

Australian Capital Territory

Planning (Gungahlin FUA Uplift) Minor Plan Amendment 2024

Notifiable instrument NI2024-617

made under the

Planning Act 2023, s 85 (Making minor plan amendments)

1 Name of instrument

This instrument is the *Planning (Gungahlin FUA Uplift) Minor Plan Amendment 2024*.

2 Commencement

This instrument commences on the day after notification.

3 Minor plan amendment

I am satisfied under the *Planning Act 2023*, section 85 (1) (a) that Minor Plan Amendment 2024-01 is a minor plan amendment to the Territory Plan.

4 Dictionary

In this instrument:

Minor Plan Amendment 2024-01 means the minor plan amendment in schedule 1.

Anthony Burton
Delegate of the territory planning authority
15 October 2024

Schedule 1



ACT
Government

**Territory
Planning**
Authority

**MINOR PLAN
AMENDMENT TO THE
TERRITORY PLAN
2024-01
Gungahlin FUA uplift**

This minor plan amendment was prepared
under part 5.3 of the *Planning Act 2023*

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1.0 INTRODUCTION

1.1 Outline of the process

Minor plan amendment 2024-01 (MA2024-01) to the Territory Plan is minor plan amendment (MA) prepared under section 84 (1) (c) of the *Planning Act 2023* (the Act).

Section 84 of the Planning Act outlines the different types of MAs, some which require limited consultation to be undertaken and some which do not require consultation to be undertaken. This MA is consistent with the provisions under section 84 (1) (c) of the Act and therefore no consultation is needed.

Under Section 85 of the Act a MA can only be made if the MA is not inconsistent with the planning strategy or any relevant district strategy.

The MA is not inconsistent with the planning strategy or the Gungahlin district strategy.

The National Capital Authority will be advised of this MA.

For more information on the content of the Territory Plan and minor plan amendment processes please refer to the planning website www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/amendments-to-the-territory-plan.

1.2 Summary of the proposal

MA2024-01 proposes to:

- remove part of the future urban area overlay from land in the division of Gungahlin and add ongoing provisions consistent with the approved estate development plan.

2.0 PROPOSED TERRITORY PLAN CHANGES

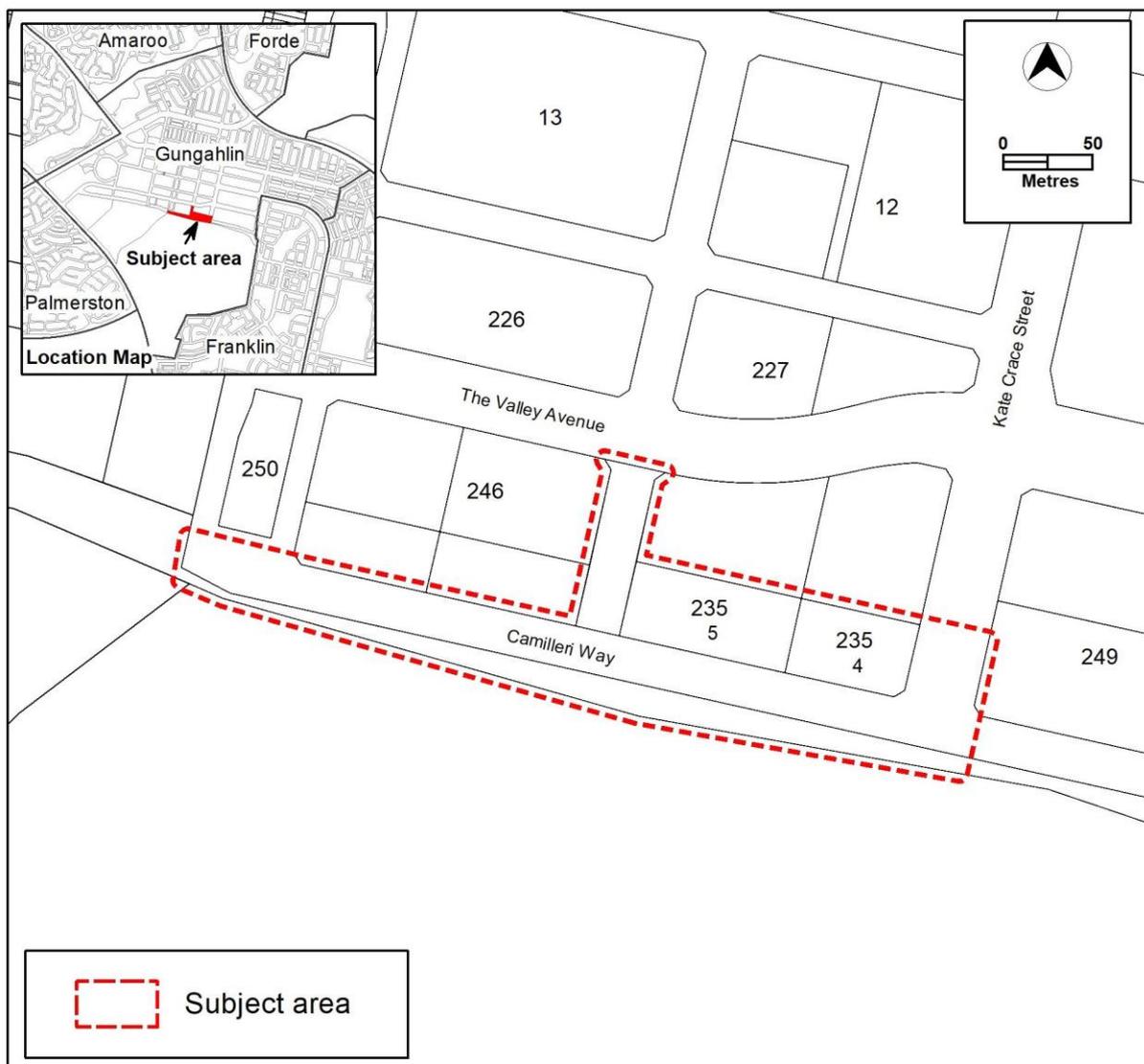
MA2024-01 proposes changes to parts of the following Territory Plan documents:

