

# Planning (Molonglo Valley District) Technical Specifications 2024 (No 4)

Notifiable instrument NI2024–685

made under the

Planning Act 2023, s 51 (Technical specifications)

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## 1 Name of instrument

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

## 2 Commencement

This instrument commences on 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 Valley District) Technical Specifications 2024 (No 3)* (NI2024-532).

George Cilliers  
Chief Planner  
2 December 2024



# DS5 – Molonglo Valley District Specifications

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# Molonglo Valley 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 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.

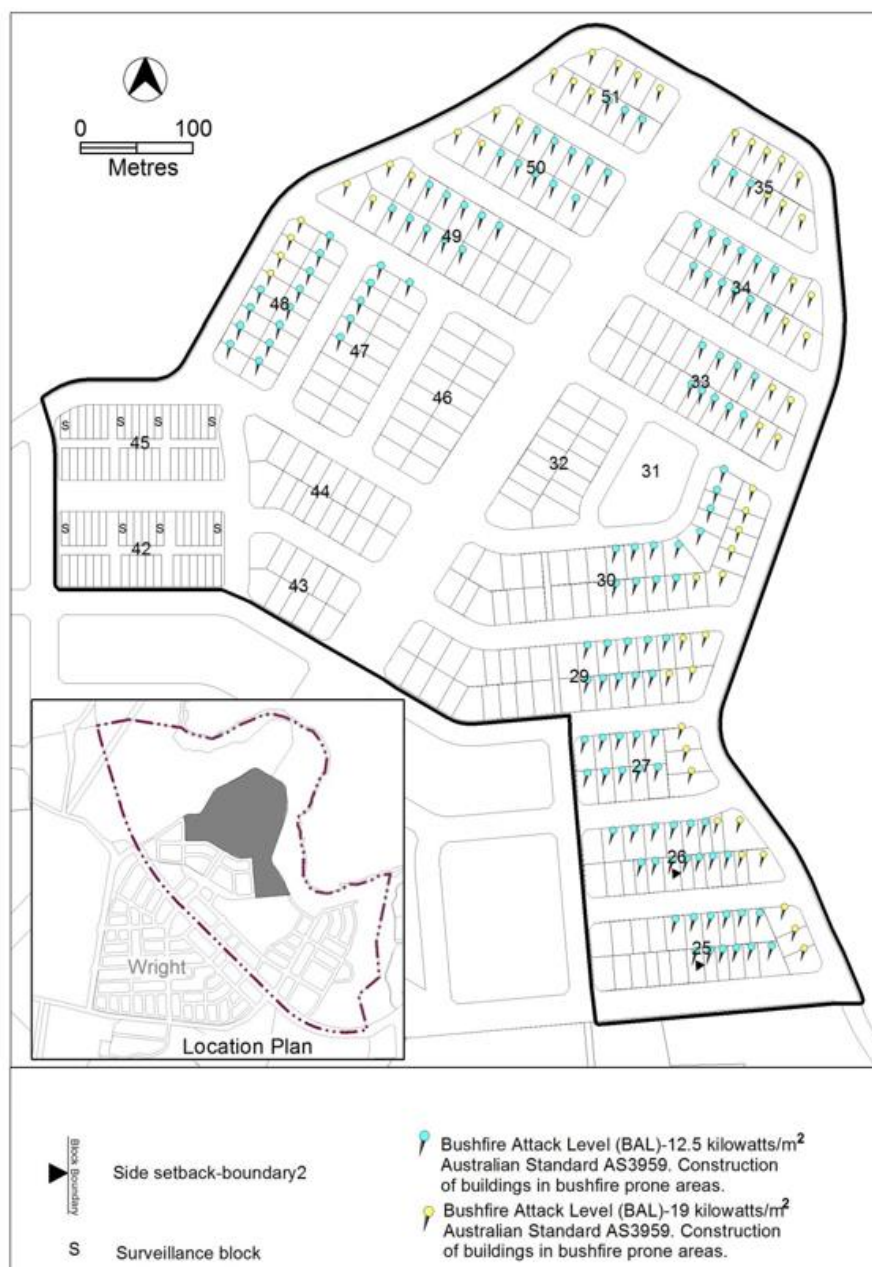
These specifications will only apply to the specific sites or locations they refer to and should be used in conjunction with the relevant district policy, i.e., **Part D5: Molonglo Valley District Policy**.

