

# Planning (Gungahlin District) Technical Specifications 2024 (No 4)

Notifiable instrument NI2024-624

made under the

Planning Act 2023, s 51 (Technical specifications)

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## 1 Name of instrument

This instrument is the *Planning (Gungahlin District) Technical Specifications 2024 (No 4)*.

## 2 Commencement

This instrument commences on the day after notification.

## 3 Technical specifications

I make the technical specifications at schedule 1.

## 4 Revocation

This instrument revokes the *Planning (Gungahlin District) Technical Specifications 2024 (No 3)* (NI2024-527).

George Cilliers  
Chief Planner  
24 October 2024



# DS1 – Gungahlin District Specifications

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# Gungahlin District planning technical specifications

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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:

|                                                             |                                                                           |
|-------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Assessment Outcome:</b> Refer to zone assessment outcome |                                                                           |
| <b>Specification</b>                                        |                                                                           |
| <b>Development provisions</b>                               | 1.1. Development complies with the specifications identified in Figure 1. |

**Figure 1 Amaroo – Ongoing Provisions**



## 2. Bonner

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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

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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

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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               | 7.1. A minimum of 3.8 hectares of land is provided with a community facility zone within the grey area shown in <a href="#">Figure 2</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Entertainment precinct | 7.2. In accordance with <a href="#">Figure 4</a> within the Gungahlin Entertainment Precinct all noise emitting development must achieve outdoor noise levels compliant with the Noise Zone Standard.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Active frontages       | 7.3. In accordance with <a href="#">Figure 3</a> , building frontages shown as: <ul style="list-style-type: none"><li>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.</li><li>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.</li></ul> |

**Figure 2 Gungahlin - Land available for Community Facility CFZ zone**

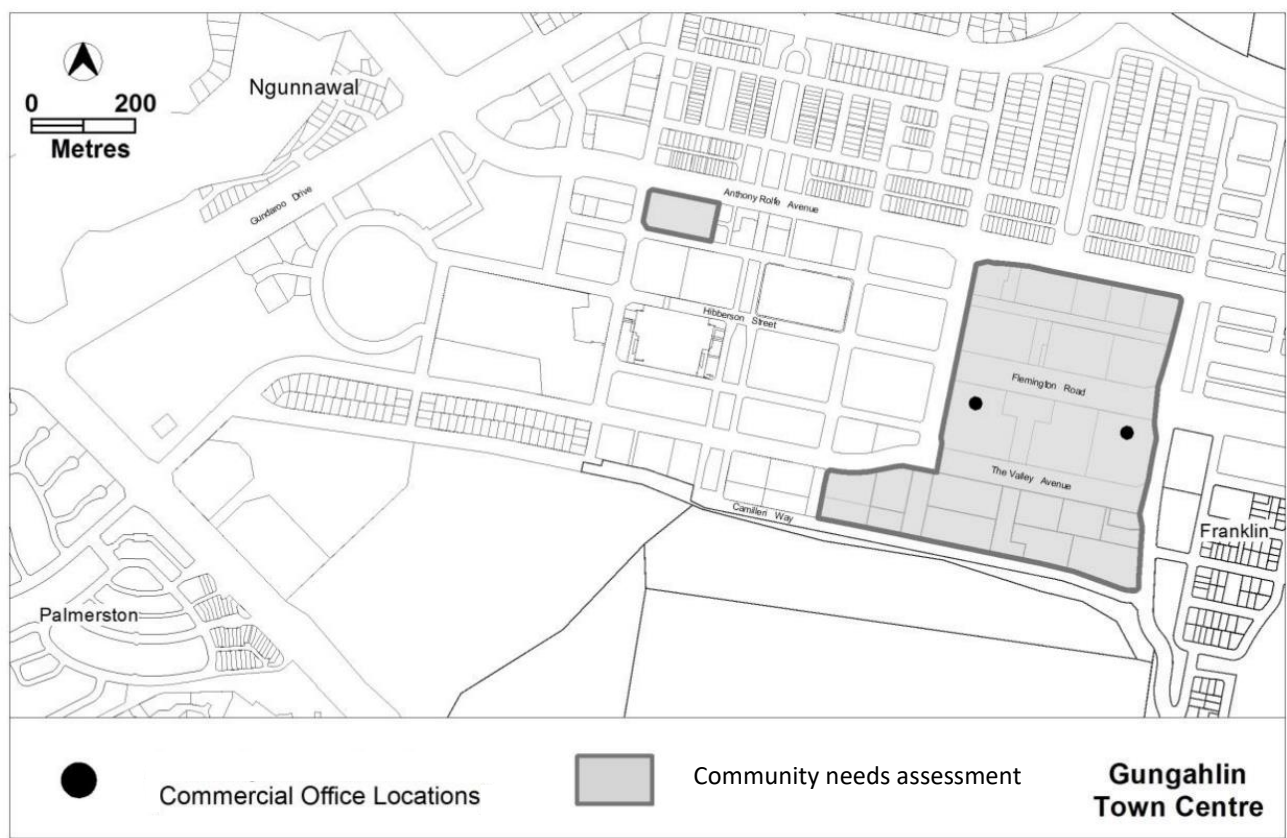


Figure 3 Gungahlin

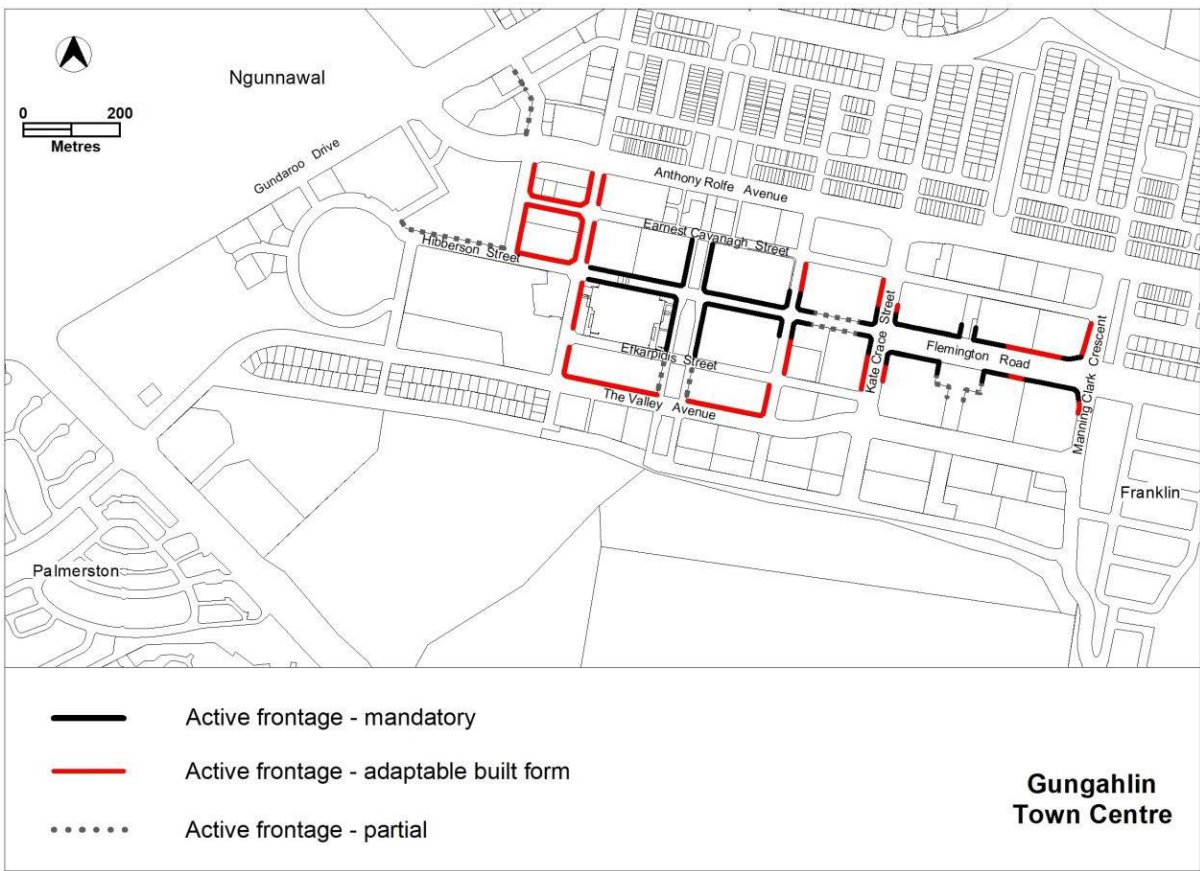
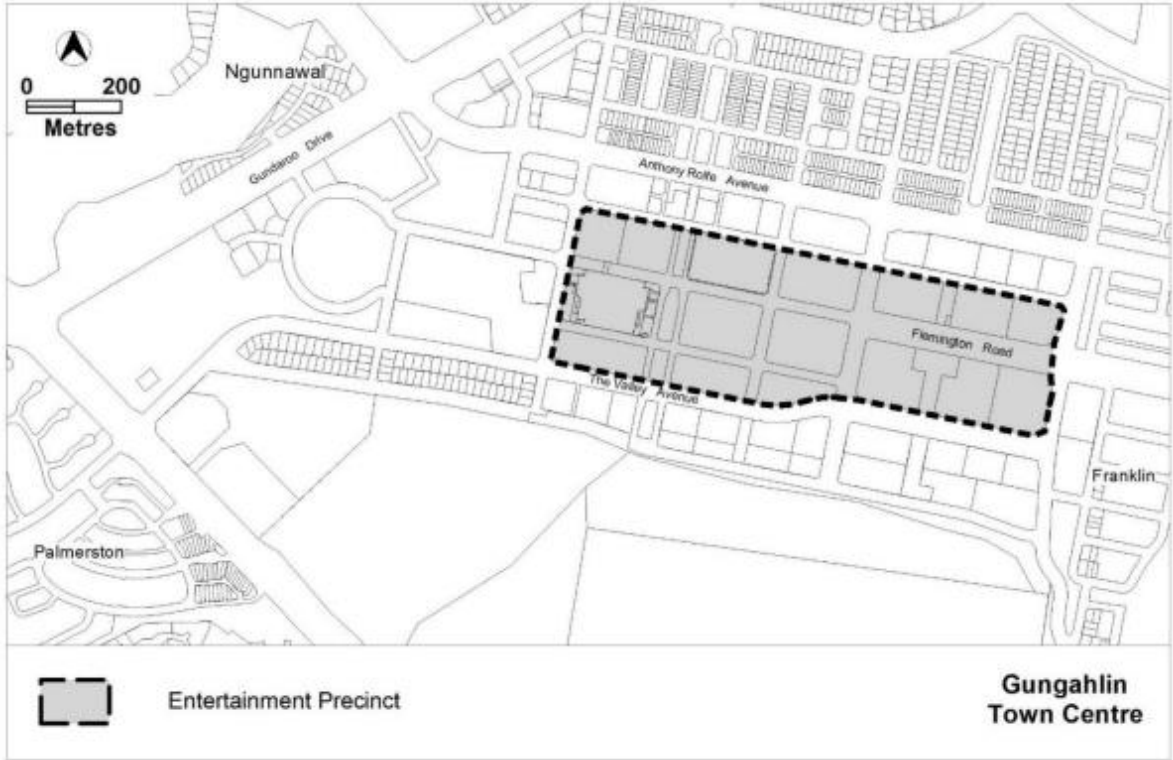


Figure 4 Gungahlin – Entertainment Precinct



## 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                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Principal Private Open Space (PPOS)                  | 10.1. Upper level PPOS permitted on nominated blocks in <a href="#">Figure 9</a> and <a href="#">Figure 10</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Building height                                      | 10.2. The mandatory number of storeys is nominated in <a href="#">Figure 8</a> , <a href="#">Figure 9</a> and <a href="#">Figure 10</a> .                                                                                                                                                                                                                                                                                                                                                                                                               |
| Setbacks                                             | 10.3. Minimum boundary setbacks to floor levels are identified in <a href="#">Figure 9</a> and <a href="#">Figure 10</a> .<br>10.4. Buildings on blocks identified in <a href="#">Figure 9</a> and <a href="#">Figure 10</a> must be constructed to nominated boundaries.<br>Note: These provisions do not apply to setbacks for garages and/or carports.                                                                                                                                                                                               |
| Build depth                                          | 10.5. Maximum building depth is 16m from front street boundary for nominated blocks in <a href="#">Figure 9</a> and <a href="#">Figure 10</a> .                                                                                                                                                                                                                                                                                                                                                                                                         |
| Habitable room                                       | 10.6. Nominated blocks in <a href="#">Figure 8</a> must have a habitable room other than a bedroom fronting open space.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Fencing                                              | 10.7. This provision applies to nominated boundaries in <a href="#">Figure 5</a> , <a href="#">Figure 6</a> , and <a href="#">Figure 7</a> .<br>Fences are to be constructed in accordance with <a href="#">Table 1</a> .<br>The following applies to all fences: <ul style="list-style-type: none"><li>• Provide both solid and semi-transparent elements within fencing/courtyard designs.</li><li>• 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.</li></ul> |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | <ul style="list-style-type: none"> <li>Maximum fence/wall height is the cumulative height of retaining wall and fence (see <a href="#">Diagram 2</a>).</li> <li>Refer to planning controls for nomination of gate, street address and letterbox to identified blocks.</li> </ul> <p>The following applies to fencing on corner blocks:</p> <ul style="list-style-type: none"> <li>No fencing permitted within 6m of the corner (refer to <a href="#">Diagram 1</a>).</li> <li>Fencing forward of the block line.</li> <li>6m setback to alignment intersection.</li> <li>50% @ 0m setback (total length).</li> <li>50% @ 0.6m setback (total length).</li> <li>No maximum fencing length.</li> </ul> |
| <b>Walls</b>                  | 10.8. Maximum length of wall at nominated setback cannot exceed nominated length in <a href="#">Figure 10</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Visual corridor</b>        | 10.9. Buildings must be setback to achieve a 12m wide visual corridor through nominated blocks as shown in <a href="#">Figure 9</a> and <a href="#">Figure 10</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Garages/Carports</b>       | 10.10. Minimum setback to garage/carport is nominated in <a href="#">Figure 9</a> and <a href="#">Figure 10</a> .<br>10.11. Garage/carport locations are specified in <a href="#">Figure 9</a> and <a href="#">Figure 10</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Development provisions</b> | 10.12. Development complies with the specifications identified in <a href="#">Figure 11</a> , <a href="#">Figure 12</a> , and <a href="#">Figure 13</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

