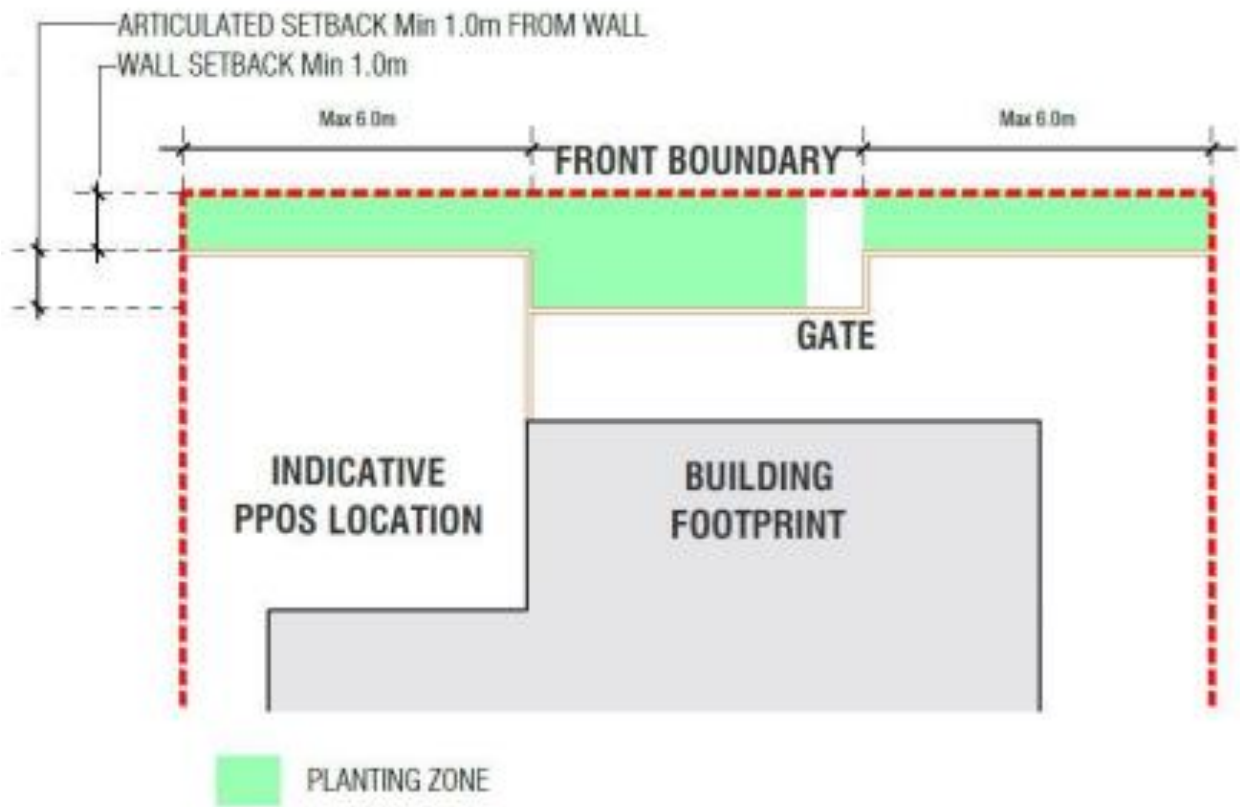


Figure 17 Denman Prospect – Ongoing Provisions

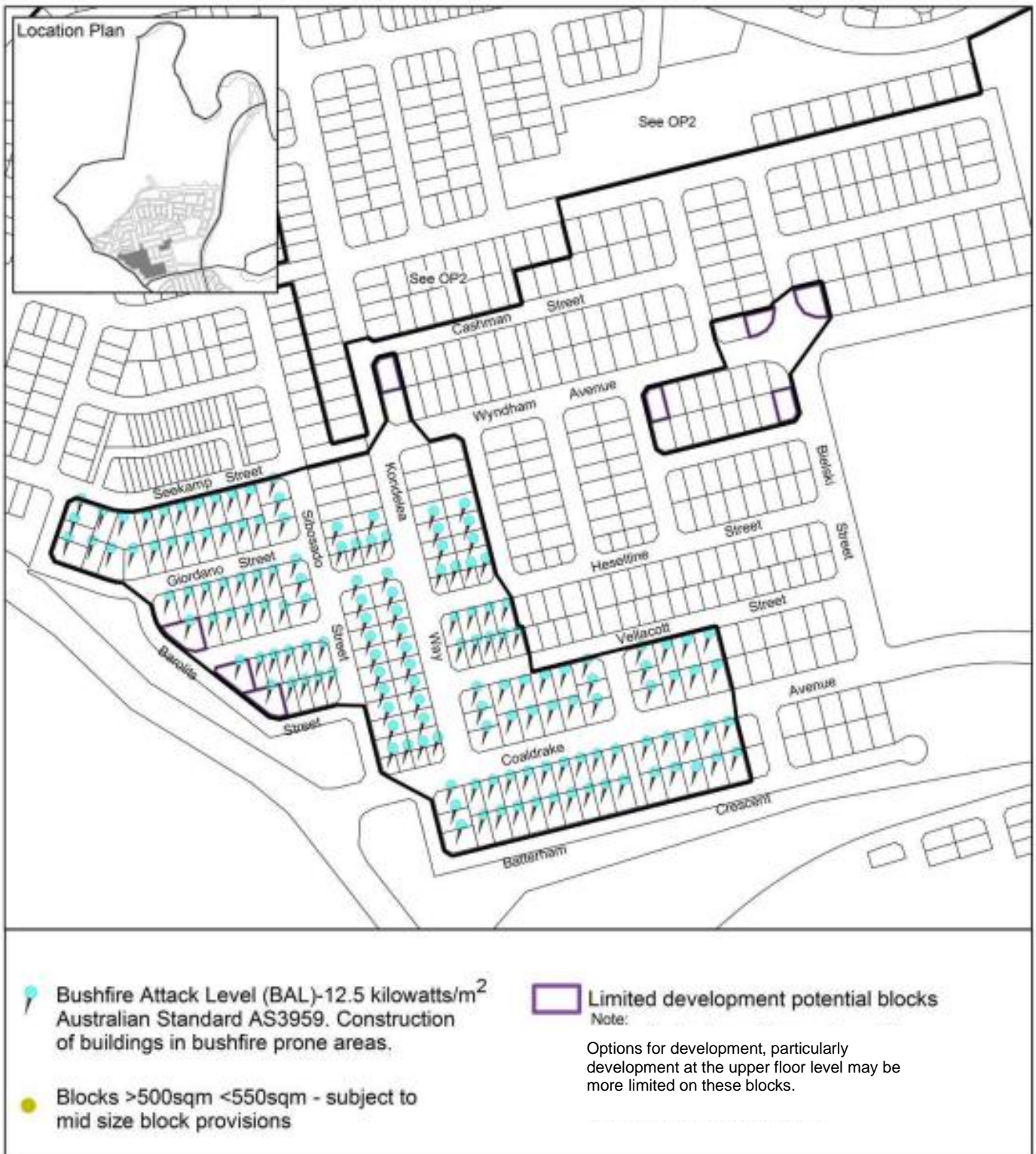


Figure 18 Denman Prospect – Ongoing Provisions