- Part B – Territory Plan Maps
- Part D – District Policies
 - D01 – Gungahlin District Policy

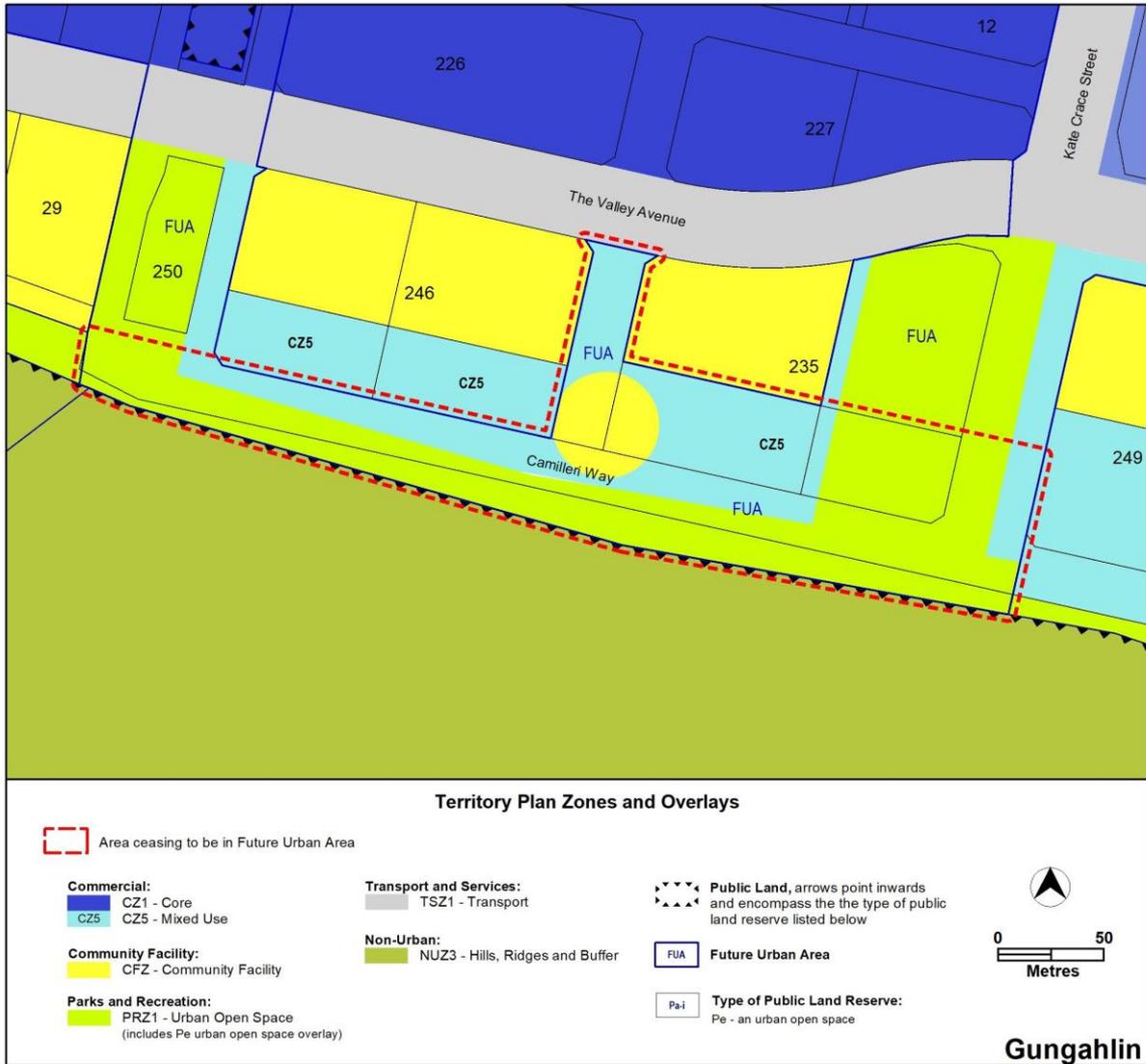
2.1 Part B – Territory Plan Maps

The Territory Plan map is varied to identify the zones and overlays that apply to land ceasing to be in a future urban area.