**Table 1 Jacka – Fencing controls**

|                                                                                     |                          |         |                     | Minimum setback |                      | Maximum height |                                              |
|-------------------------------------------------------------------------------------|--------------------------|---------|---------------------|-----------------|----------------------|----------------|----------------------------------------------|
| Location (refer to Figures)                                                         |                          | 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

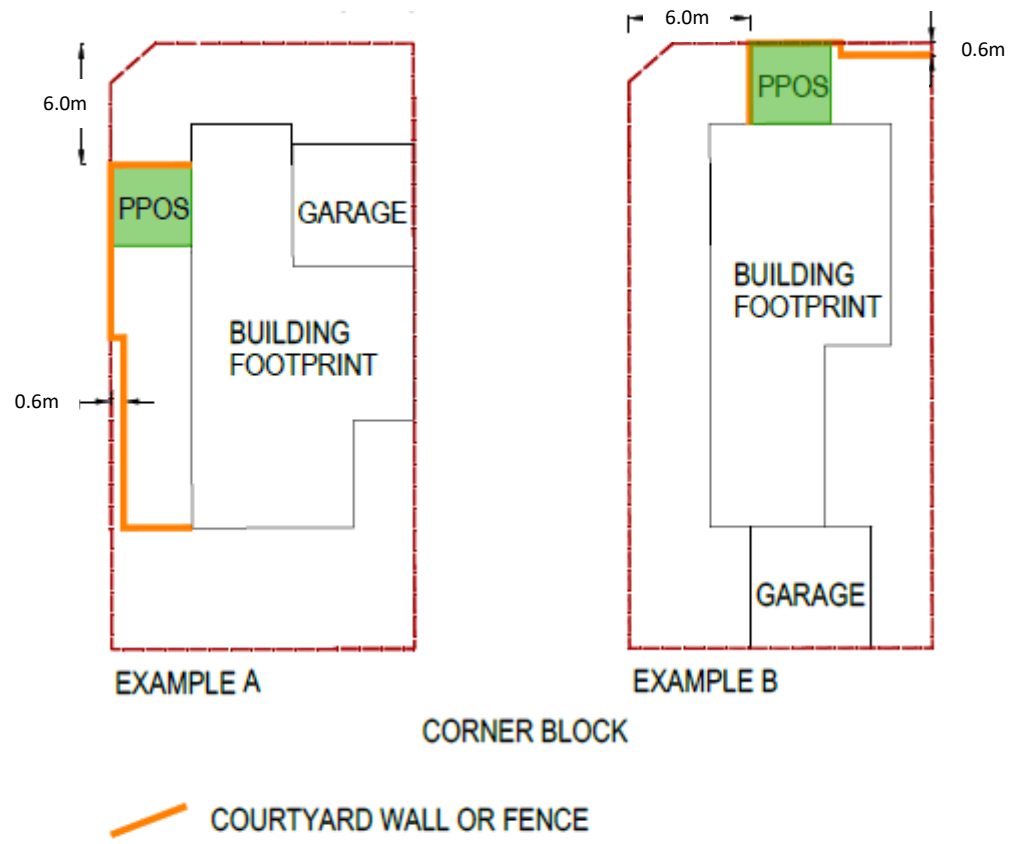
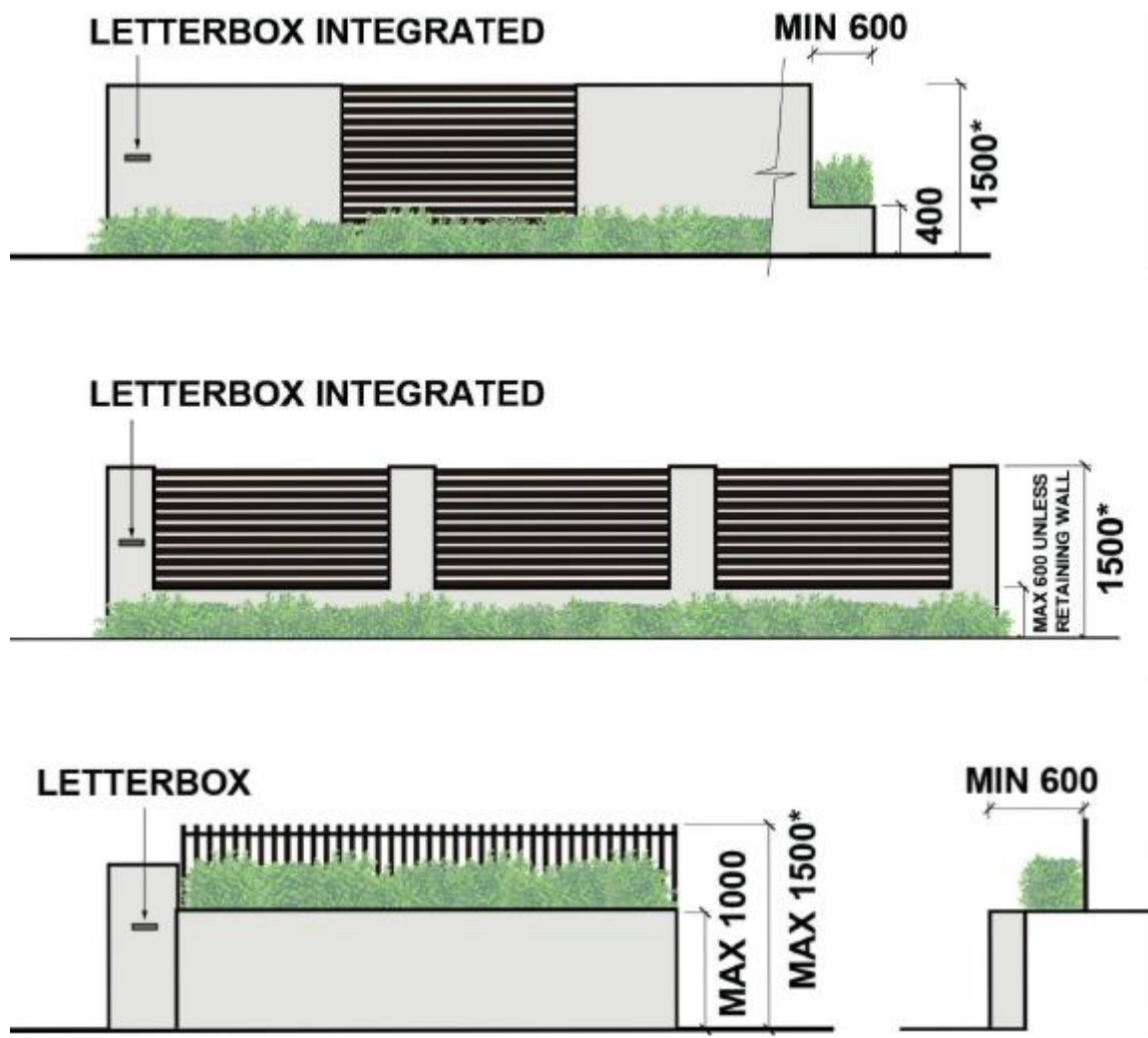