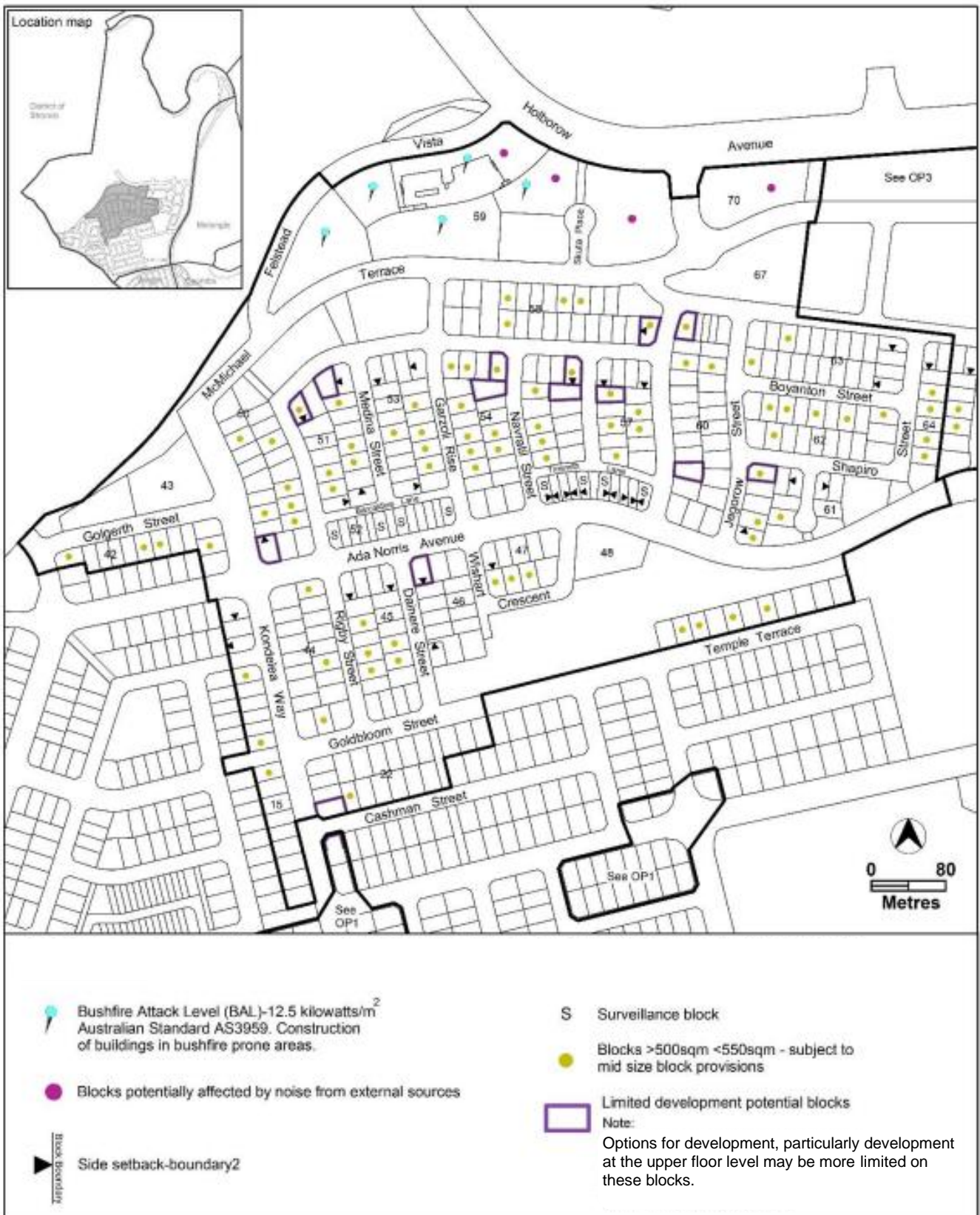


Figure 19 Denman Prospect – Ongoing Provisions



Figure 20 Denman Prospect – Ongoing Provisions

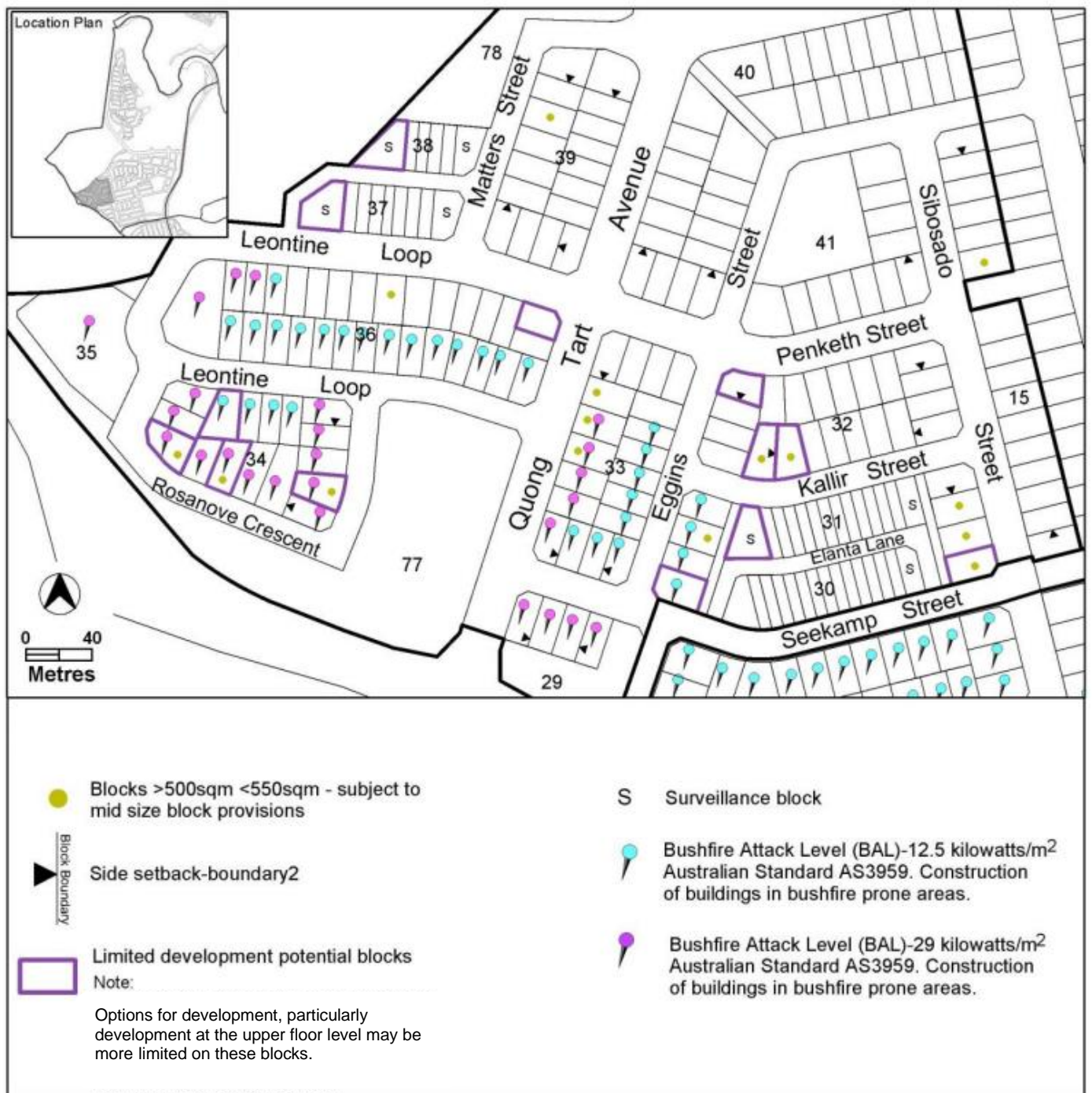