Gungahlin - Location map

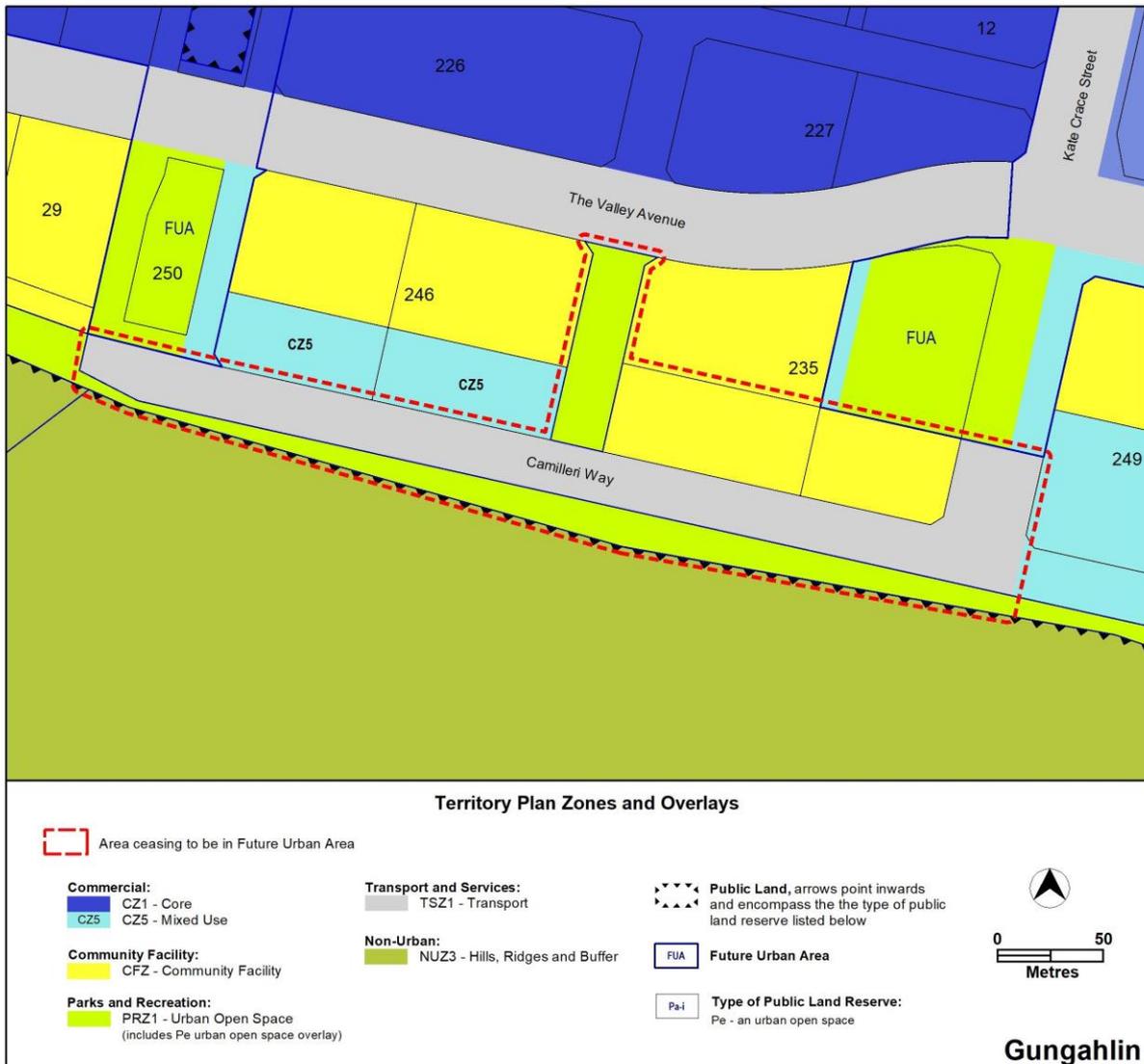


Gungahlin – Existing Territory Plan map



MINOR PLAN AMENDMENT 2024-01

Gungahlin – Proposed Territory Plan map



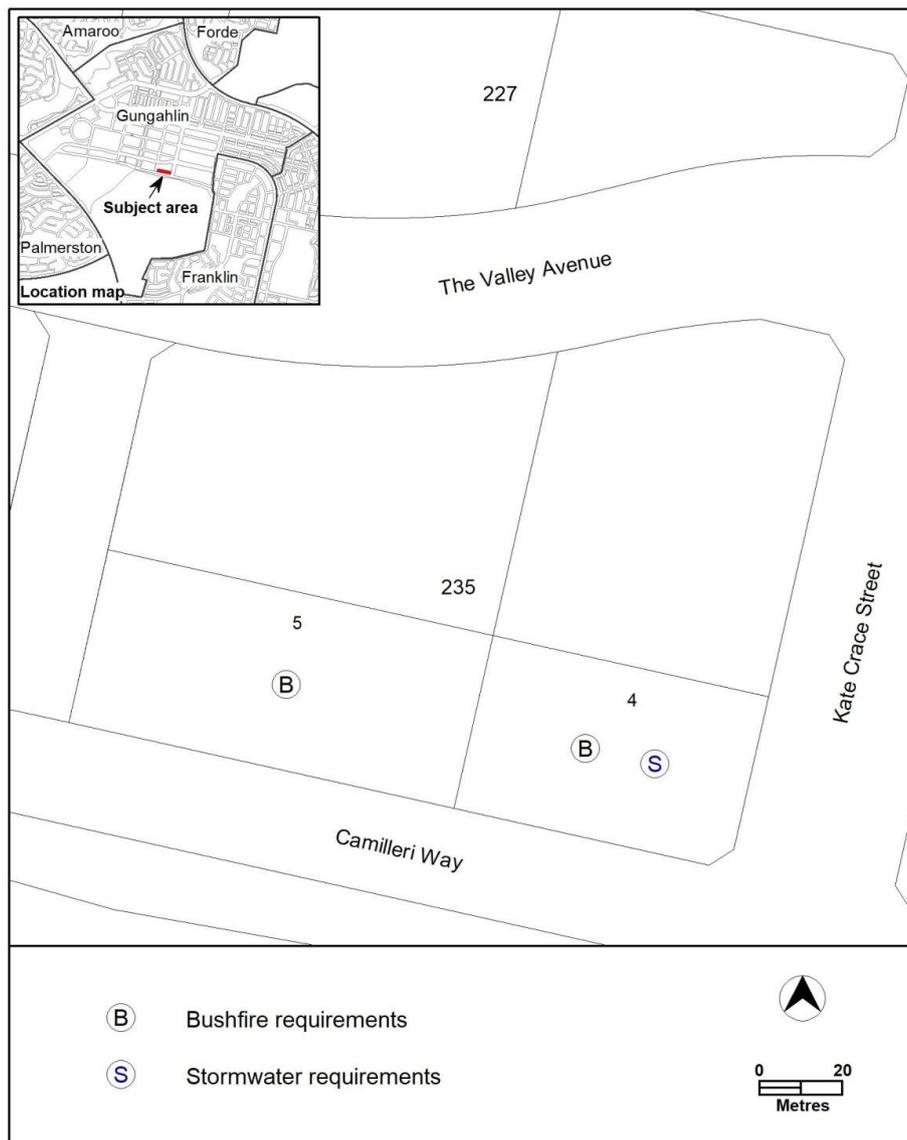
2.2 Part D – District Policies

The Gungahlin District Policy will be varied to identify new provisions that apply to land ceasing to be in a future urban area.

Proposed new assessment requirements include:

Control	Assessment Requirement
Gungahlin (suburb)	
Bushfire prone area	9A. In accordance with Figure 5A, buildings on nominated blocks must be constructed in accordance with Australian Standard AS 3959 – Construction of buildings in bushfire-prone areas.
Stormwater management	9B. In accordance with Figure 5A, nominated blocks must retain stormwater from a 1-in-3 month ARI storm event on site for later reuse. Release of retained storm water is prohibited below the 1-in-3 month ARI stormwater events.

Proposed new Figure 5A:

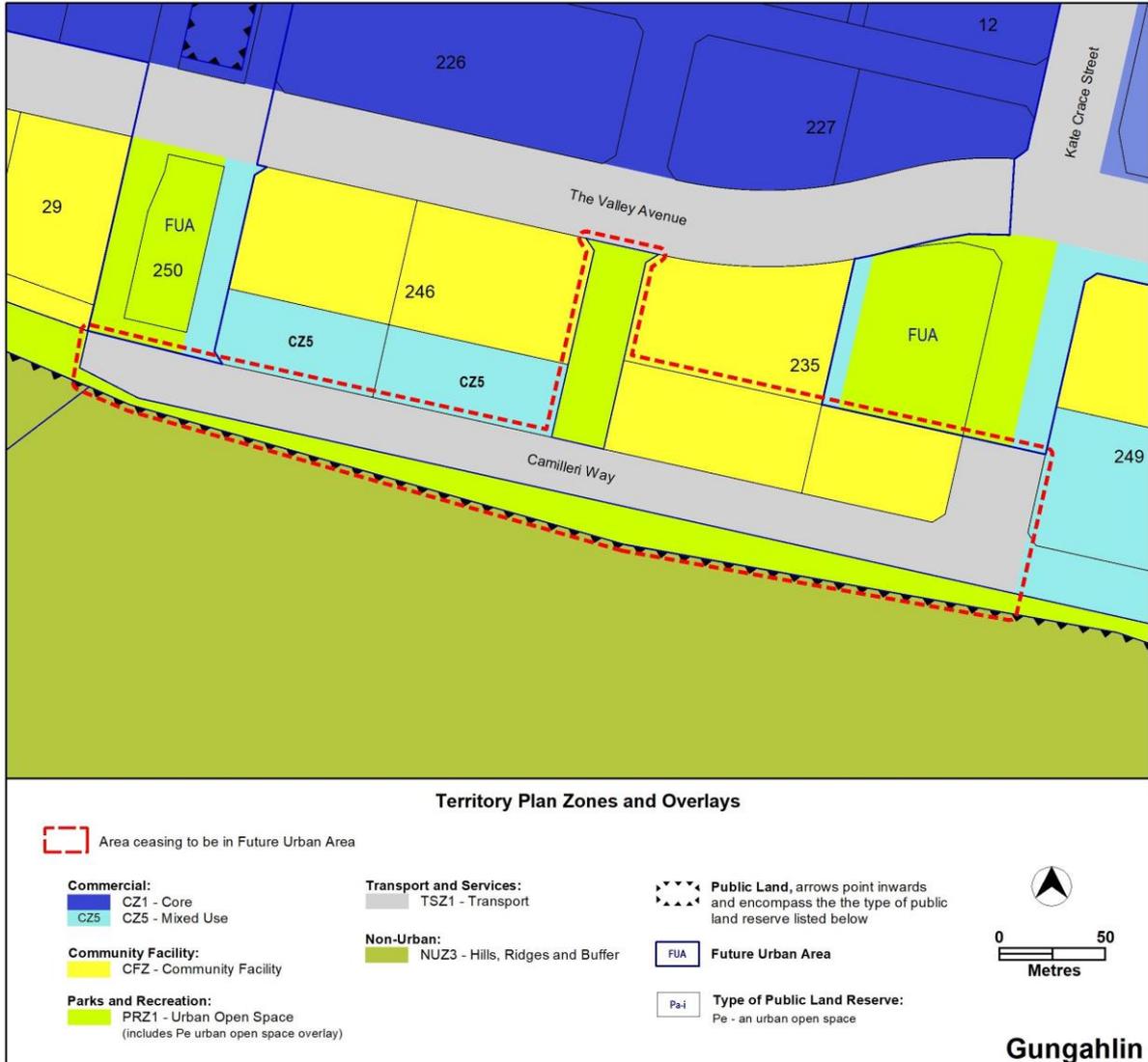


3.0 TERRITORY PLAN AMENDMENT

3.1 Amendment to the Territory Plan Maps (Part B)

1 Gungahlin

The relevant part of the Territory Plan map is varied as indicated below.