Diagram 2 Jacka – Typical fencing treatment



**Figure 5 Jacka – Ongoing Provisions**

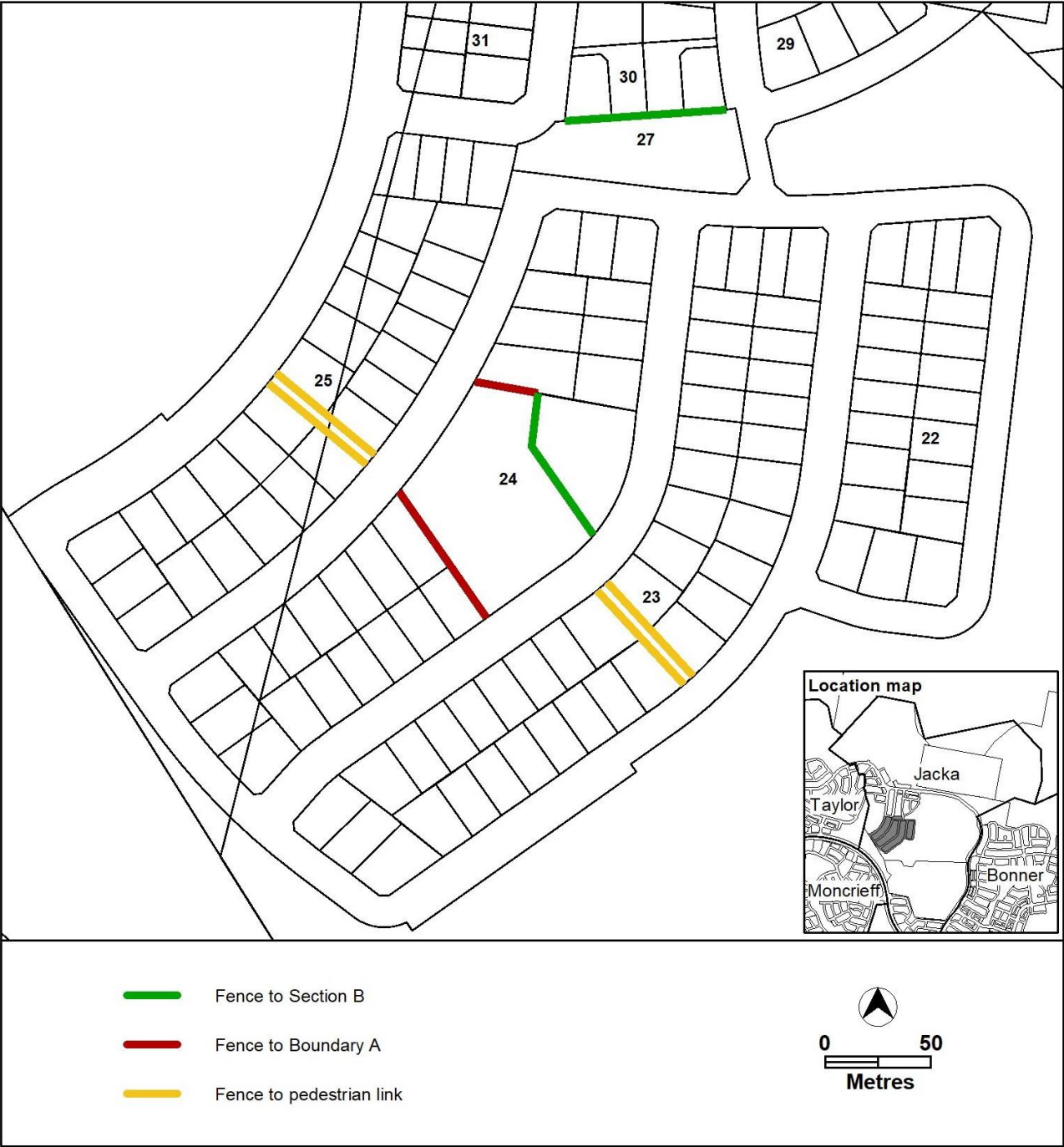


Figure 6 Jacka – Ongoing Provisions

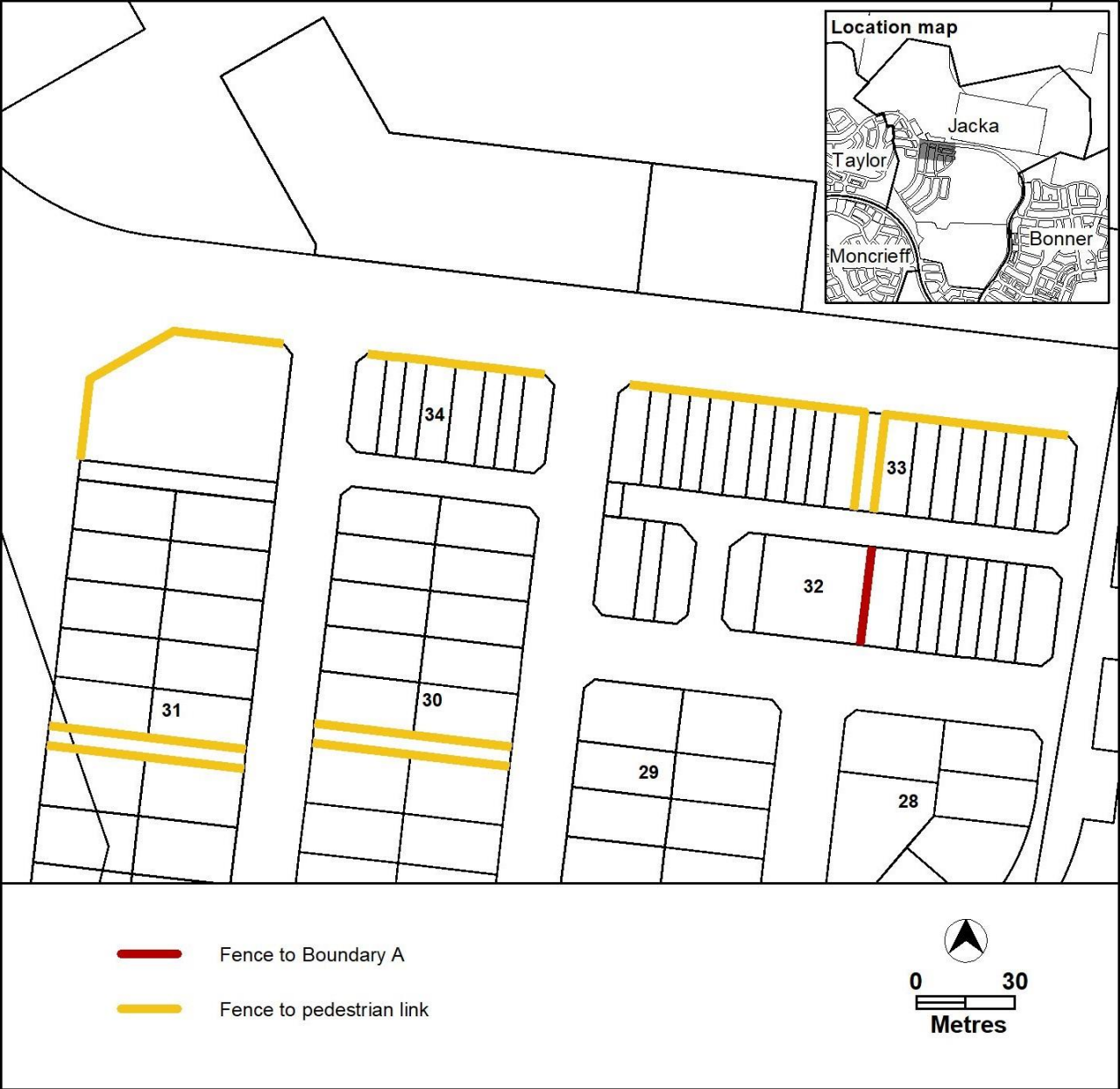
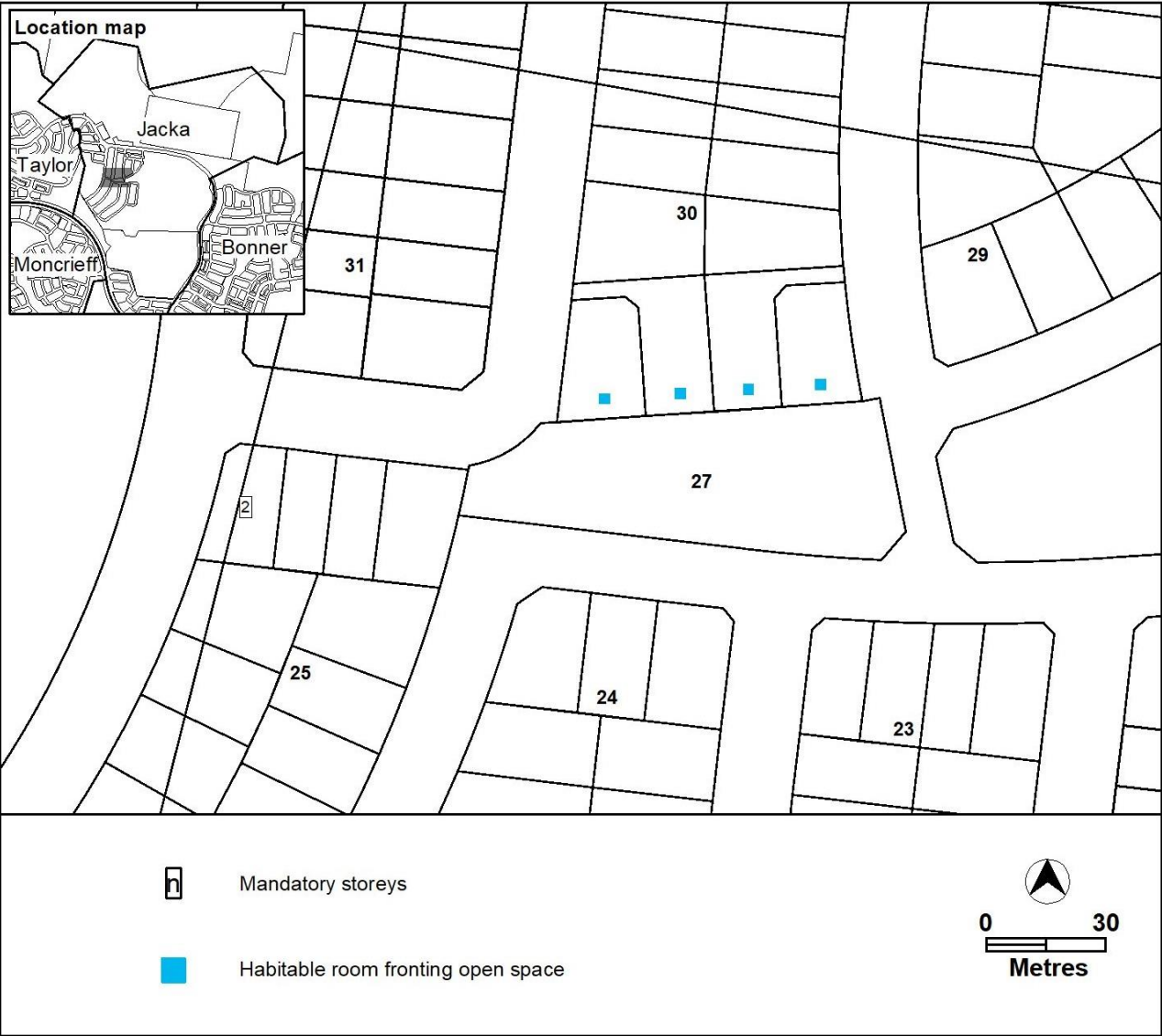


Figure 7 Jacka – Ongoing Provisions



Figure 8 Jacka – Ongoing Provisions



**Figure 9 Jacka – Ongoing Provisions**



### Figure 10 Jacka – Ongoing Provisions



Figure 11 Jacka – Ongoing Provisions

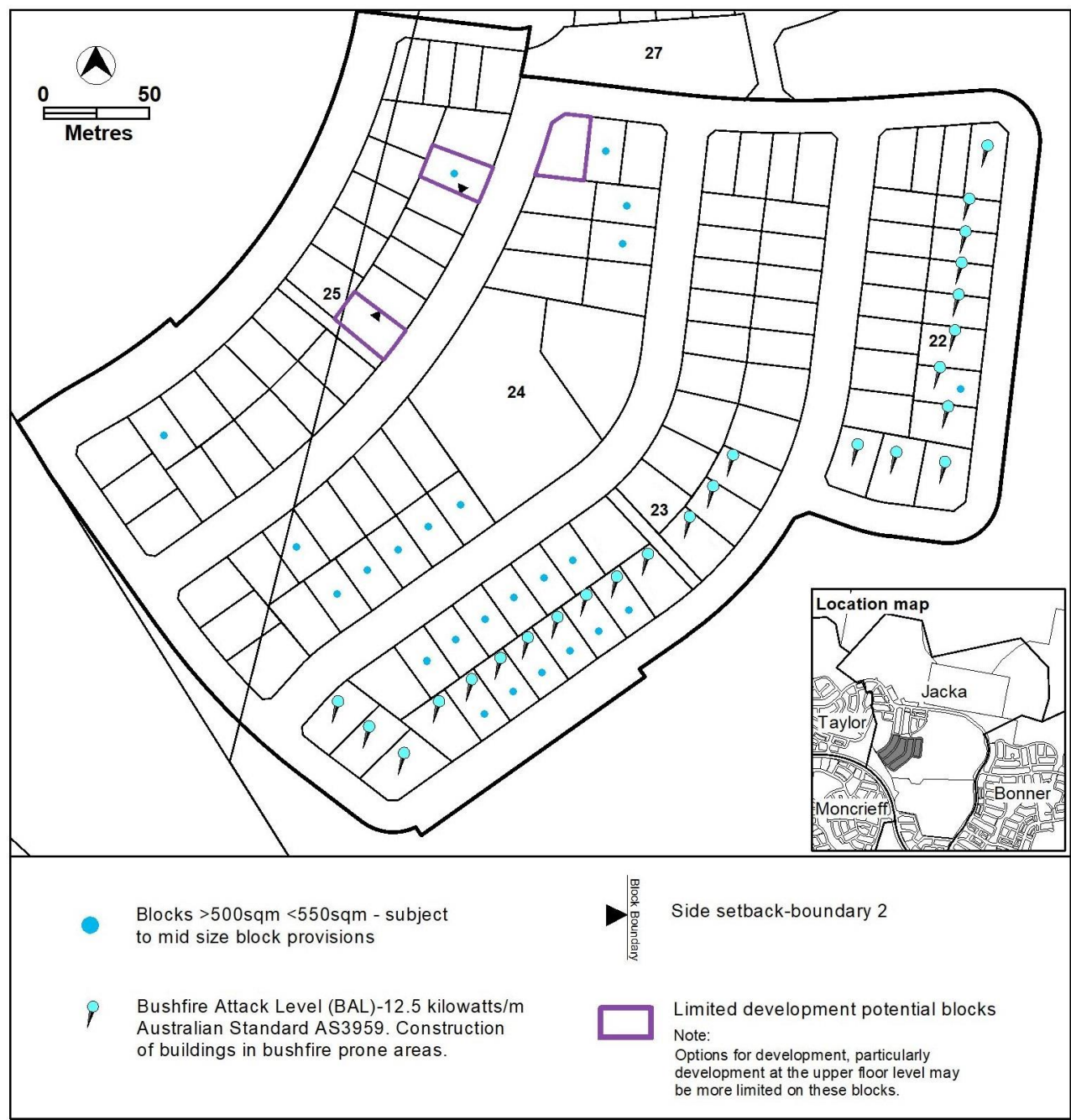
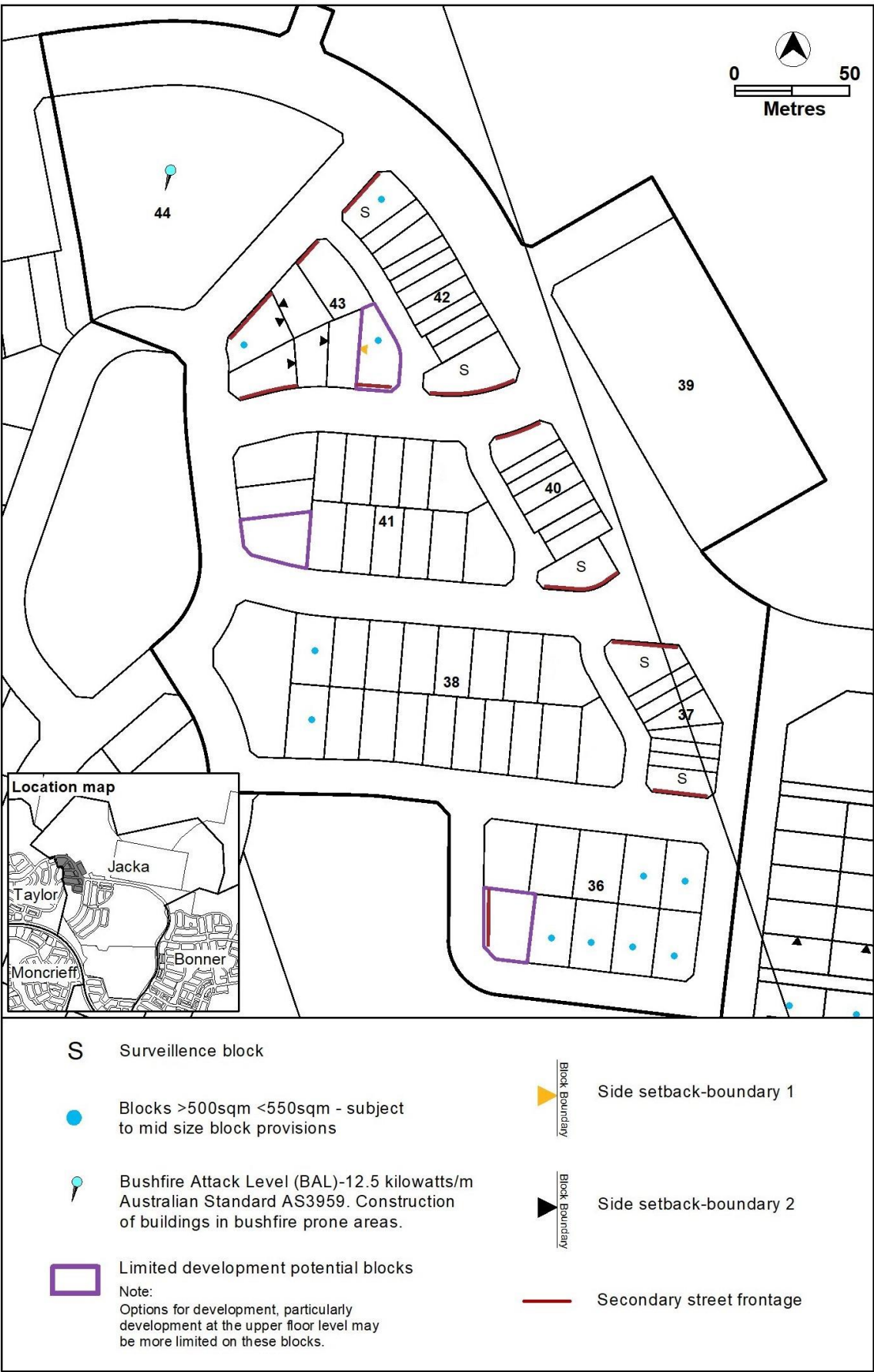