Figure 21 Denman Prospect – Ongoing Provisions

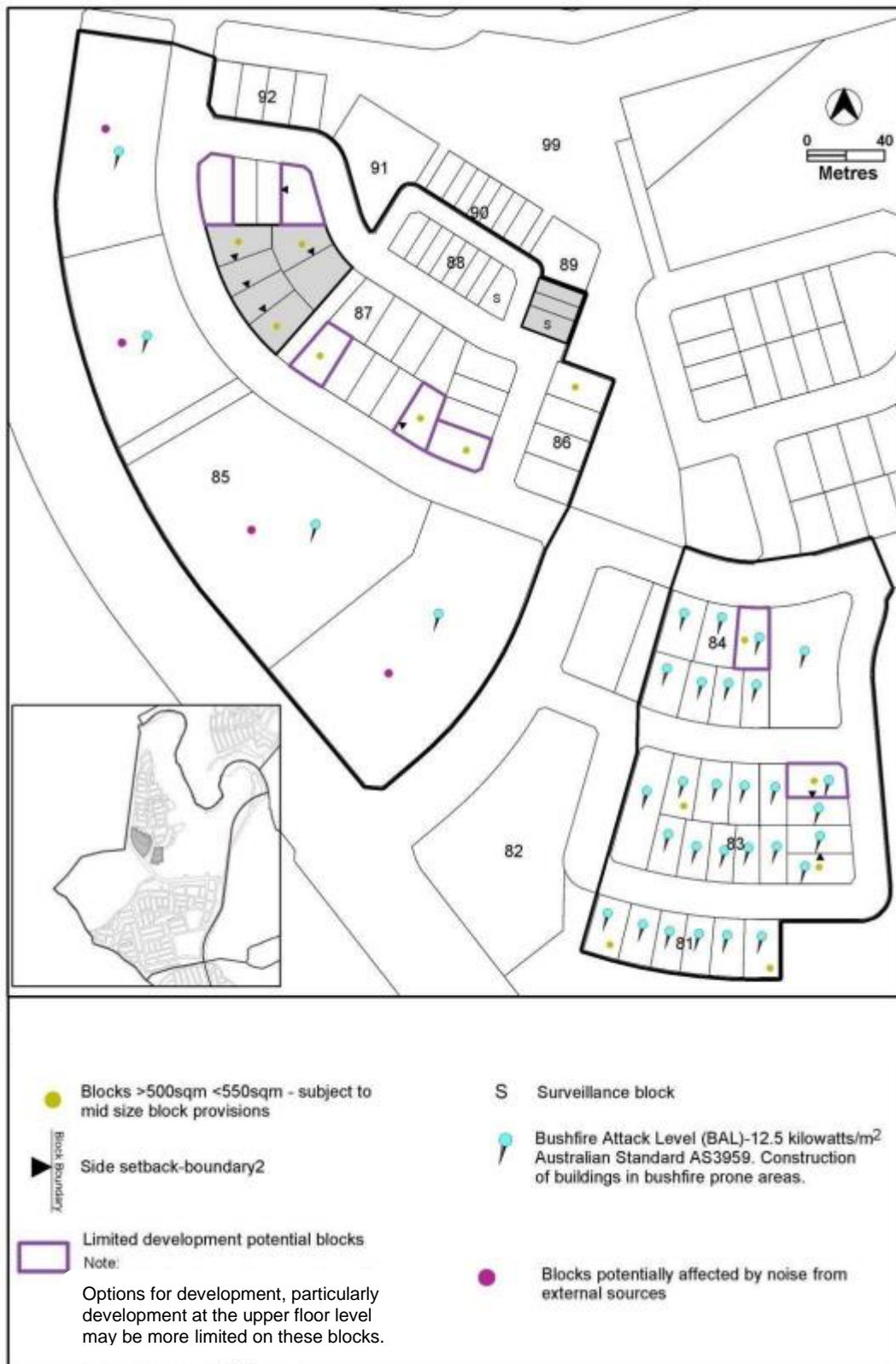


Figure 22 Denman Prospect – Ongoing Provisions

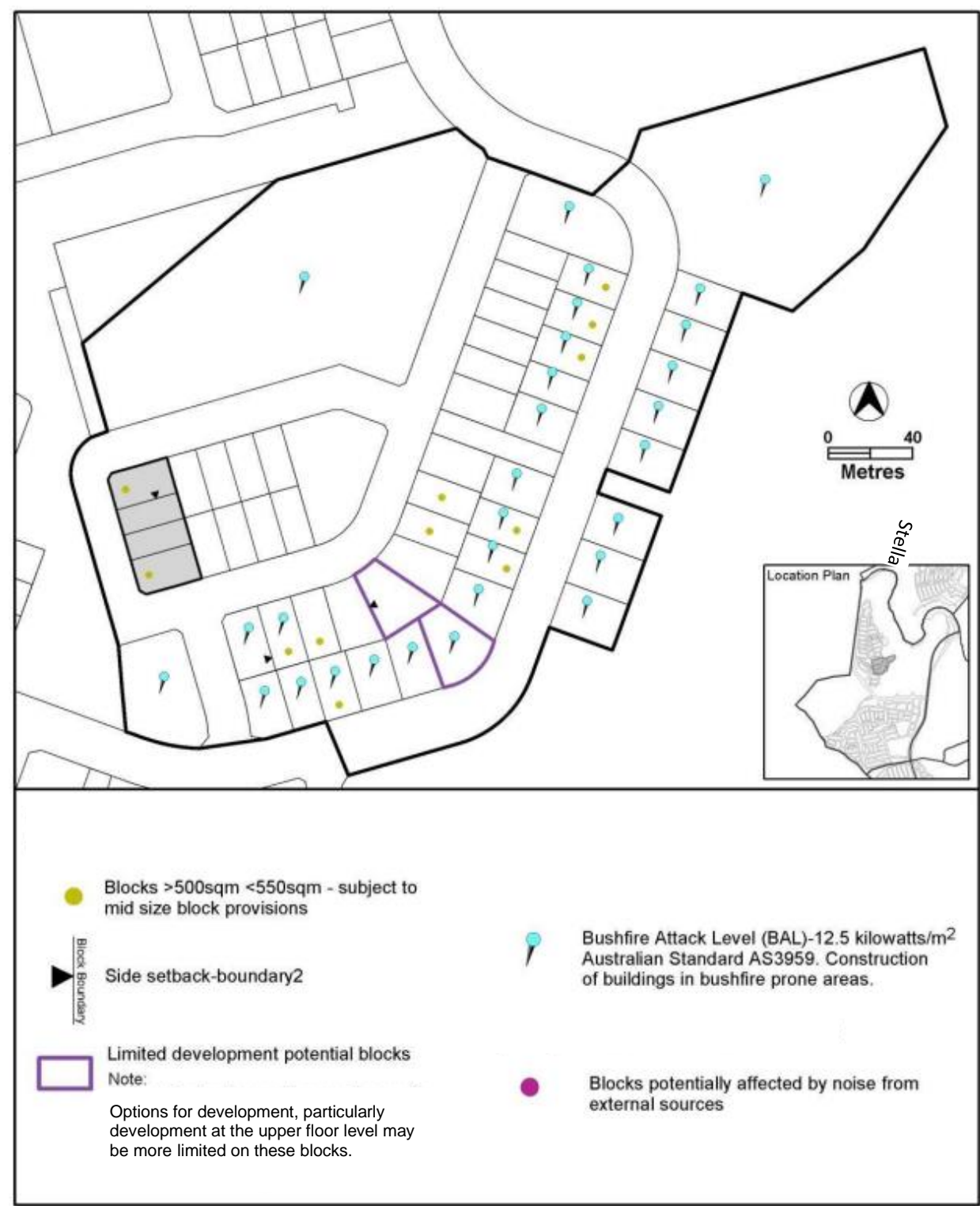


Figure 23 Denman Prospect – Ongoing Provisions