3.2 Amendment to the Gungahlin District Policy (D01)

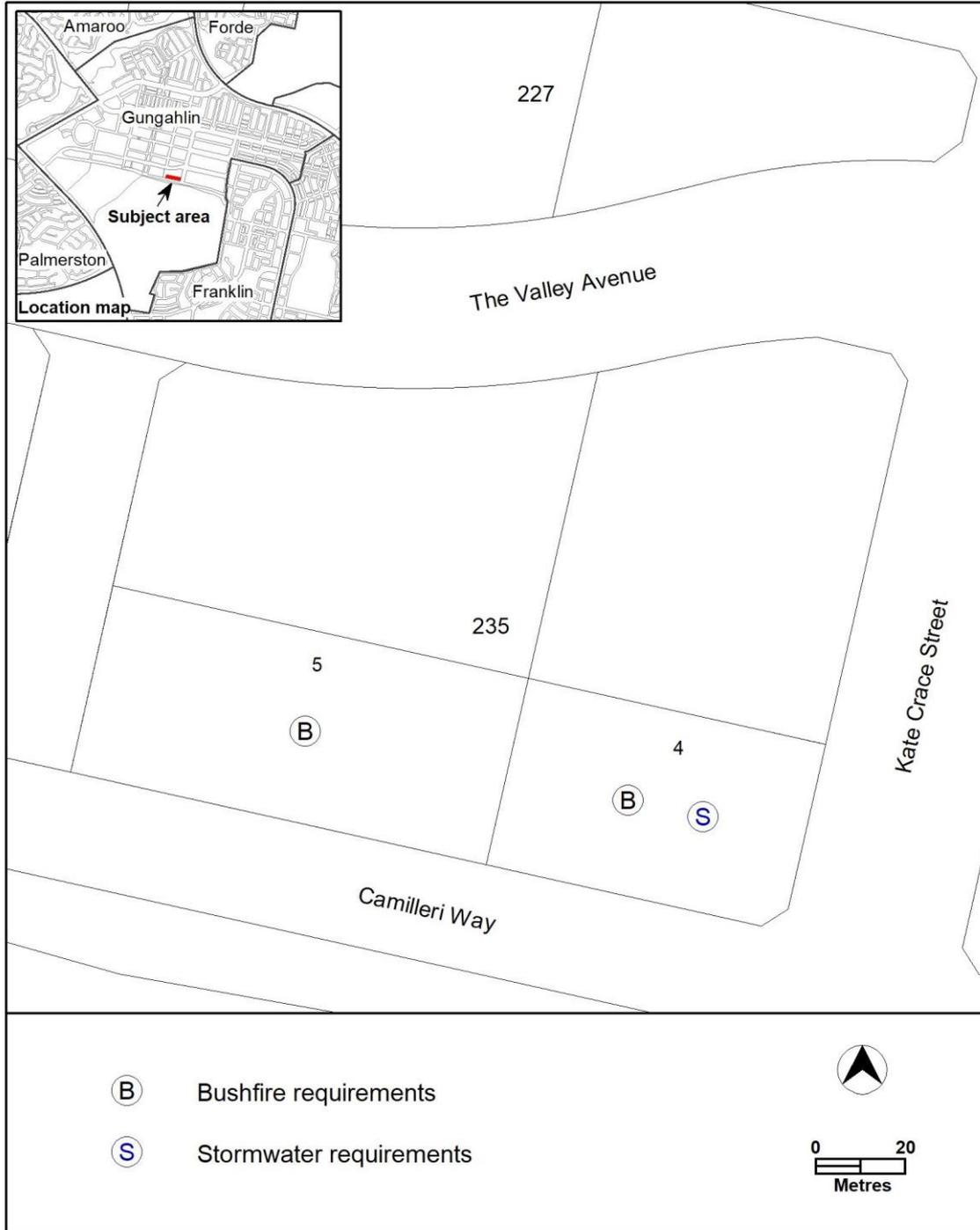
2	Assessment Requirements; Gungahlin (suburb);
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Insert