Figure 12 Jacka – Ongoing Provisions



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

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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

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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

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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

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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                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Gross floor area                                     | 17.1. In accordance with <a href="#">Figure 22</a> , the following gross floor area limits apply to section 51:<br>a) Shop, excluding supermarket – 500m <sup>2</sup> .<br>b) Supermarket -200m <sup>2</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Vehicle access                                       | 17.2. No vehicle access is permitted to or from blocks as indicated in <a href="#">Figure 22</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Building height                                      | 17.3. The maximum number of storeys is nominated in <a href="#">Figure 22</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Awning                                               | 17.4. A 3m awning is required along active frontages as nominated in <a href="#">Figure 22</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Waste                                                | 17.5. On blocks identified in <a href="#">Figure 15</a> , waste will be collected within the property boundary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Consolidation                                        | 17.6. For blocks identified in <a href="#">Figure 16</a> , <a href="#">Figure 17</a> , <a href="#">Figure 18</a> , <a href="#">Figure 19</a> , <a href="#">Figure 20</a> , and <a href="#">Figure 21</a> , consolidation complies with all of the following:<br>a) The consolidated block is to be used only for the purpose of supportive housing.<br>b) Not more than 2 blocks are consolidated.<br>c) All blocks proposed to be consolidated have adjoining street frontages.<br>d) None of the blocks proposed to be consolidated has been previously consolidated.<br><br>Note: This provision applies to consolidation of blocks in RZ1, one or more of which is a standard block, but does not apply to the consolidation of standard block with unleased territory land. |

| Principal private open space                                                                                                                                                                                                                 | <p>17.7. For blocks identified in <a href="#">Figure 16</a>, <a href="#">Figure 17</a>, <a href="#">Figure 18</a>, <a href="#">Figure 19</a>, <a href="#">Figure 20</a>, and <a href="#">Figure 21</a>, at least one area of principal private open space on the block complies with all of the following:</p> <ul style="list-style-type: none"><li>a) Minimum area and dimensions specified in the table below.</li><li>b) At ground level.</li><li>c) Directly accessible from, and adjacent to, a habitable room other than a bedroom.</li><li>d) Screened from adjoining public streets and public open space.</li><li>e) Located behind the building line, except where enclosed by a courtyard wall.</li><li>f) Is not located to the south, south-east or south-west of the dwelling, unless it achieves not less than 3 hours of direct sunlight onto 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June).</li></ul> <p>Note: Overshadowing from vegetation is not considered when assessing solar access.</p> |                  |                |                   |                   |                    |                         |                  |    |                    |                              |                  |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-------------------|-------------------|--------------------|-------------------------|------------------|----|--------------------|------------------------------|------------------|----|
|                                                                                                                                                                                                                                              | <table><tr><th>Block type</th><th>Dwelling Size*</th><th>Minimum Area</th><th>Minimum Dimension</th></tr><tr><td>Mid sized<br/>Large</td><td>up to 105m<sup>2</sup></td><td>28m<sup>2</sup></td><td>4m</td></tr><tr><td>Mid sized<br/>Large</td><td>105m<sup>2</sup> or greater</td><td>36m<sup>2</sup></td><td>6m</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Block type       | Dwelling Size* | Minimum Area      | Minimum Dimension | Mid sized<br>Large | up to 105m <sup>2</sup> | 28m <sup>2</sup> | 4m | Mid sized<br>Large | 105m <sup>2</sup> or greater | 36m <sup>2</sup> | 6m |
|                                                                                                                                                                                                                                              | Block type                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Dwelling Size*   | Minimum Area   | Minimum Dimension |                   |                    |                         |                  |    |                    |                              |                  |    |
| Mid sized<br>Large                                                                                                                                                                                                                           | up to 105m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 28m <sup>2</sup> | 4m             |                   |                   |                    |                         |                  |    |                    |                              |                  |    |
| Mid sized<br>Large                                                                                                                                                                                                                           | 105m <sup>2</sup> or greater                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 36m <sup>2</sup> | 6m             |                   |                   |                    |                         |                  |    |                    |                              |                  |    |
| <p>* For the purpose of this table, <i>dwelling</i> size is defined as the sum of all floor area measured to the outside face of external walls including internal walls between the living areas and garage (but excluding the garage).</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                |                   |                   |                    |                         |                  |    |                    |                              |                  |    |
| Development provisions                                                                                                                                                                                                                       | <p>17.8. Development complies with the specifications identified in <a href="#">Figure 14</a> to <a href="#">Figure 31</a>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                |                   |                   |                    |                         |                  |    |                    |                              |                  |    |