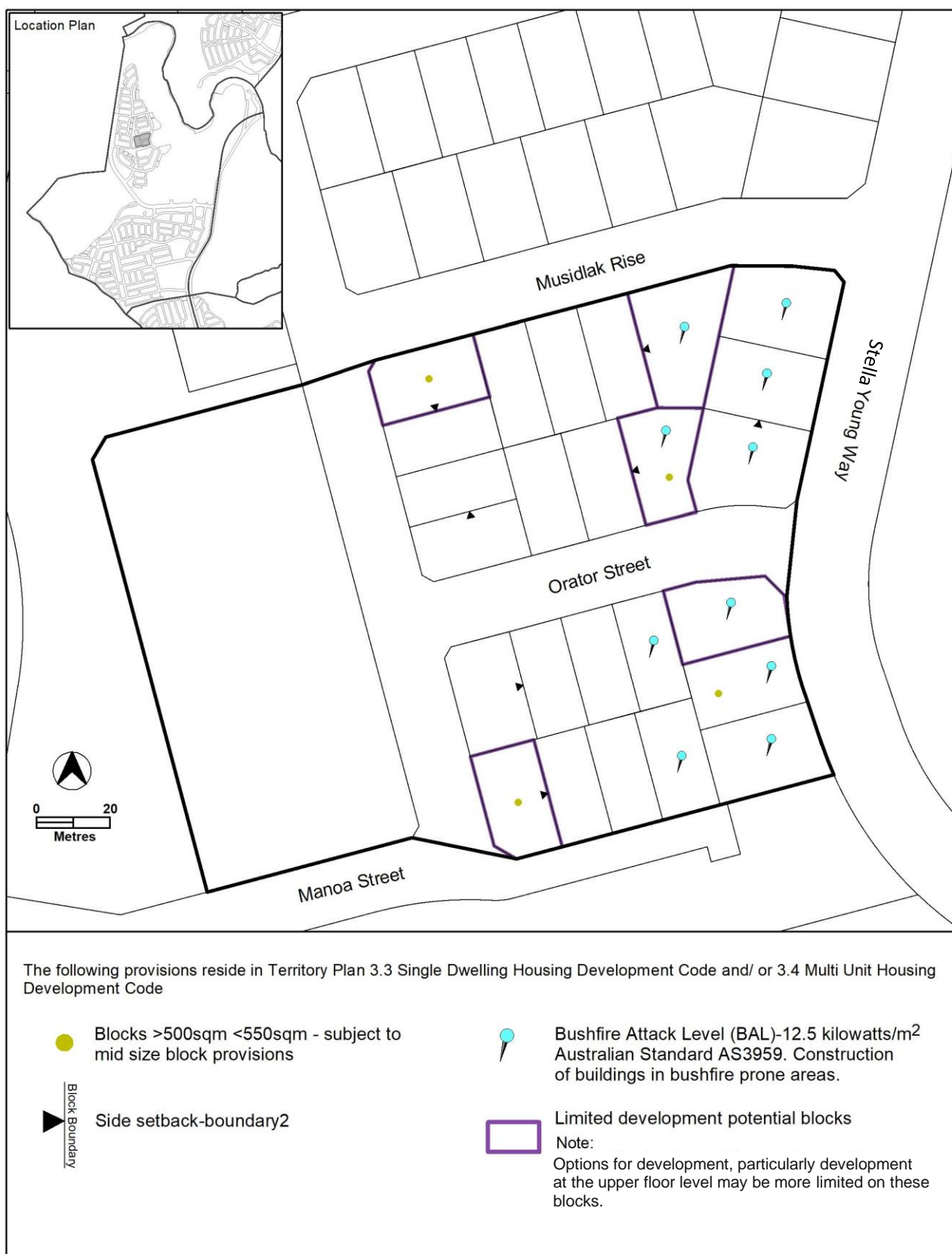


Figure 24 Denman Prospect – Ongoing Provisions

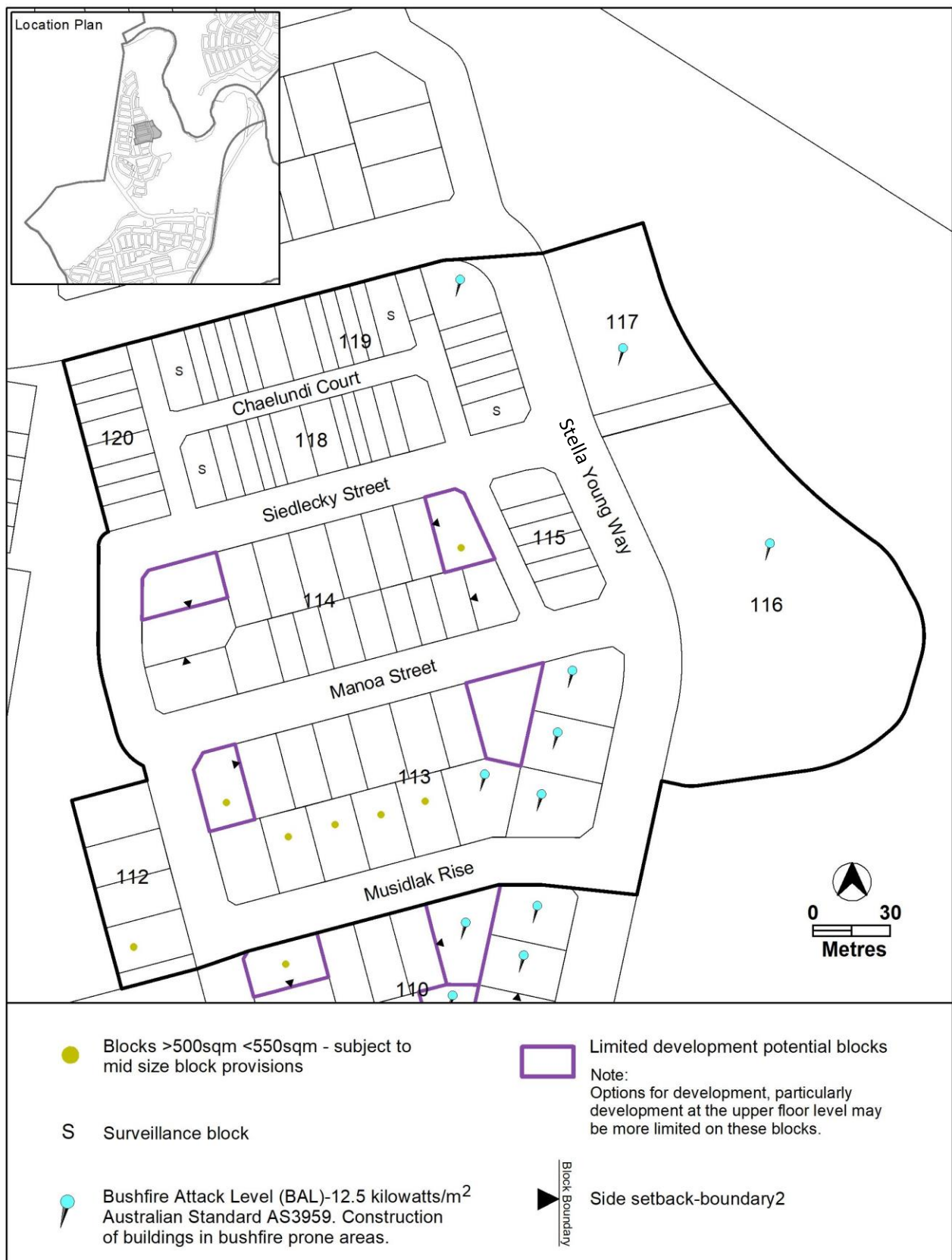
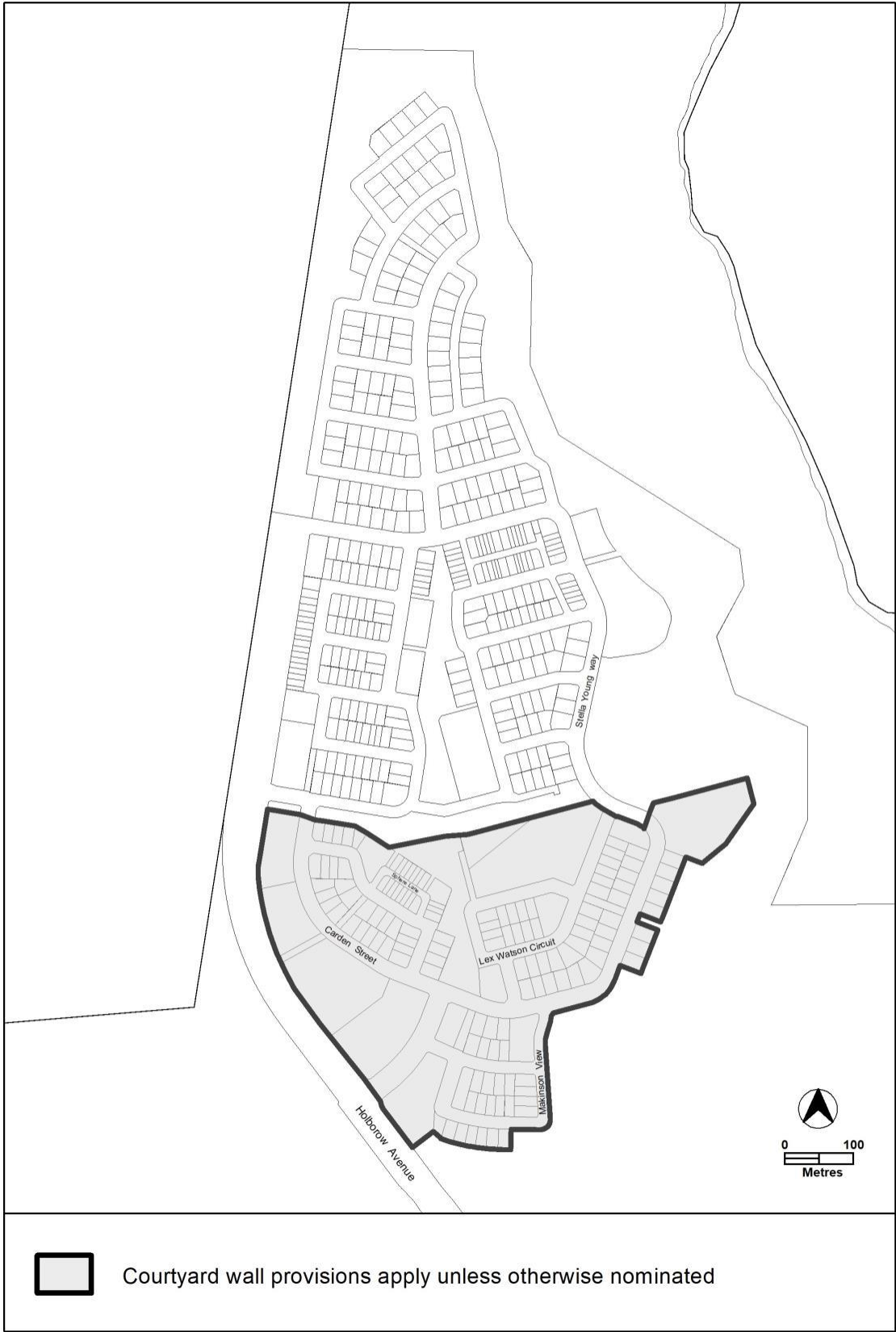