- | | |
|------------------------------|--|
| Bushfire prone area | 9A. In accordance with Figure 5A, buildings on nominated blocks must be constructed in accordance with Australian Standard AS 3959 – Construction of buildings in bushfire-prone areas. |
| Stormwater management | 9B. In accordance with Figure 5A, nominated blocks must retain stormwater from a 1-in-3 month ARI storm event on site for later reuse. Release of retained storm water is prohibited below the 1-in-3 month ARI stormwater events. |

Insert

Figure 5A Gungahlin – Bushfire and stormwater



INTERPRETATION SERVICE



When you need an interpreter, phone 131 450



Arabic

عندما تحتاجون إلى مترجم، إتصلوا
على الرقم 131 450

Chinese

当您需要传译员时，请拨电话
131 450

Dari

وقتی به ترجمان ضرورت دارید، به
131 450 تلفون کنید.

Farsi (alt Persian)

وقتی که به مترجم شماهی نیاز دارید،
به شماره 131 450 تلفن کنید

Greek

Όταν χρειάζεστε διερμηνέα,
καλέστε το 131 450

Hazaragi

وختیکه شموده یگو ترجمون نیاز دین ده
شماره 131 450 زنگ زده شونه

Italian

Quando hai bisogno di un
interprete, telefona al 131 450

Japanese

通訳が必要な場合は、
131 450 に電話して
ください

Karen

မုၢ်ဖါၣ်တၢ်တၢ်တၢ်တၢ်တၢ်တၢ်တၢ်
တၢ်တၢ်တၢ်တၢ်တၢ်တၢ် 131 450 တၢ်တၢ်

Korean

통역사가 필요하시면 131
450 번으로 전화하세요

Nepali

दोभापे चाहिँदा, 131 450 मा फो
न गर्नुहोस्

Pashto

کوم وخت چې تاسو ژباړونکي ته اړتیا
لری، 131 450 شمېری ته زنگ ووهی

Serbian

Када вам треба преводилац,
јавите се на 131 450

Somali

Markaad u baahato
turjumaan, ka wac 131 450

Spanish

Cuando necesite un
intérprete, llame al 131 450.

Russian

Когда вам потребуется
переводчик, позвоните по
номеру 131 450

Tamil

உங்களுக்கு ஒரு உதவிபெறவேண்டி
தேவைப்படுகிறது போது, 131 450
என்பது இலக்கணத்திற்கு அழைக்கவும்

Thai

เมื่อใดที่คุณต้องการล่าม
โปรดโทรไปที่ 131 450

Turkish

Bir tercümana ihtiyacınız olduğunda,
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Vietnamese

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vị gọi điện thoại số 131 450

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