# 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 outcome                                                                                                                                                                                                                    |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Specification         |                                                                                                                                                                                                                                                     |
| Bushfire requirements | 1.1. Development complies with the specified bushfire attack level construction requirements and noise provisions, in accordance with <a href="#">Figure 1</a> , <a href="#">Figure 2</a> , <a href="#">Figure 3</a> and <a href="#">Figure 4</a> . |

**Figure 1 Coombs – Bushfire Provisions**



**Figure 2 Coombs - Bushfire Provisions**

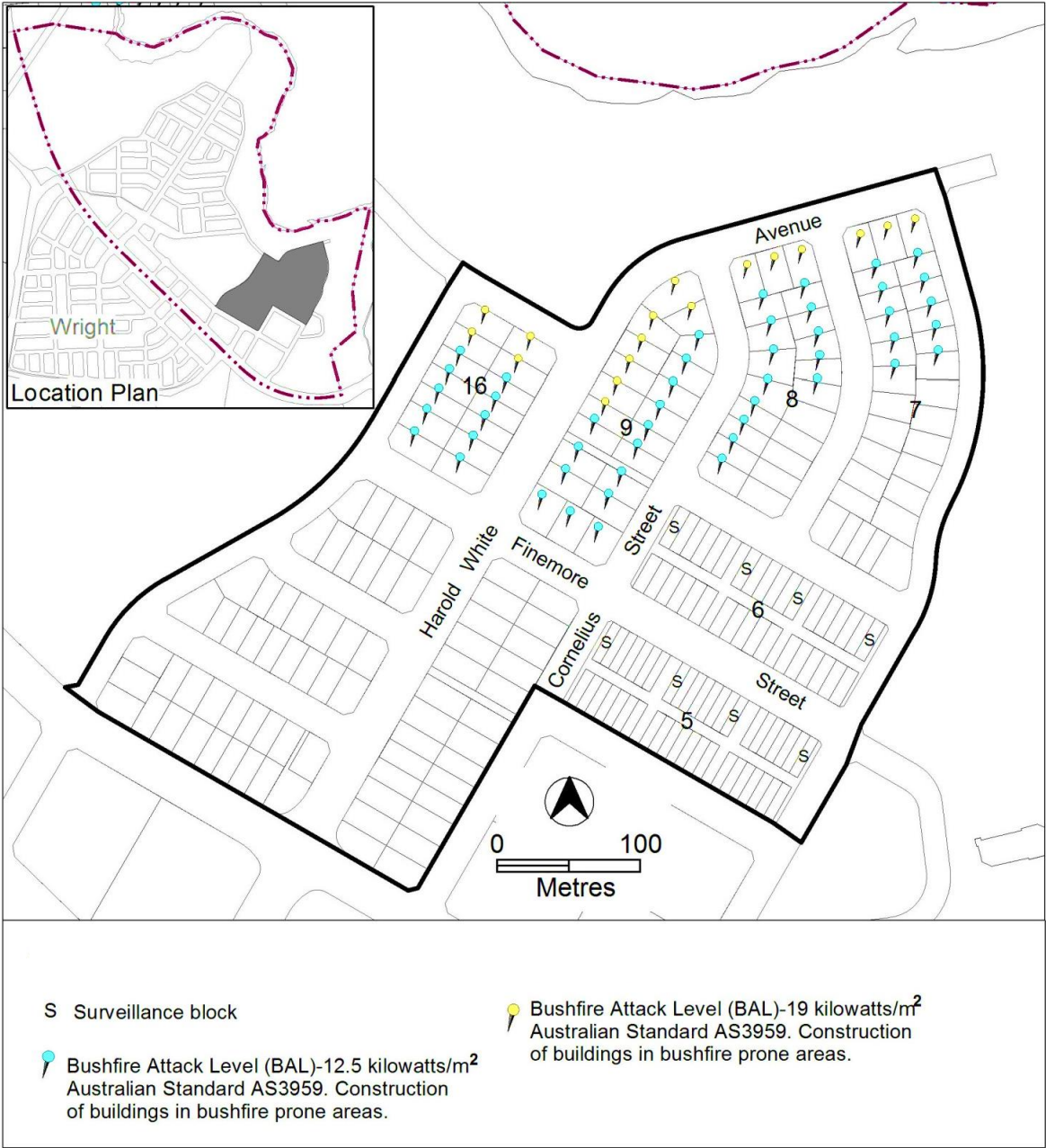


Figure 3 Coombs – Noise Provisions

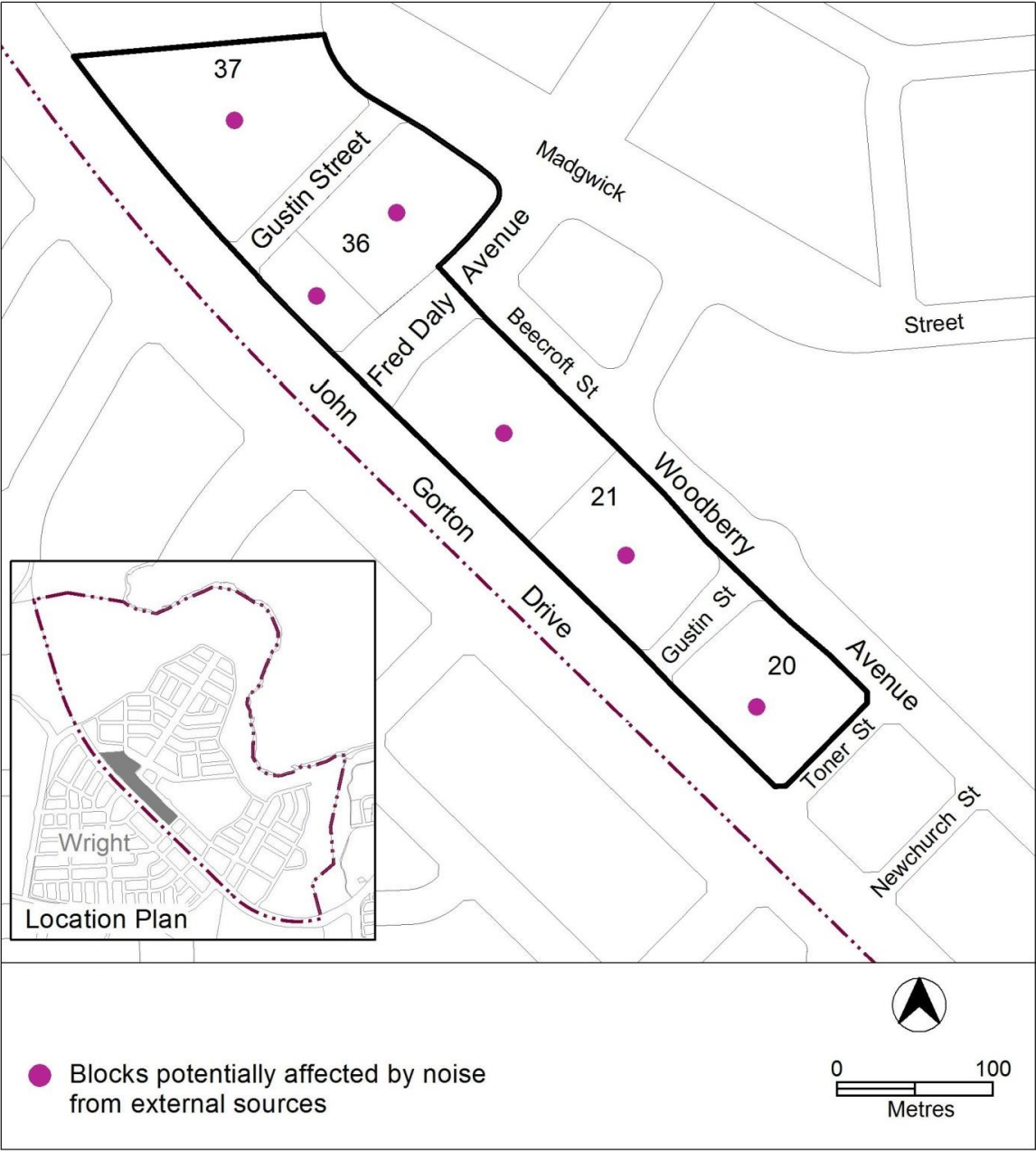
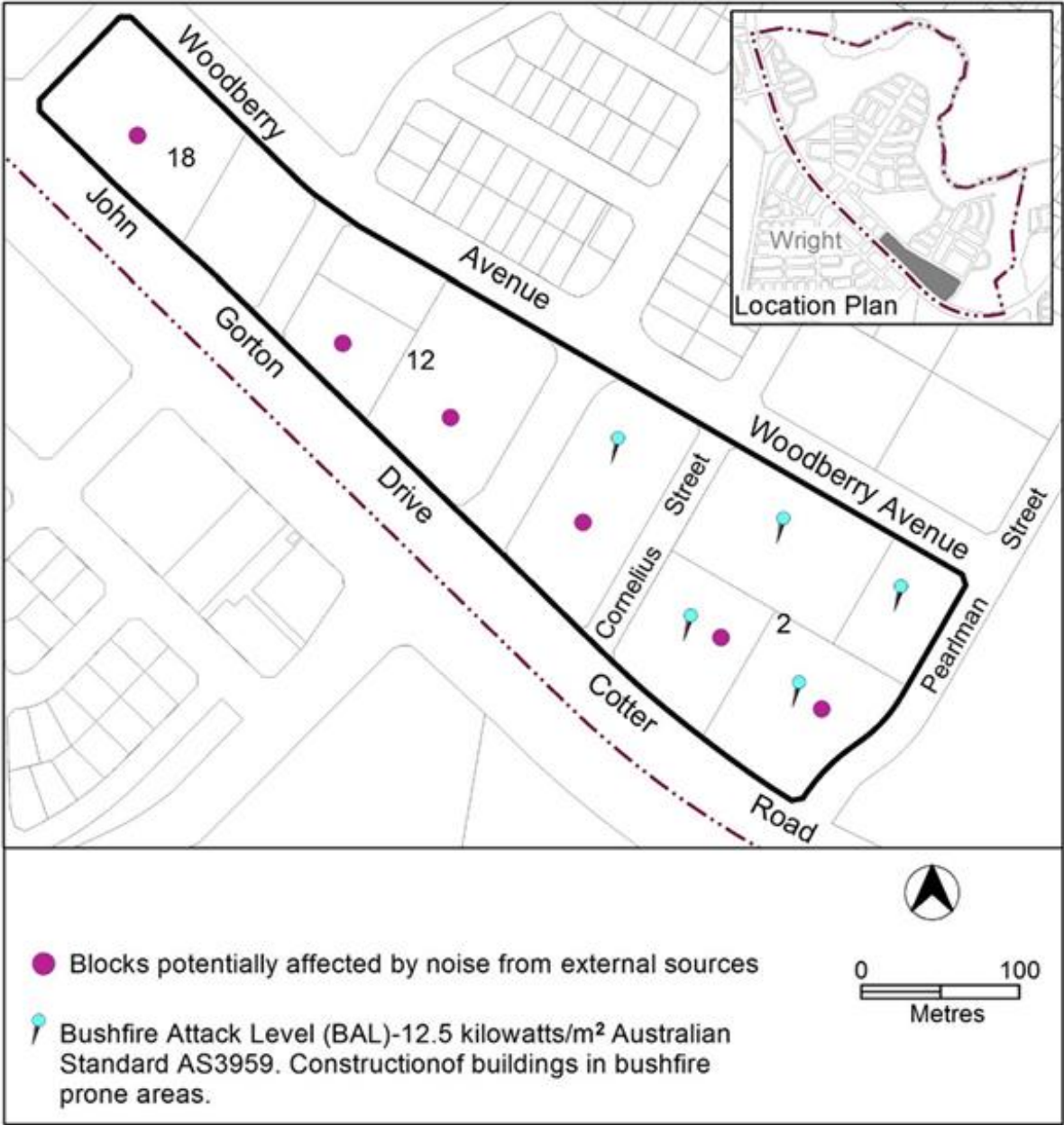