Figure 25 Denman Prospect – Ongoing Provisions



Figure 26 Denman Prospect – Ongoing Provisions



3. Molonglo

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

Assessment Outcome 1	The landscape setting and values of Molonglo will be recognised and incorporated into the urban design of the future urban area. Boundary hills and significant internal ridges within the urban fabric will be excluded from inappropriate development
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	
Assessment Outcome 2	Flexible building heights encourage a built form that responds to existing topography and the natural environment
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	
Assessment Outcome 3	Buildings are designed to provide a gradual transition in height and scale, from a lower and 'finer grain' of development in the suburban areas adjoining the group centre and its surrounds, to a taller built form and larger block sizes in the group centre
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	
Assessment Outcome 4	In the group centre, solar access is enabled to public spaces, particularly in the winter months, to provide pleasant spaces for community and to promote healthy growth of plants and trees
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	
Assessment Outcome 5	In the group centre, the public realm is protected by limiting overshadowing and wind impacts on streets and public places
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	
Assessment Outcome 6	In the group centre, development incorporates interactive, human scale, ground level building frontages to the streets and public realm where appropriate
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	
Assessment Outcome 7	In the group centre, a range of retail and commercial uses are provided that interconnect with community facilities
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	
Assessment Outcome 8	In the group centre, the integration of community and recreation facilities enhances the quality of the commercial core and its surrounds
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome 9	Views from the group centre to significant landscape features, such as Black Mountain are retained, to assist people to easily navigate the group centre and promote a sense of place
No applicable specification for this assessment outcome. Application must respond to the assessment outcome	

Assessment Outcome 10	Upward light spill will be minimised in East Molonglo in recognition of its proximity to the Mount Stromlo Observatory
Specification	
Light Spill	<p>3.1. Upward light spill from East Molonglo will be minimised by:</p> <ul style="list-style-type: none"> a) planting dense evergreen trees between the Mount Stromlo Observatory and urban areas b) minimise reflective ground surfaces c) applying the relevant Australian Standards such as AS/NZS 1158 (Road Lighting), AS 4282 (Obtrusive Effects of Outdoor Lighting), and AS2560 (Sports Lighting) d) applying light-sensitive practices to sportsground including the use of cut-off lighting and limiting hours of operation e) minimising light spill from outdoor lighting systems, including advertising structures.

4. Whitlam

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

Assessment Outcome 11	Development is designed to minimise the noise impact from William Hovell Drive and John Gorton Drive
Specification	
Noise – Figures 28, 29, 30, 31, 32 and 33	<p>4.1. Development is designed to minimise the noise impact from William Hovell Drive and John Gorton Drive by having dwelling walls facing the front boundary and within the primary building zone are a minimum wall height of 6 metres above datum ground level for the entire width of the dwelling.</p> <p>Note: the purpose of this specification is to provide acoustic protection measures for the estate.</p>

Assessment Outcome	Refer to zone assessment outcomes
Specification	
Boundary setbacks – Figures 27, 28, 29, 30, 31, 32, 33, 34 and 35	<p>4.2. The lower floor level complies with the following side boundary setbacks within the primary building zone and the rear zone:</p> <ul style="list-style-type: none"> a) Minimum setback of 3m from side boundary 1 b) Minimum setback of 1.5m from side boundary 2 c) Garages are setback a minimum of 1.5m from side boundary 2 d) The lower floor level minimum rear boundary setback and all upper floor level setbacks of the Residential Zones Specifications apply. <p>Note: the northern boundary of Section 11 Blocks 13 and 17 are considered side setbacks for the purposes of this requirement.</p>
Boundary setbacks – Figures 27, 28, 29, 30, 32, 33, 34 and 35	<p>4.3. Minimum boundary setbacks to lower floor level and/or upper floor level are nominated.</p> <p>For blocks identified in Figures 32 and 34: The total change in ground level resulting from cut or fill does not exceed 1.5m within 1.5m of a side or rear boundary. The change in ground level is the cumulative total of all level changes within 1.5m of the boundary taken from the datum ground level to the new finished ground level.</p>
Additional Controls – Figures 27, 28, 29, 30, 32, 33, 34 and 35	<p>4.4. For blocks identified in Figures 27, 28, 29, 30, 32, 33, 34 and 35:</p> <ul style="list-style-type: none"> a) The minimum setbacks to lower and/or upper floor levels is as indicated. b) Vehicle access is not permitted as indicated. c) Courtyard wall to a maximum height of 1.5m constructed of brick or stonework in combination with feature panels that include openings not less than 25% of the surface area, and setback 600mm from the front boundary to incorporate landscaping. The wall is to extend along the boundary and terminate 5 metres from the corner boundary adjoining a road. Refer to Figure 33 for examples courtyard walls.
Development provisions	<p>4.5. Development complies with the specifications identified in Figures 37, 38, 39, 40, 41, 42 and 43.</p>