**Figure 14 Taylor – Ongoing Provisions**

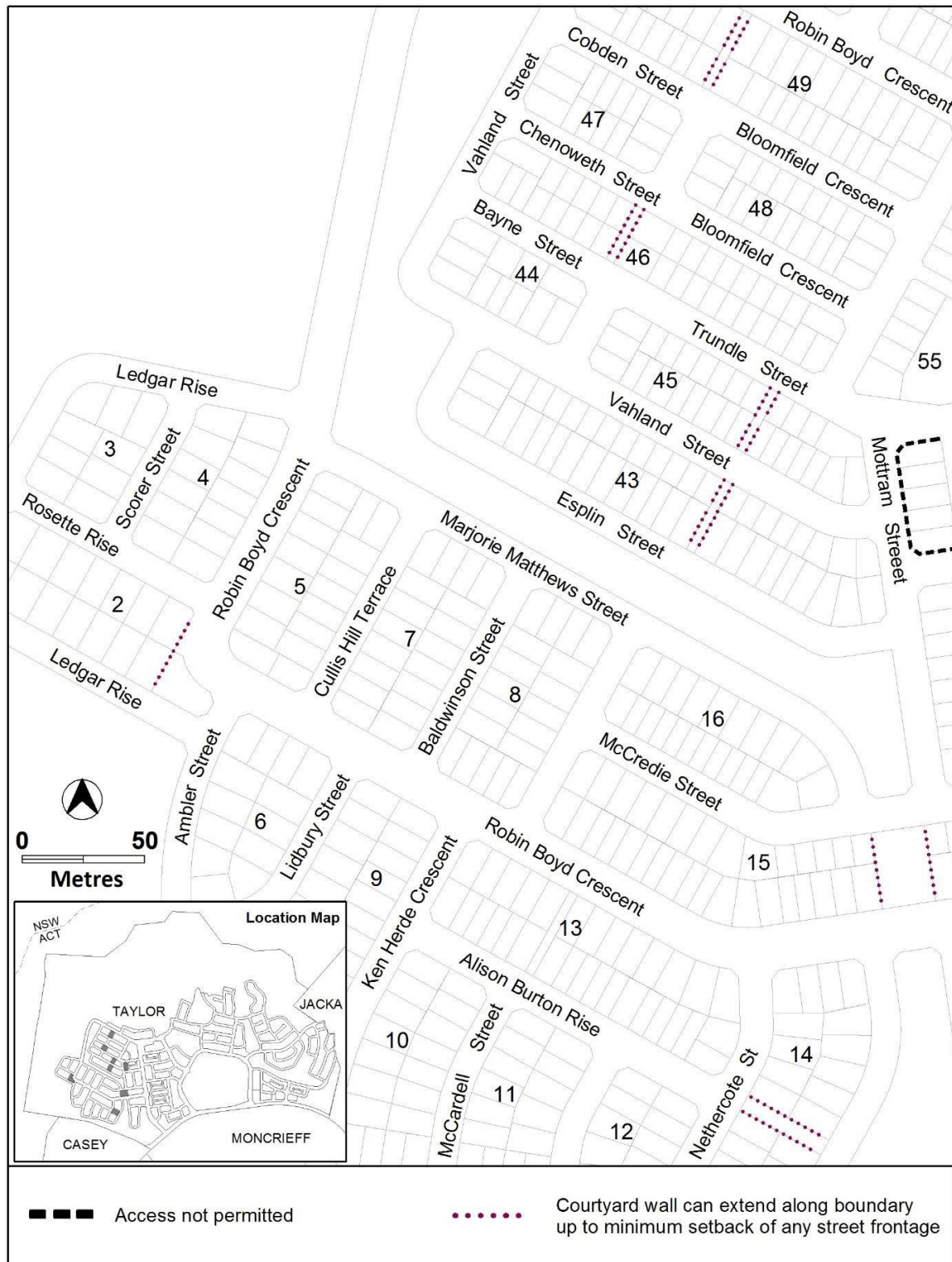


Figure 15 Taylor – Ongoing Provisions

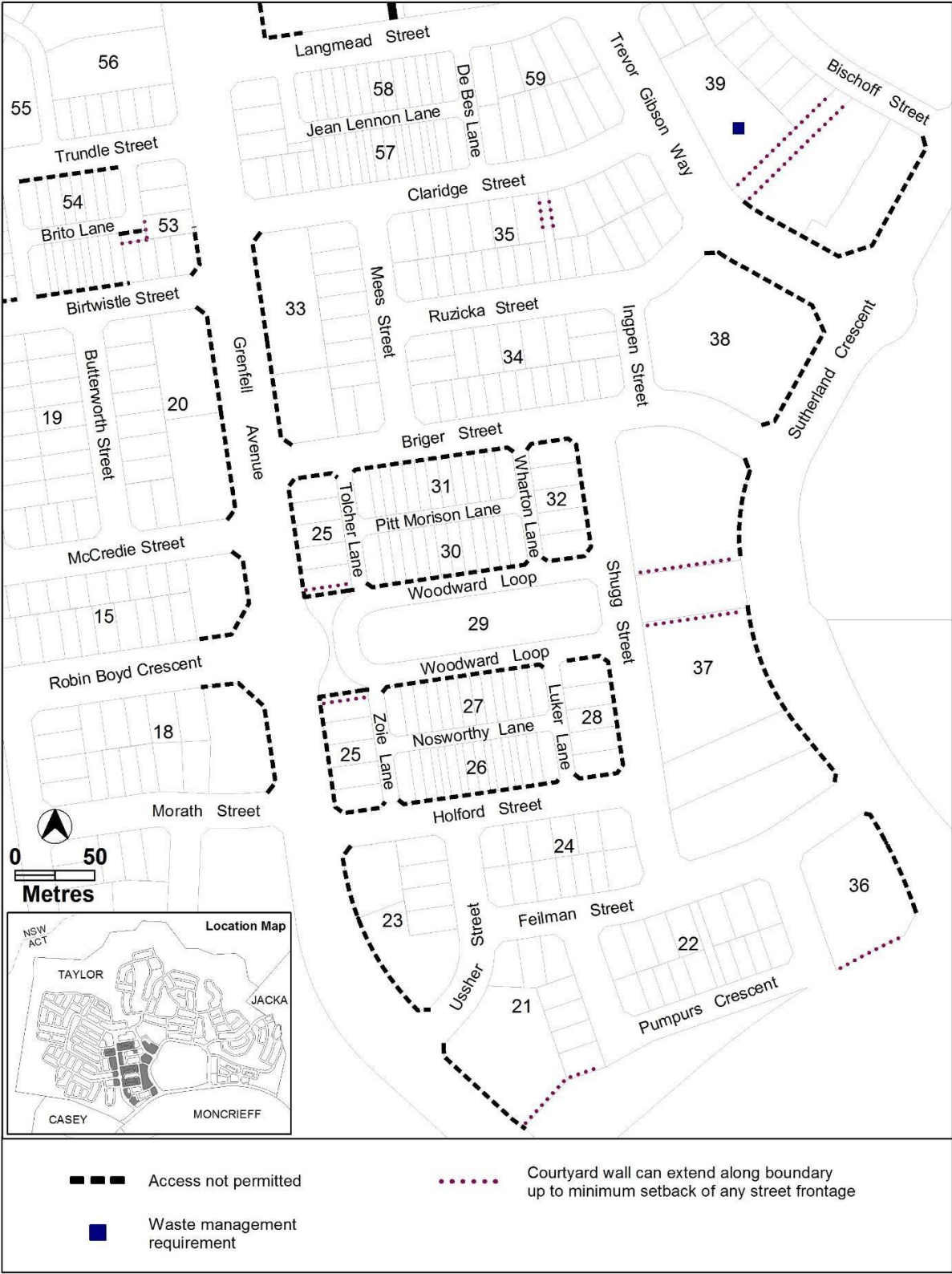


Figure 16 Taylor – Ongoing Provisions

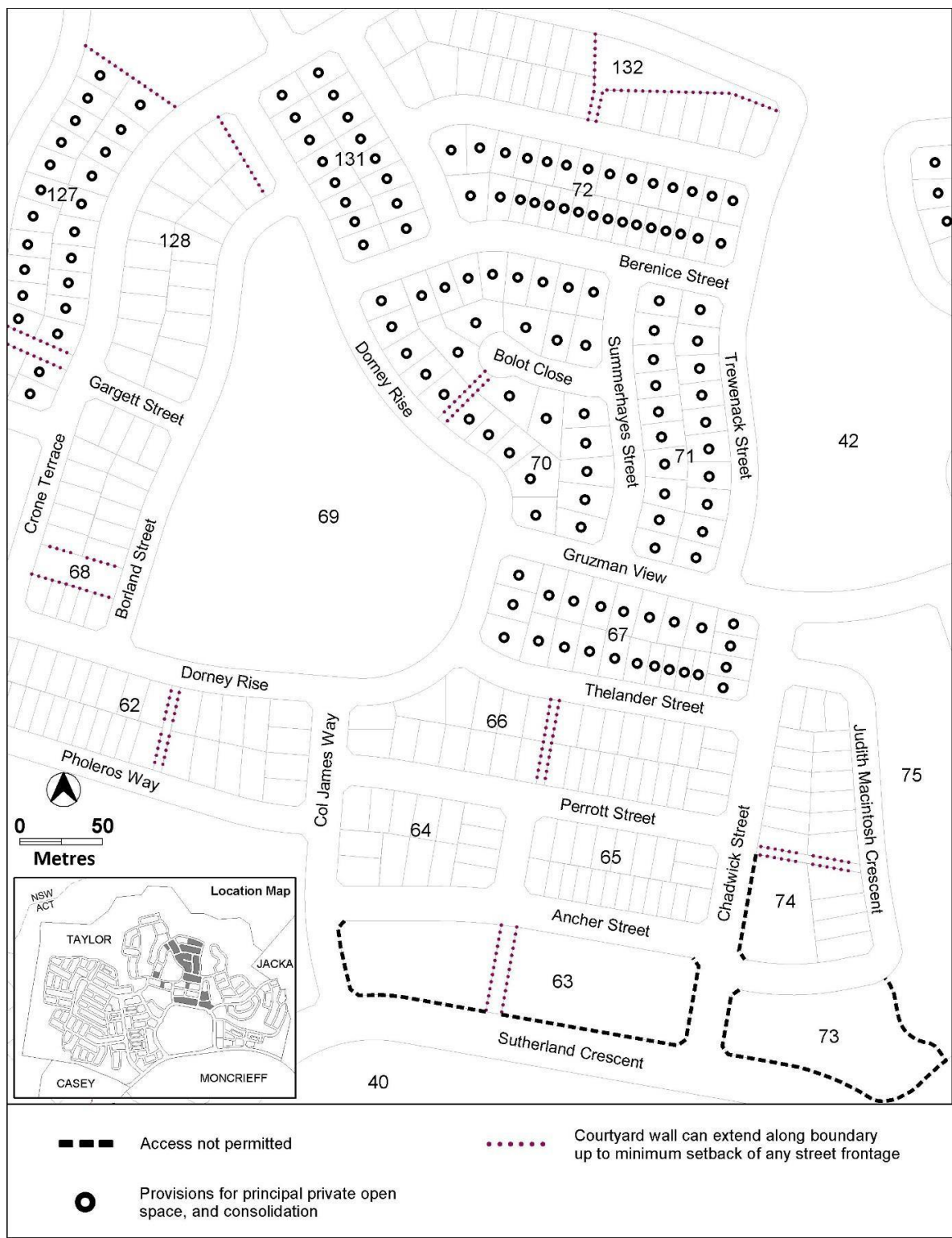
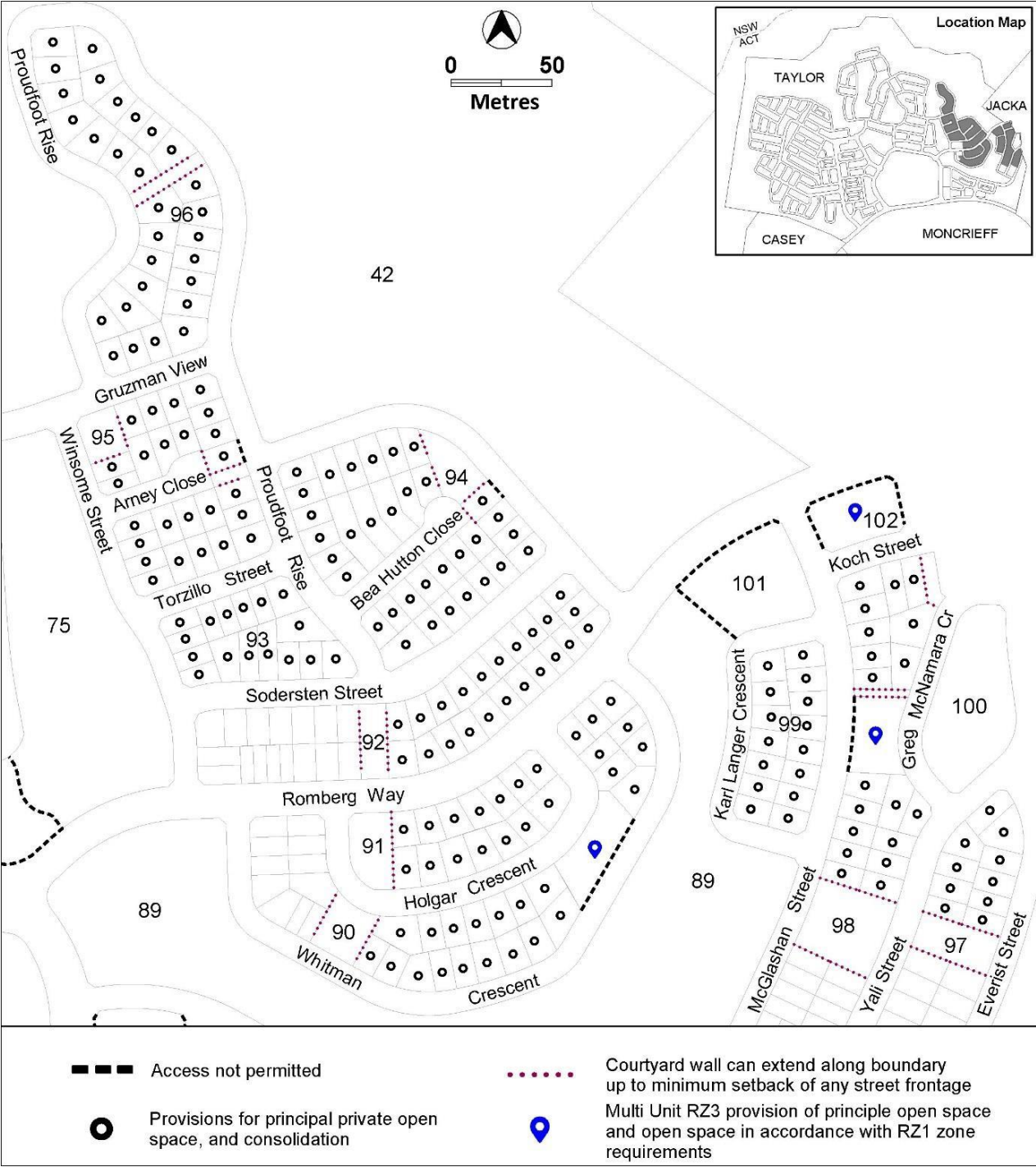