Figure 4 Coombs – Noise and Bushfire Provisions



## 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Specification</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Vehicle access</b>               | 2.1. No vehicle access is provided from frontages as indicated on <a href="#">Figure 6</a> , <a href="#">Figure 7</a> , <a href="#">Figure 8</a> , <a href="#">Figure 9</a> , <a href="#">Figure 11</a> , <a href="#">Figure 12</a> and <a href="#">Figure 13</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Private open space</b>           | 2.2. For blocks in <a href="#">Figure 6</a> , 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Principle private open space</b> | 2.3. For nominated blocks in <a href="#">Figure 15</a> and <a href="#">Figure 16</a> , alternate principle private open space (PPOS) is permitted above the garage. All other PPOS requirements apply as per the relevant Territory Plan code.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Landscaping – open space</b>     | 2.4. For blocks in <a href="#">Figure 7</a> :<br>a) Identified areas are maintained as a landscape zone.<br>b) Commercial uses adjacent to the landscape zone are activated.<br>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.                                                                                                                                                                                                                                                                                                                           |
| <b>Visual corridor</b>              | 2.5. Buildings must be setback to achieve a visual corridor through nominated block as shown in <a href="#">Figure 14</a> and <a href="#">Figure 16</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Building heights</b>             | 2.6. The minimum and maximum number of storeys is nominated in <a href="#">Figure 10</a> , <a href="#">Figure 11</a> , <a href="#">Figure 12</a> , <a href="#">Figure 13</a> , <a href="#">Figure 14</a> , <a href="#">Figure 15</a> and <a href="#">Figure 16</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Setbacks</b>                     | 2.7. For blocks in <a href="#">Figure 10</a> , <a href="#">Figure 11</a> , <a href="#">Figure 12</a> , <a href="#">Figure 13</a> , <a href="#">Figure 14</a> , <a href="#">Figure 15</a> and <a href="#">Figure 16</a> , the minimum boundary setbacks to floor levels are nominated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Habitable rooms</b>              | 2.8. Blocks identified in <a href="#">Figure 11</a> , <a href="#">Figure 12</a> , <a href="#">Figure 14</a> and <a href="#">Figure 16</a> are to provide habitable rooms that overlook both front boundaries.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Garages/Carports</b>             | 2.9. For blocks in <a href="#">Figures 5</a> , <a href="#">Figure 6</a> , <a href="#">Figure 10</a> , <a href="#">Figure 11</a> , <a href="#">Figure 12</a> , <a href="#">Figure 13</a> , <a href="#">Figure 14</a> , <a href="#">Figure 15</a> and <a href="#">Figure 16</a> , the minimum side boundary setback to garage / carport is as nominated and the maximum length of the wall is 8m.<br>2.10. For nominated blocks in <a href="#">Figure 15</a> and <a href="#">Figure 16</a> , the minimum side boundary setback to the garage is specified.<br>2.11. For nominated blocks in <a href="#">Figure 15</a> and <a href="#">Figure 16</a> , the garage opening may exceed 50% if building façade width. Upper floor must provide building articulation. |
| <b>Gates</b>                        | 2.12. For blocks in <a href="#">Figure 5</a> , <a href="#">Figure 6</a> , <a href="#">Figure 7</a> , <a href="#">Figure 8</a> , <a href="#">Figure 9</a> and <a href="#">Figure 10</a> boundaries to open space must provide at least one gate access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Fencing – general</b>            | 2.13. Blocks fronting open space identified in <a href="#">Figure 26</a> provide transparent type fencing with maximum height of 1.2m.<br>2.14. For blocks identified in <a href="#">Figure 11</a> and <a href="#">Figure 15</a> , 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.                                                                                                                                                                                                                                                                                                                                          |