Figure 27 Whitlam – Ongoing Provisions



Figure 28 Whitlam – Ongoing Provisions



Figure 29 Whitlam – Ongoing Provisions



Figure 30 Whitlam – Ongoing Provisions



Figure 31 Whitlam – Ongoing Provisions



Figure 32 Whitlam – Ongoing Provisions

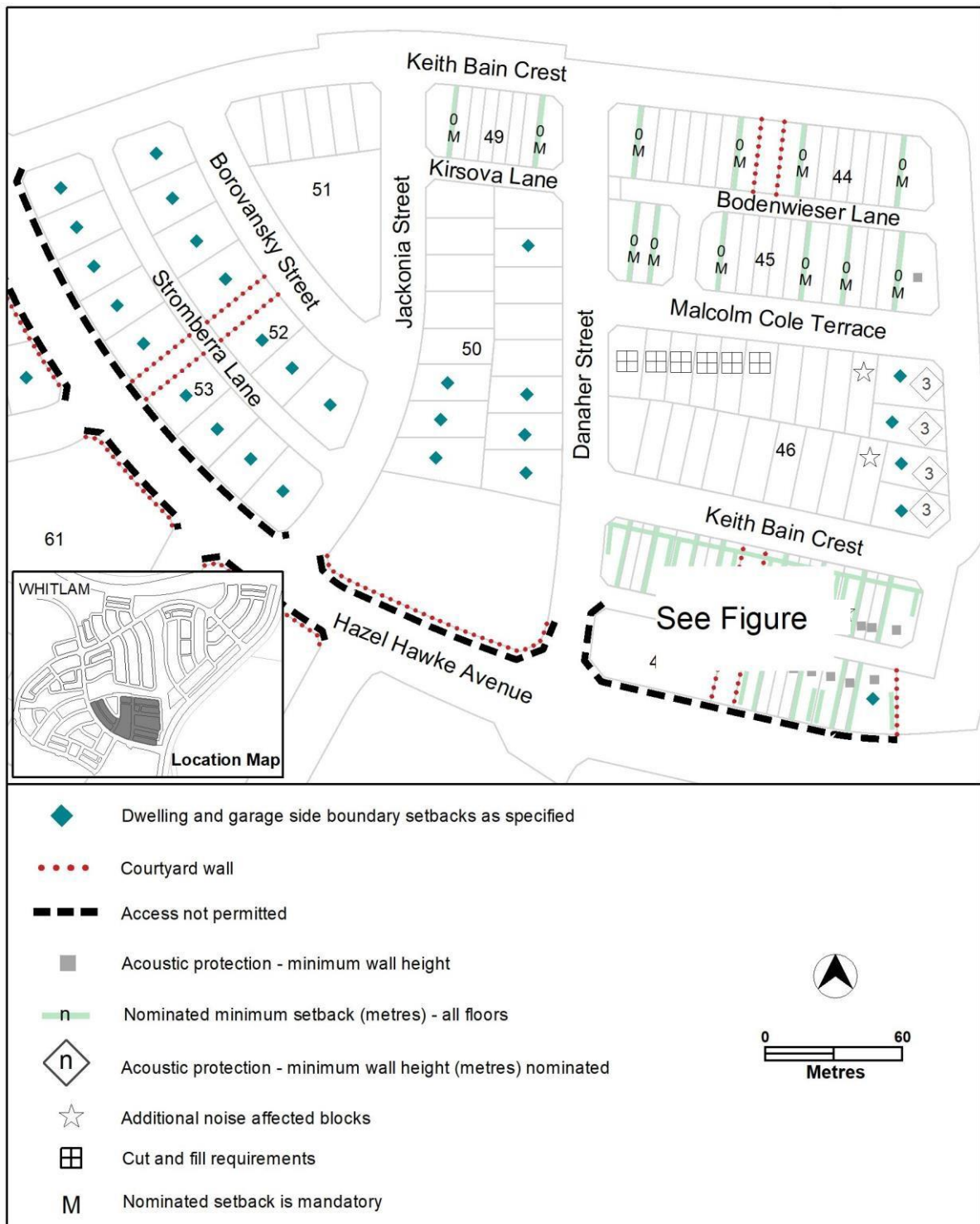


Figure 33 Whitlam – Ongoing Provisions

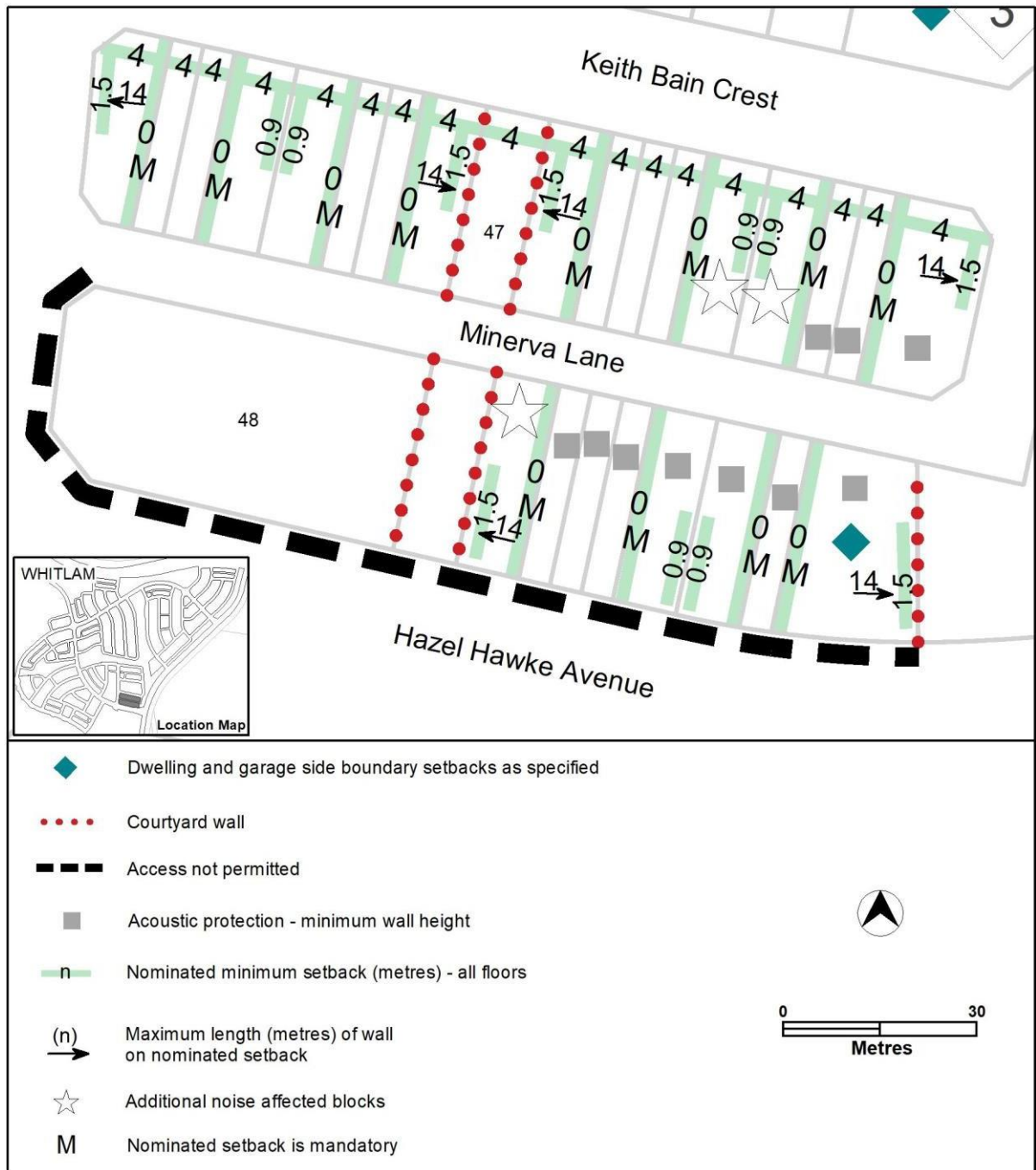


Figure 34 Whitlam – Ongoing Provisions

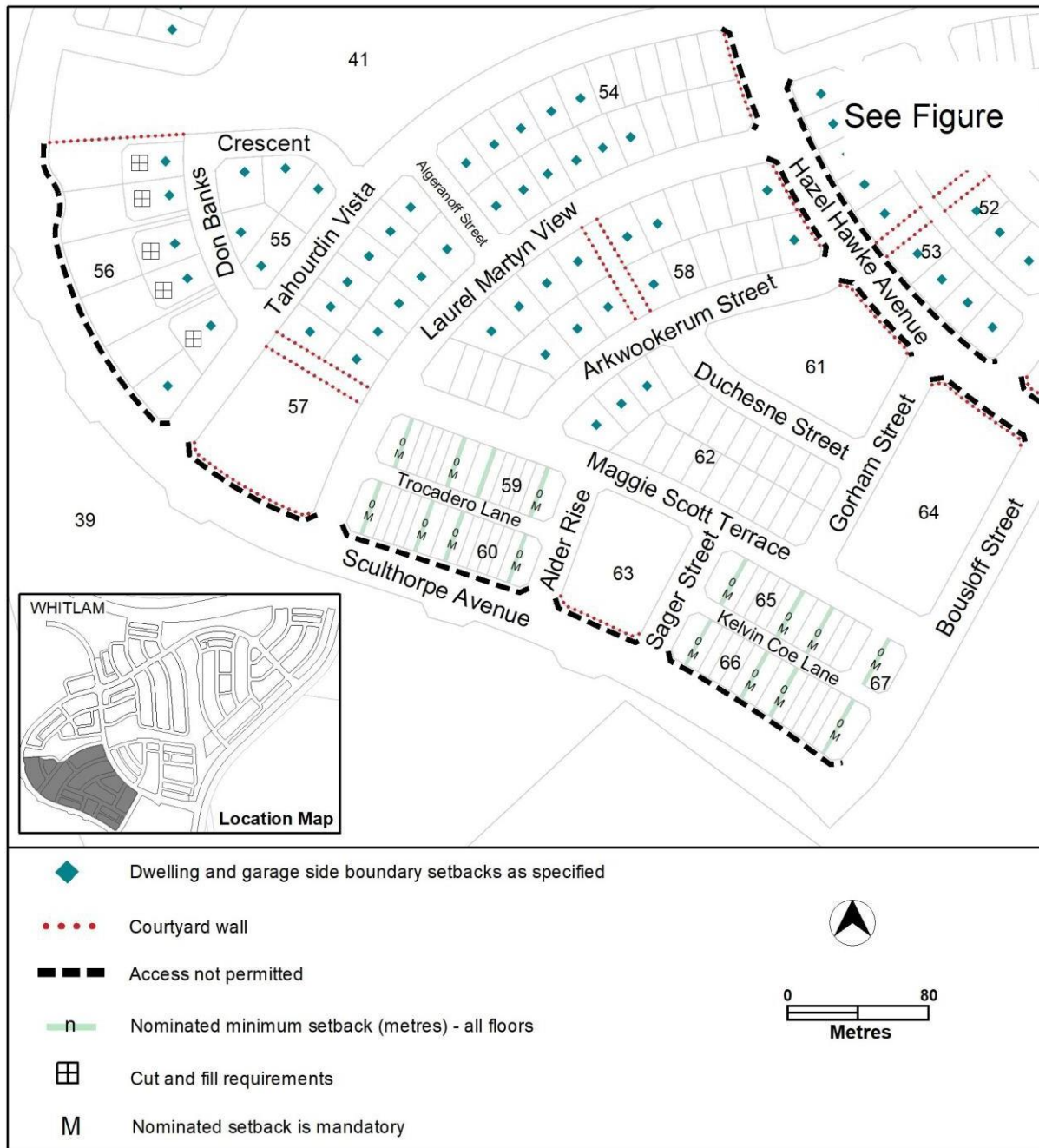
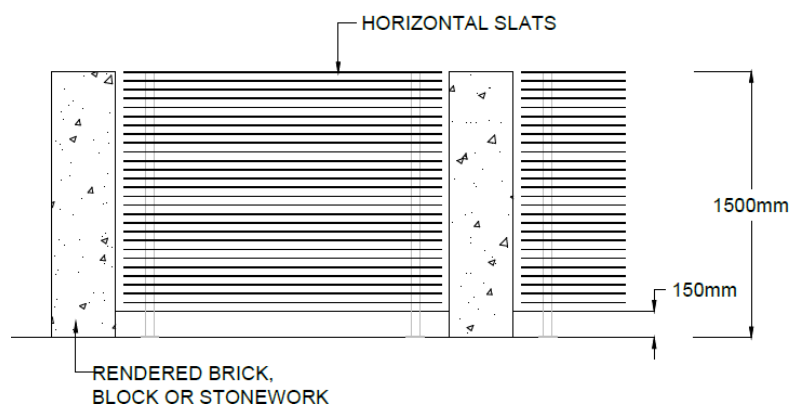


Figure 35 Whitlam – Ongoing Provisions



Figure 36 Whitlam – Ongoing Provisions (Elevation of Courtyard Wall)