Figure 17 Taylor – Ongoing Provisions



**Figure 18 Taylor – Ongoing Provisions**

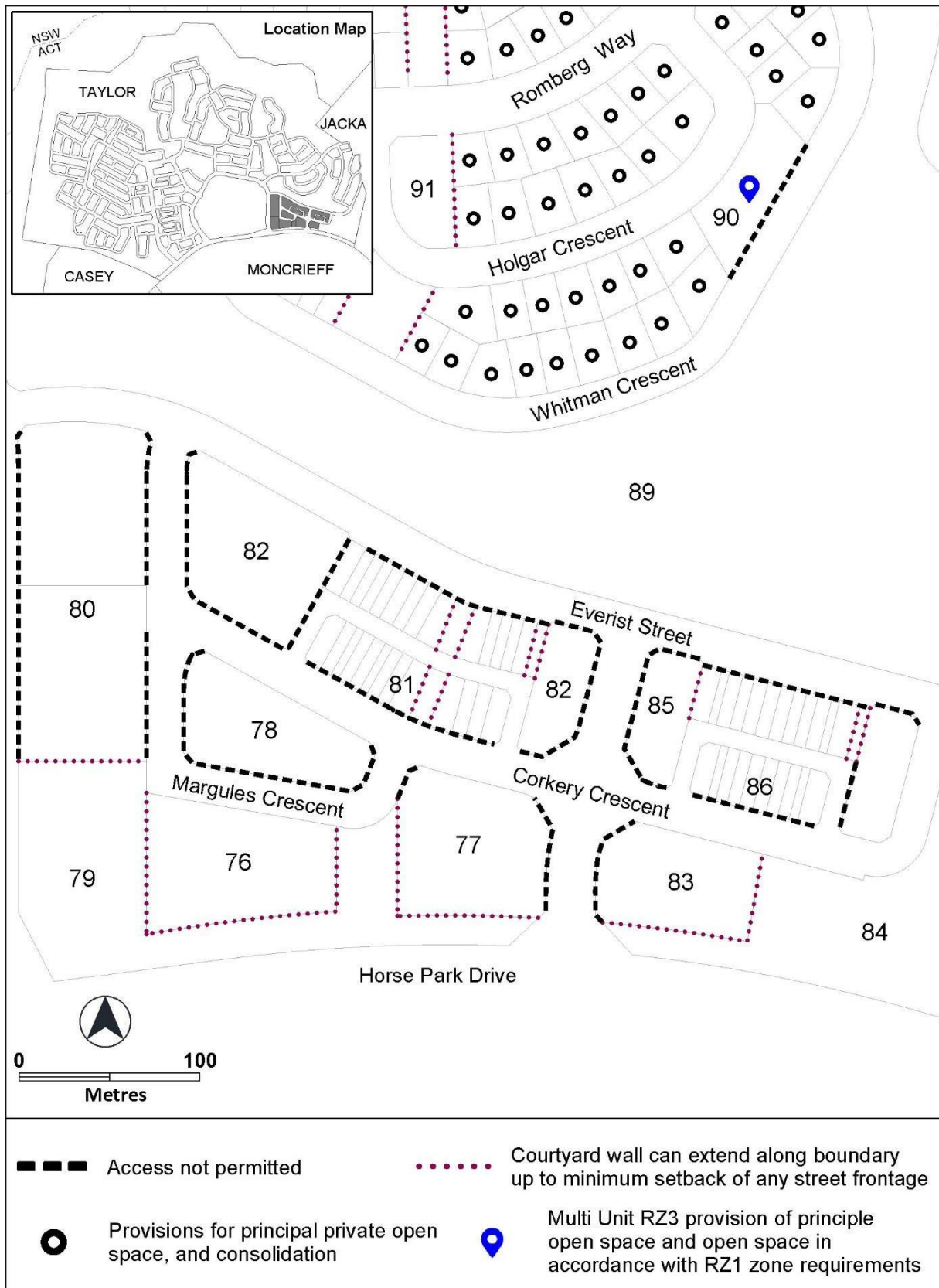


Figure 19 Taylor – Ongoing Provisions

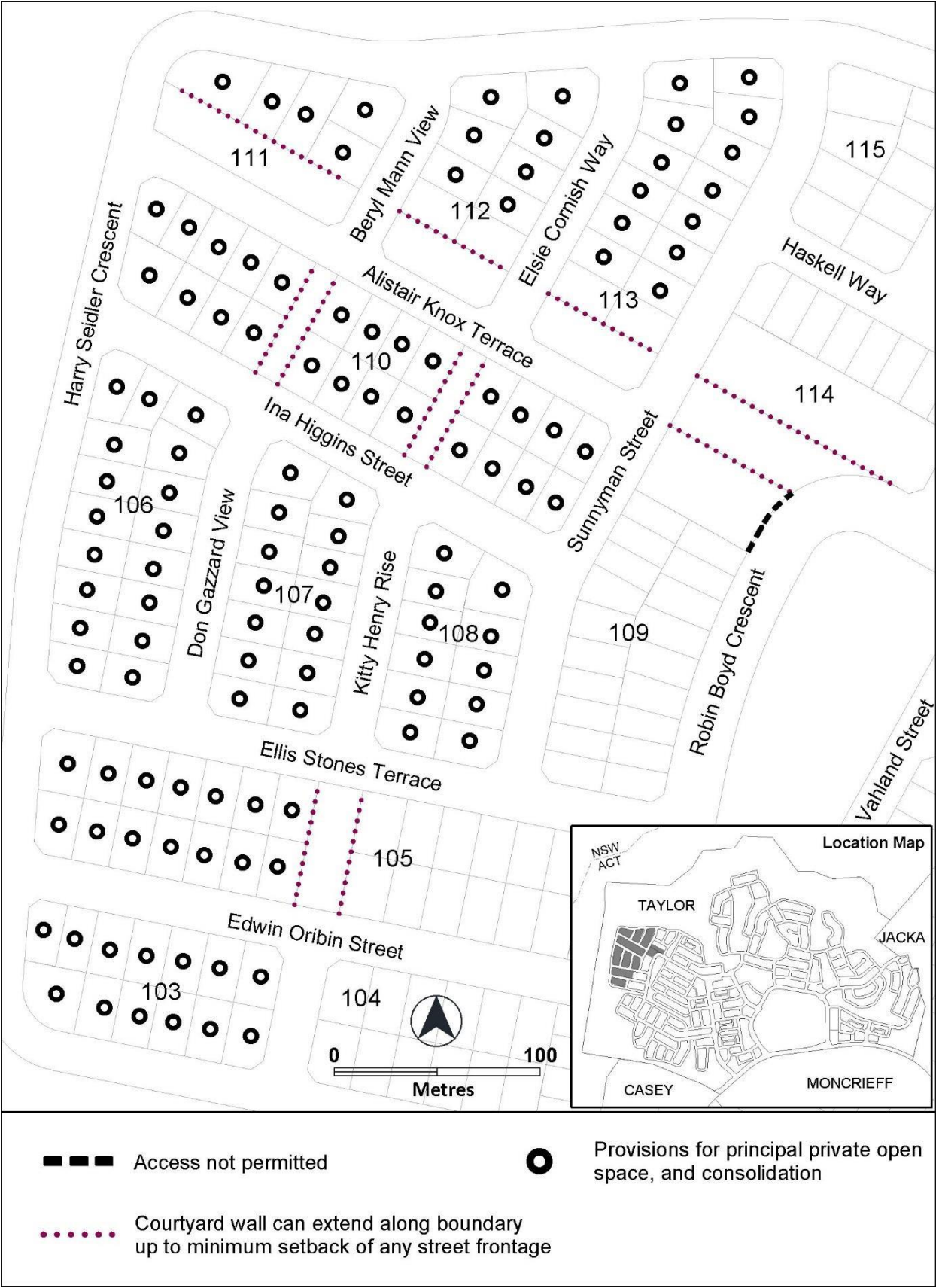


Figure 20 Taylor – Ongoing Provisions

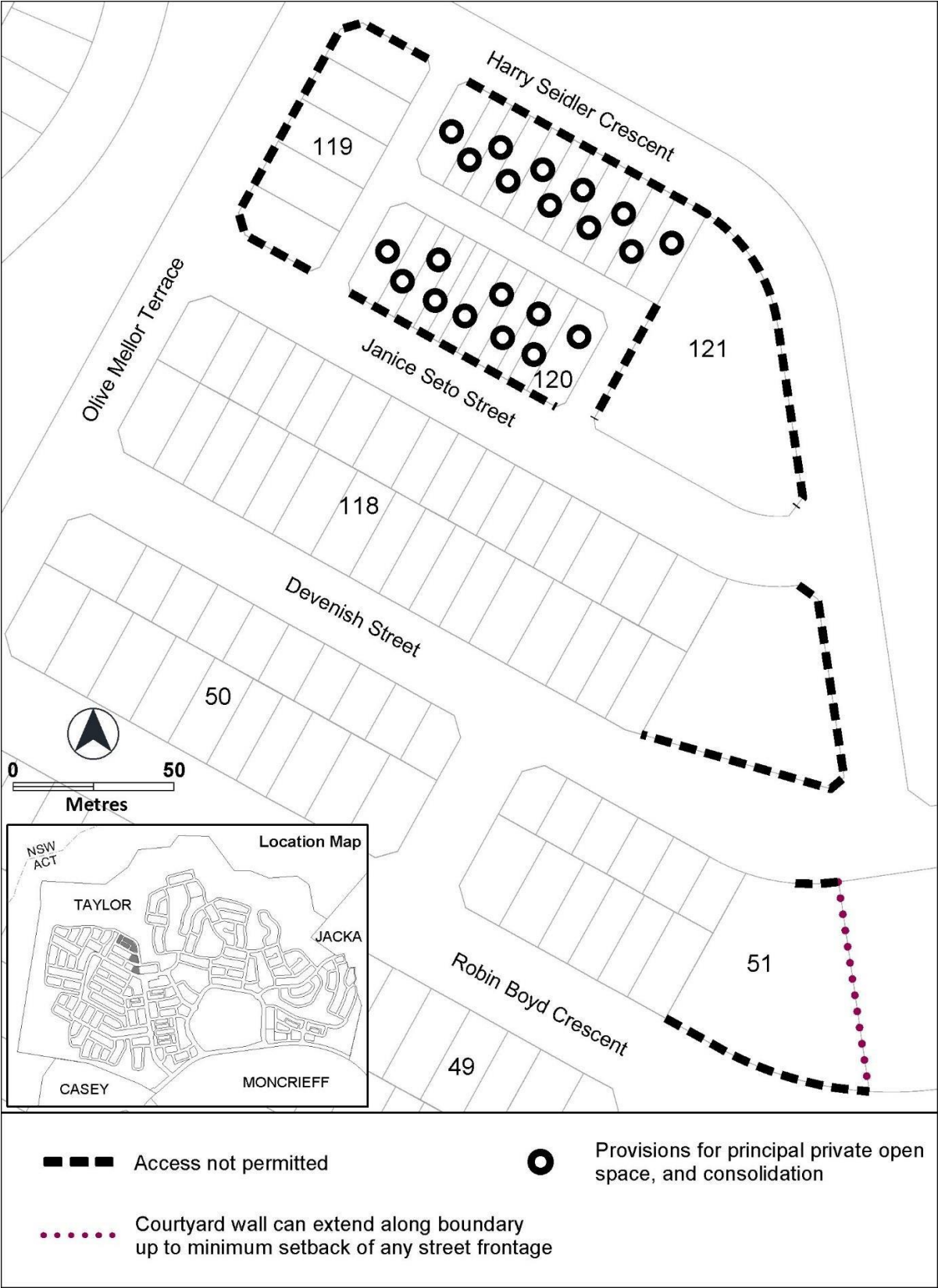


Figure 21 Taylor – Ongoing Provisions

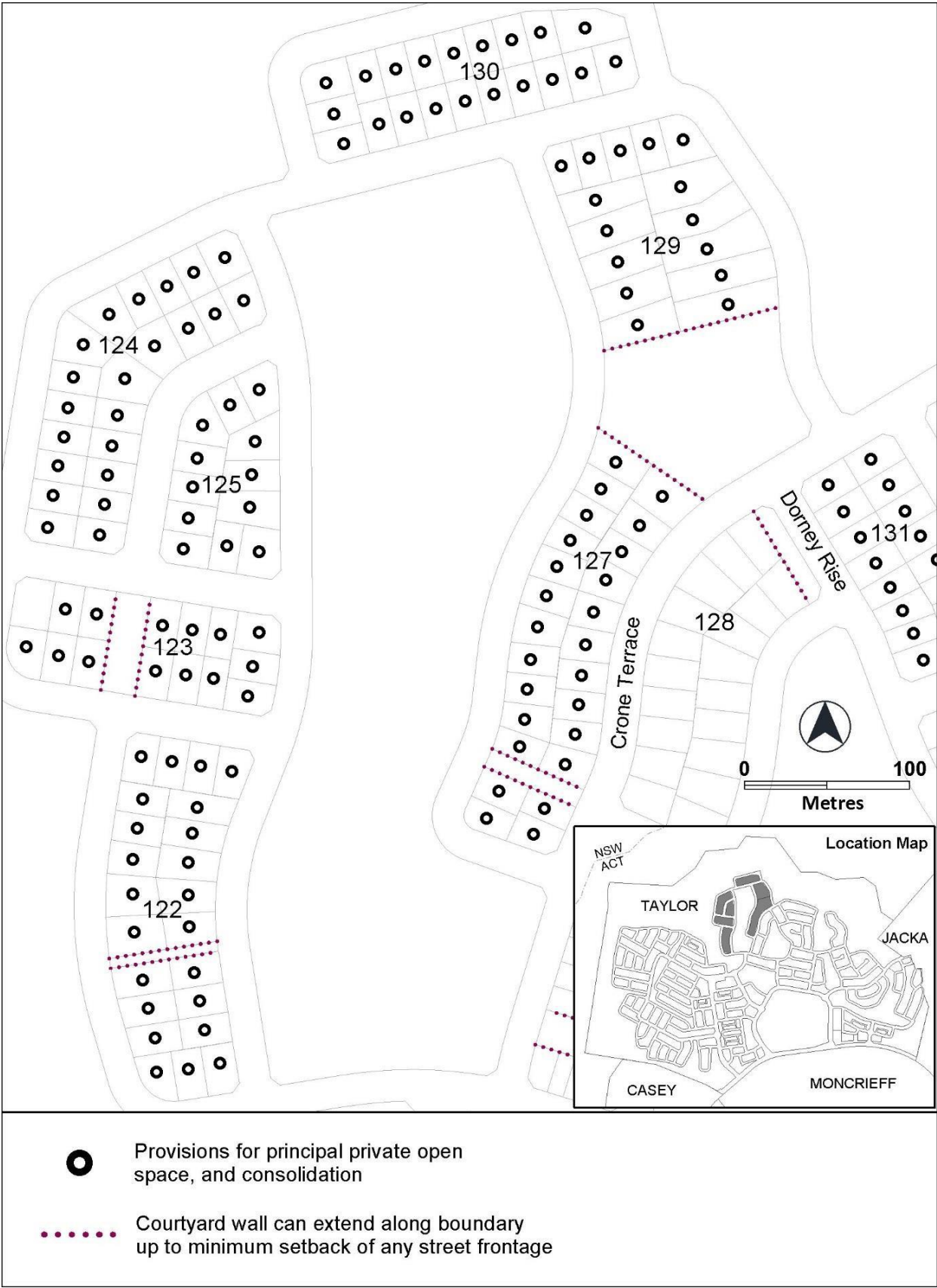
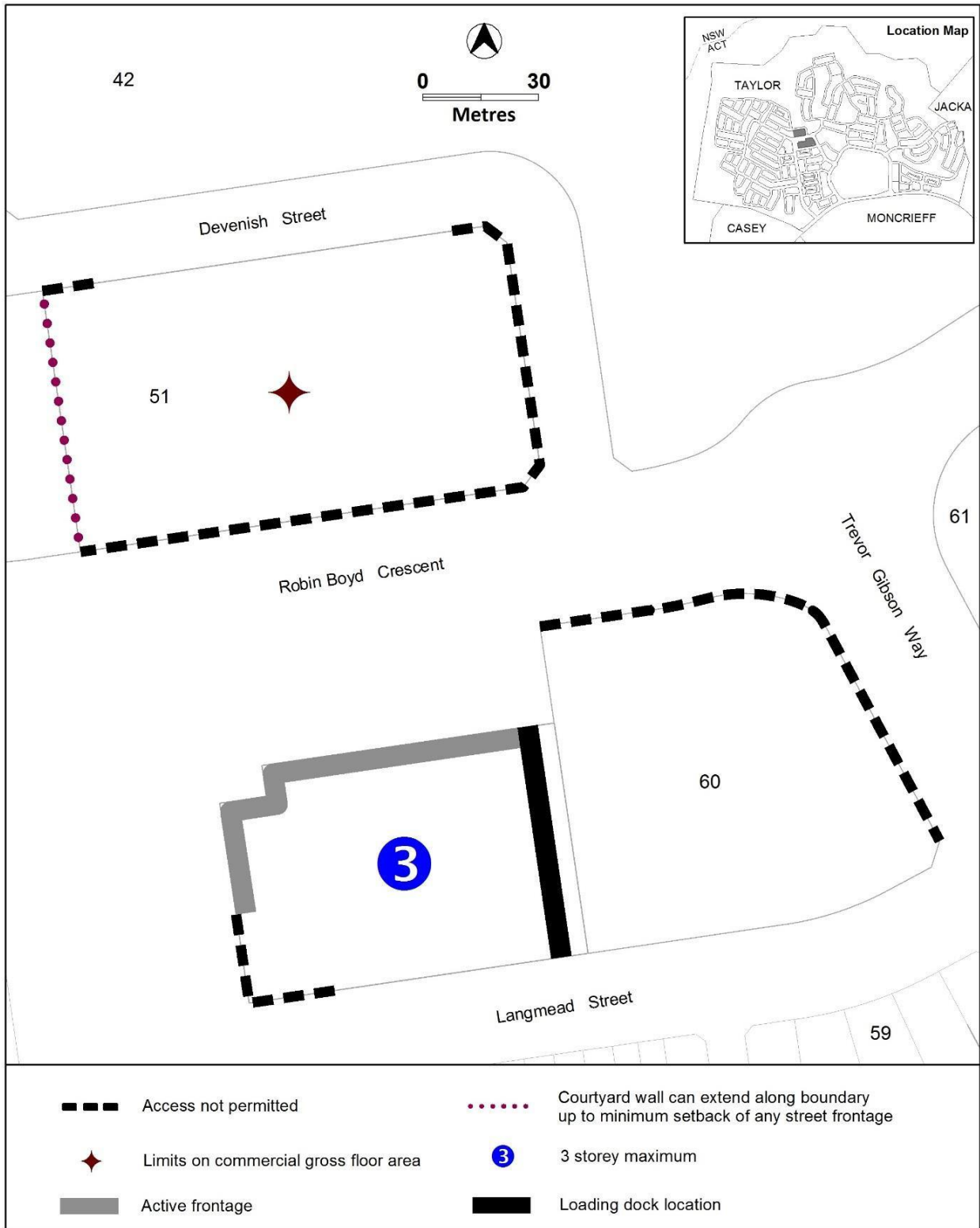


Figure 22 Taylor – Ongoing Provisions



0 50  
Metres

NSW ACT

Location Map

TAYLOR JACKA

CASEY MONCRIEFF

Limited development potential blocks

Note:

Options for development particularly development at the upper floor level may be more limited on these blocks.