TYPE 1



TYPE 2

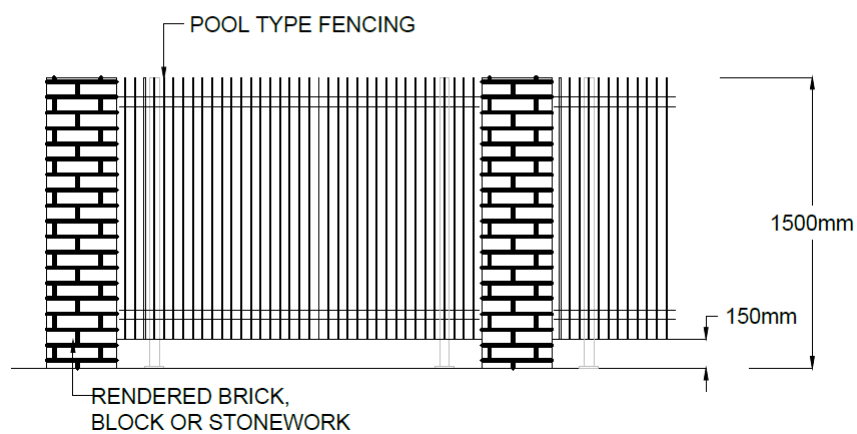


Figure 37 Whitlam – Ongoing Provisions



Figure 38 Whitlam – Ongoing Provisions



Figure 39 Whitlam – Ongoing Provisions



Figure 40 Whitlam – Ongoing Provisions

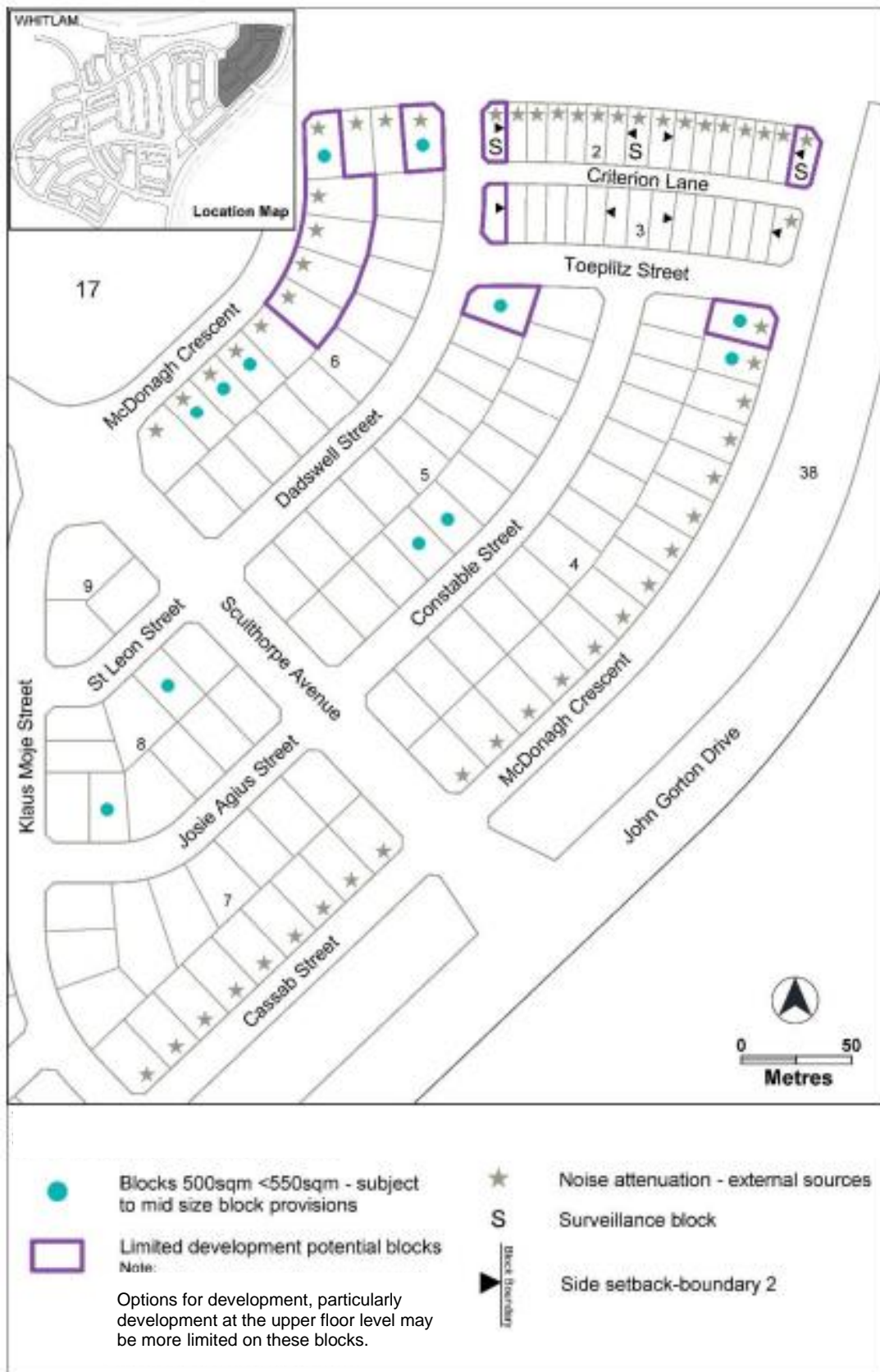


Figure 41 Whitlam – Ongoing Provisions