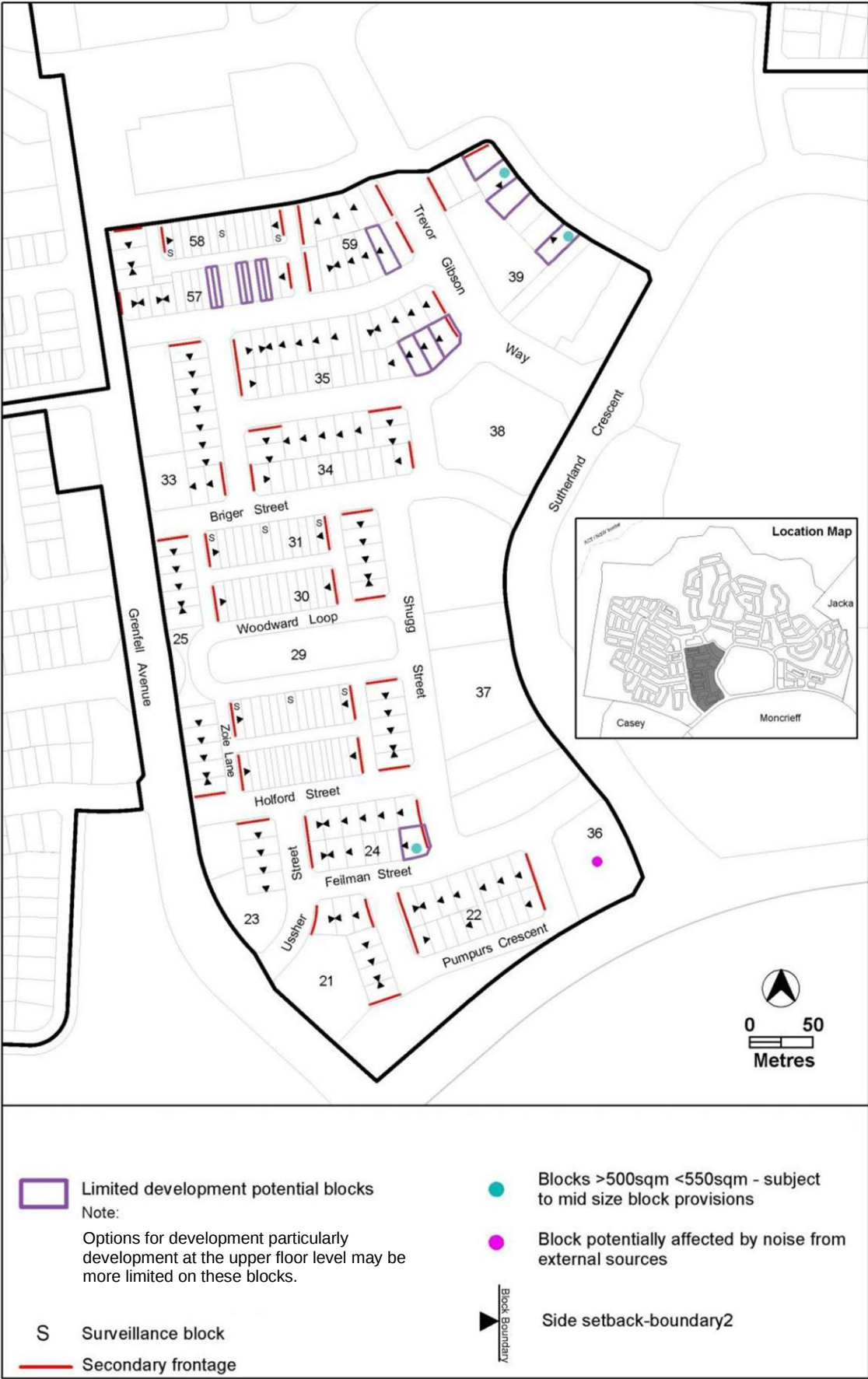
Secondary frontage

Blocks >500sqm <550sqm - subject to mid size block provisions

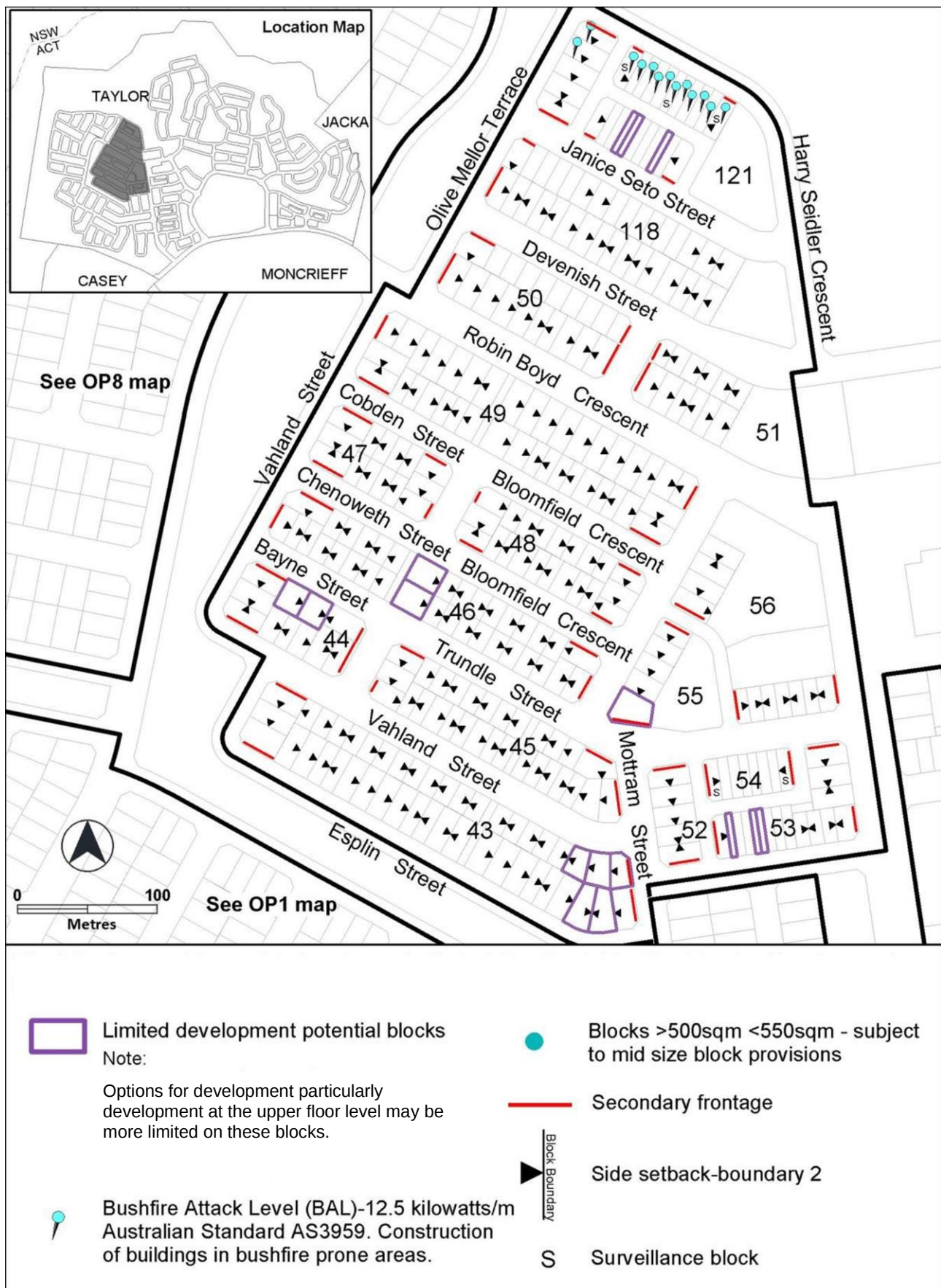
Side setback-boundary 2

Bushfire Attack Level (BAL)-12.5 kilowatts/m Australian Standard AS3959. Construction of buildings in bushfire prone areas.

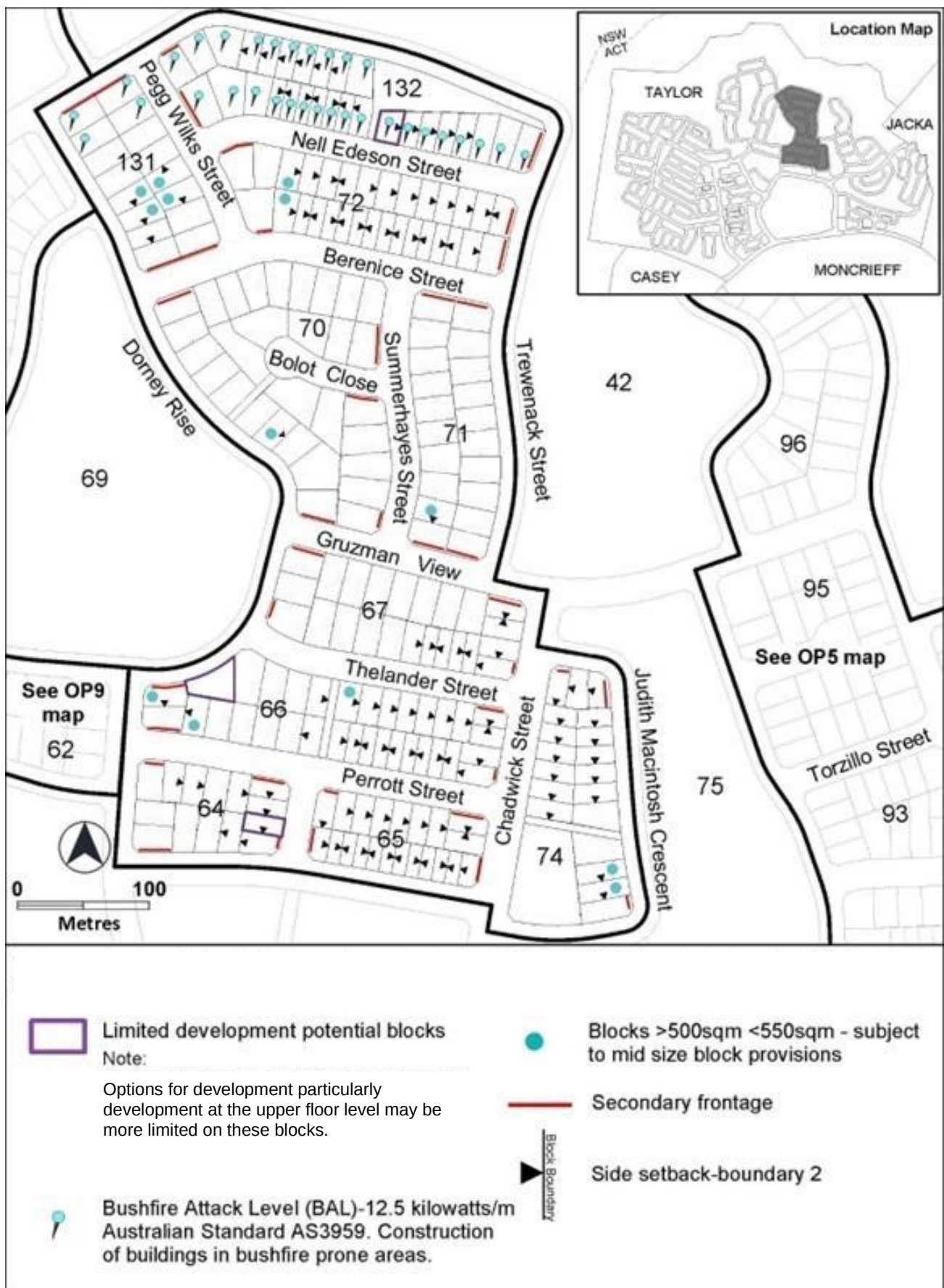
Figure 24 Taylor – Ongoing Provisions



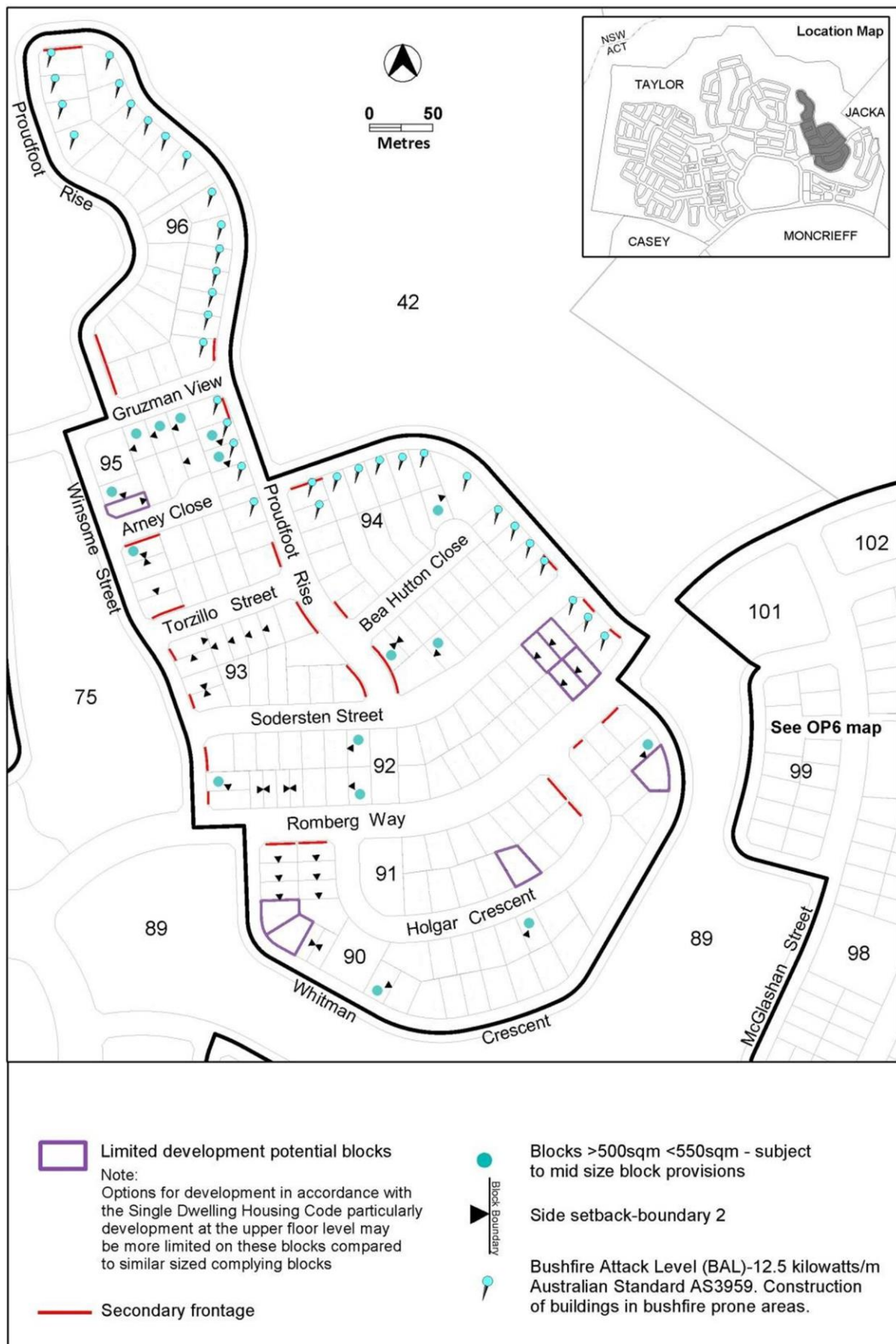
**Figure 25 Taylor – Ongoing Provisions**



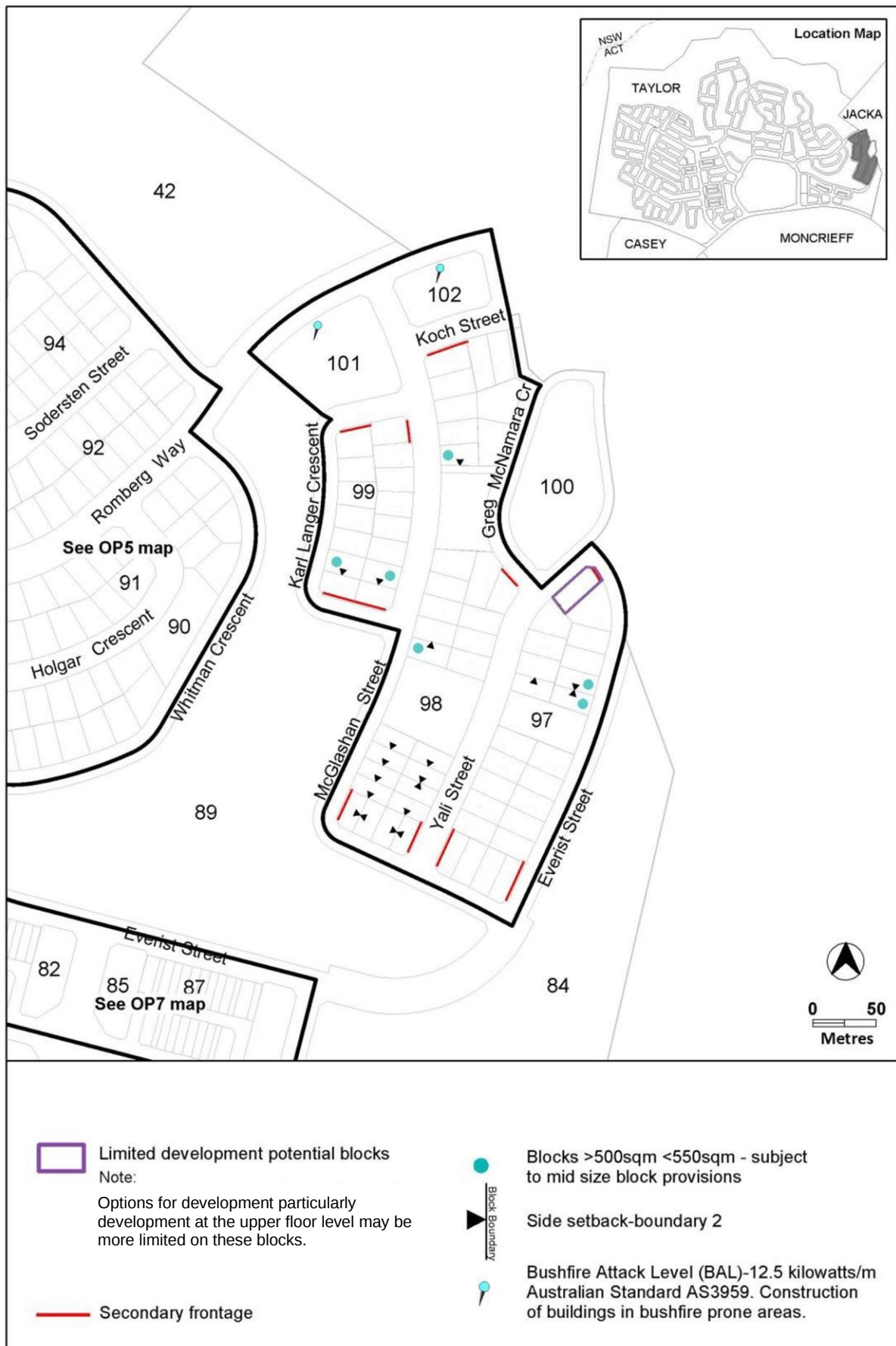
**Figure 26 Taylor – Ongoing Provisions**



**Figure 27 Taylor – Ongoing Provisions**



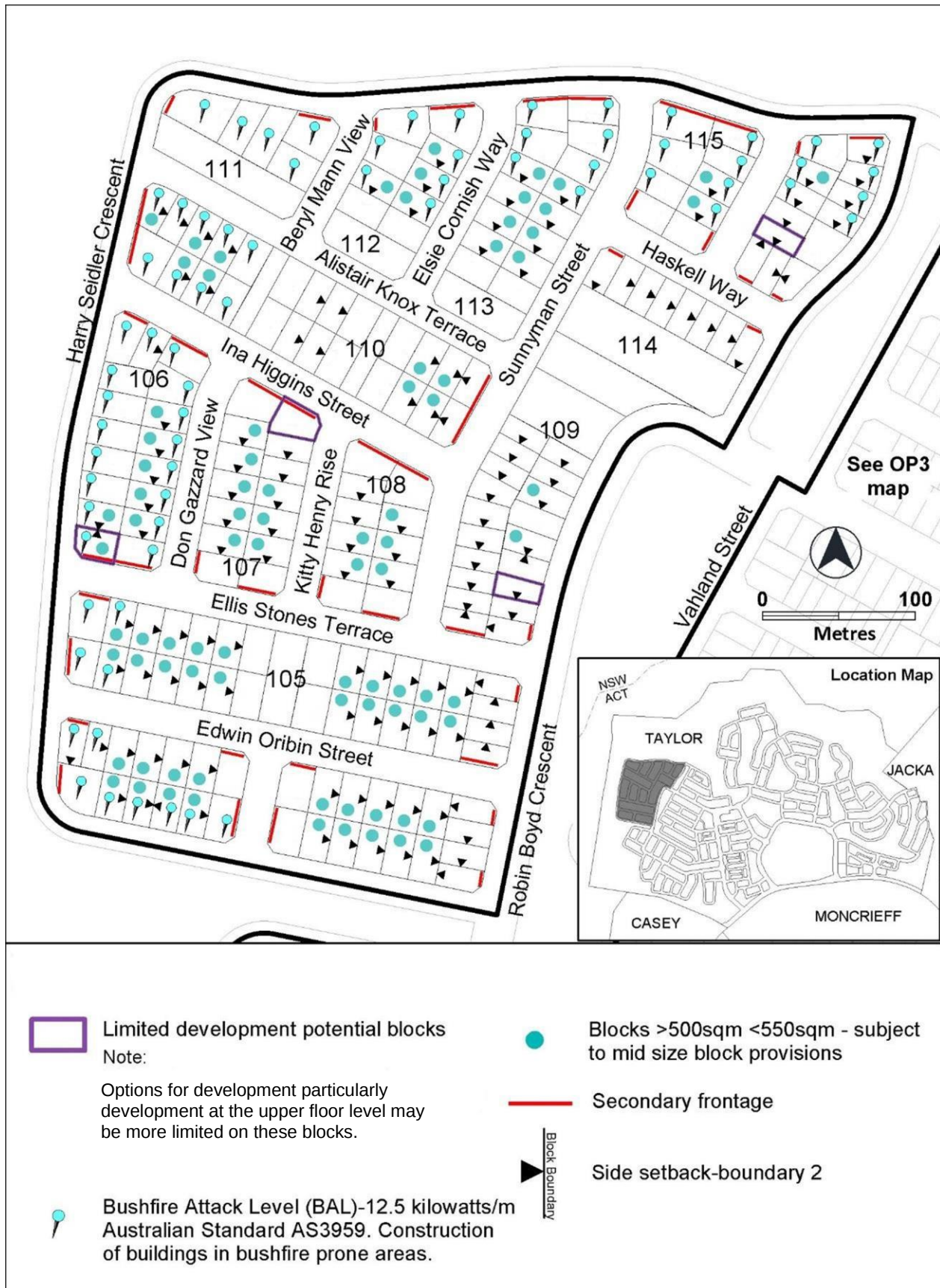
**Figure 28 Taylor – Ongoing Provisions**



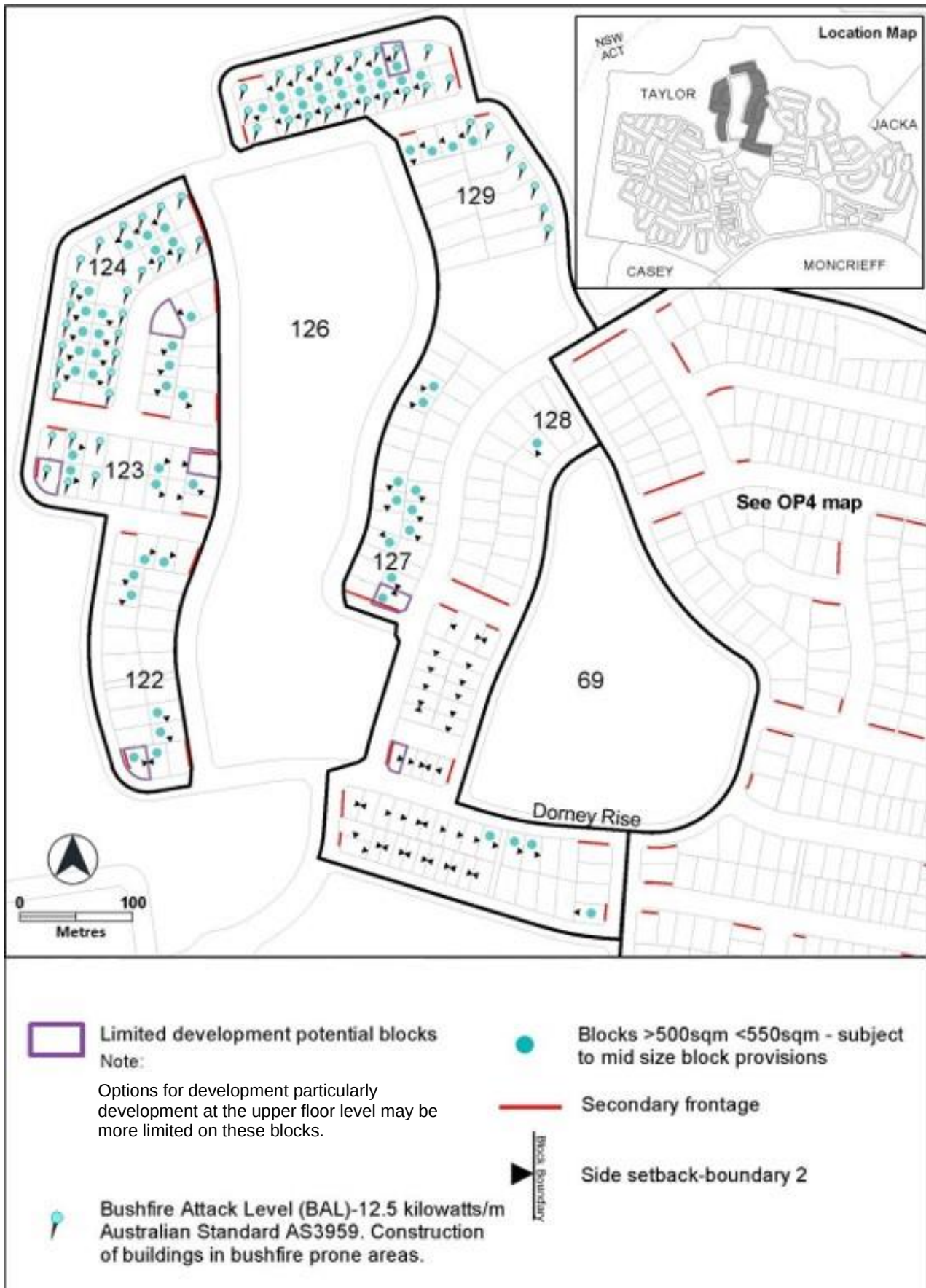
**Figure 29 Taylor – Ongoing Provisions**



**Figure 30 Taylor – Ongoing Provisions**



**Figure 31 Taylor – Ongoing Provisions**



# 18. Throsby

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

|                                                     |
|-----------------------------------------------------|
| <b>No applicable specification for this suburb.</b> |
|-----------------------------------------------------|