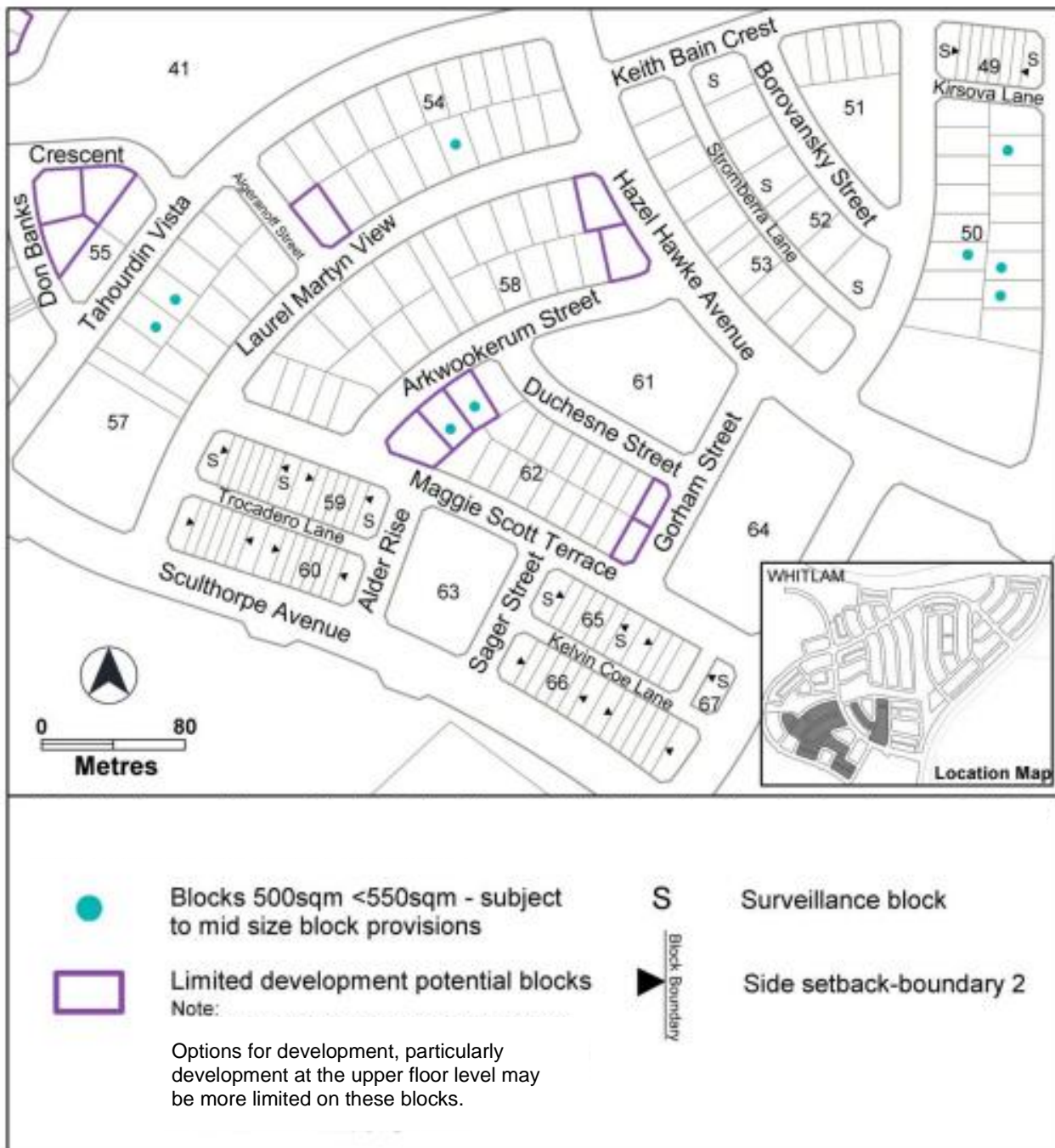
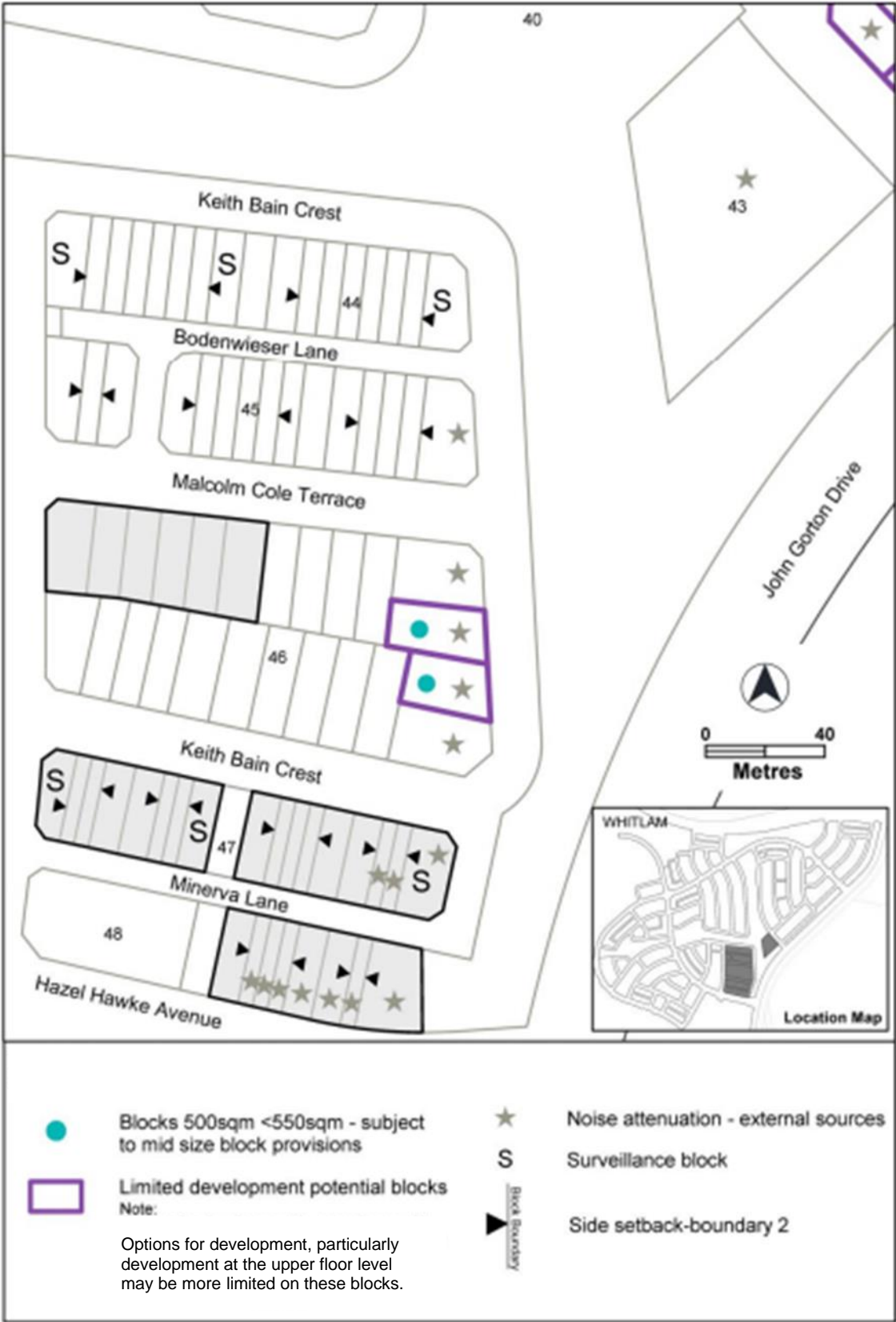
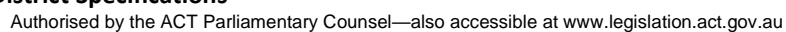


Figure 42 Whitlam – Ongoing Provisions



DS5 – Molonglo Valley District Specifications



5. Wright

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

No applicable specification for this suburb.