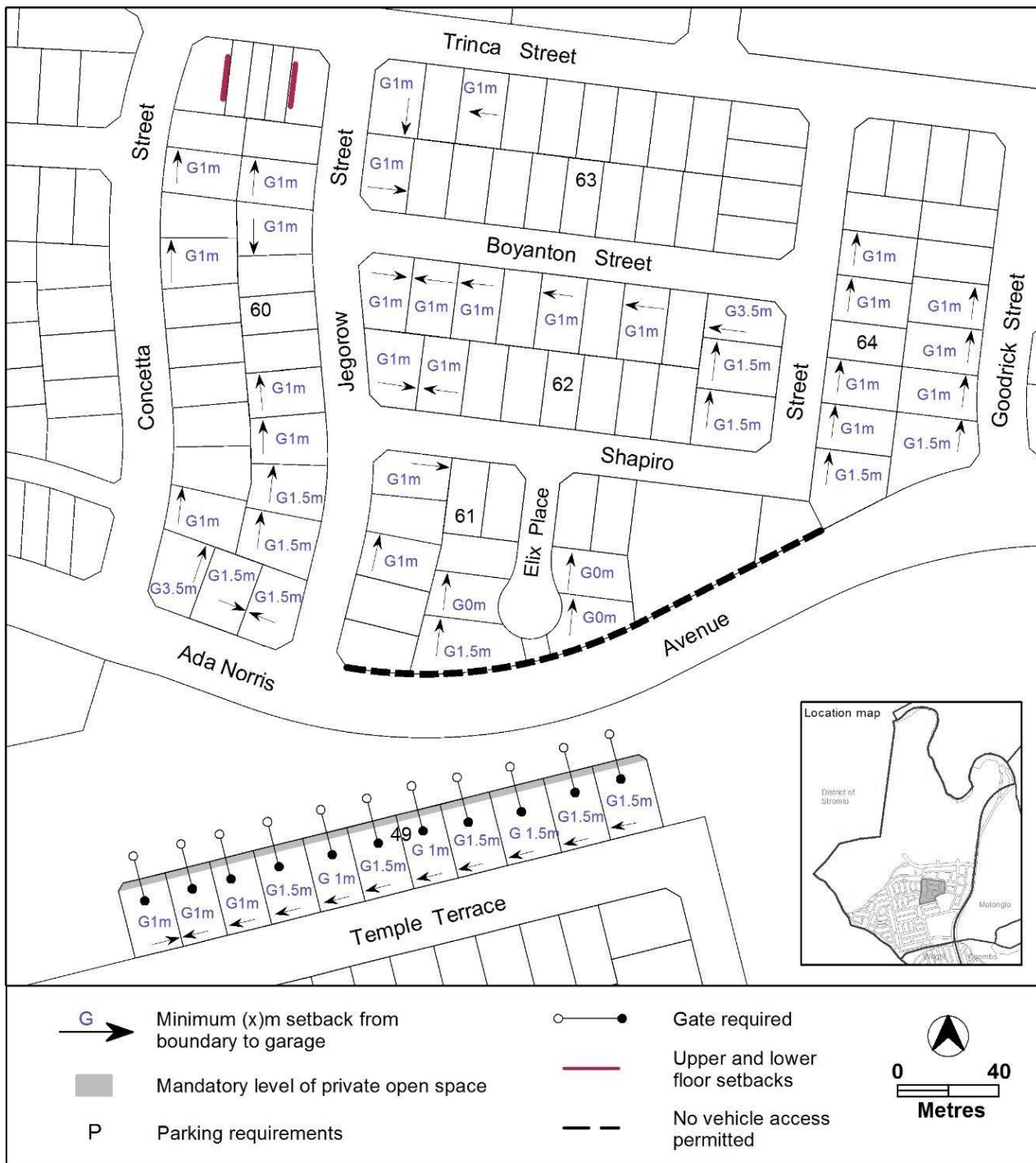
| Assessment Outcome                                | Refer to zone assessment outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Specification</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Fencing and courtyard walls– to open space</b> | <p>2.15. For blocks addressing open space in <a href="#">Figure 11</a>, <a href="#">Figure 12</a>, <a href="#">Figure 13</a>, <a href="#">Figure 14</a> and <a href="#">Figure 16</a>, fences are not permitted on nominated front boundaries, however, courtyard walls are permitted and are to be:</p> <ul style="list-style-type: none"> <li>a) Constructed only of brick, block or stonework, any which may be combined with feature panels.</li> <li>b) Maximum height of 1.8m.</li> <li>c) Located on the block boundary or in a location setback from the block boundary as required to permit access by service authorities.</li> </ul> |
| <b>Parking</b>                                    | <p>2.16. For blocks identified in <a href="#">Figure 6</a>, <a href="#">Figure 7</a>, <a href="#">Figure 8</a>, <a href="#">Figure 9</a>, <a href="#">Figure 11</a>, <a href="#">Figure 12</a>, <a href="#">Figure 13</a>, <a href="#">Figure 14</a>, <a href="#">Figure 15</a> and <a href="#">Figure 16</a>, all visitor parking requirements are to be provided within the block.</p>                                                                                                                                                                                                                                                        |
| <b>Pedestrian access</b>                          | <p>2.17. For blocks identified in <a href="#">Figure 11</a>, <a href="#">Figure 12</a>, <a href="#">Figure 13</a>, <a href="#">Figure 14</a>, <a href="#">Figure 15</a> and <a href="#">Figure 16</a>, pedestrian access must be provided on all nominated boundaries. Where a multi-unit exceeds 10 dwellings, multiple entries must be provided.</p>                                                                                                                                                                                                                                                                                          |
| <b>Development provisions</b>                     | <p>2.18. Development complies with the specifications identified in <a href="#">Figure 17</a>, <a href="#">Figure 18</a>, <a href="#">Figure 19</a>, <a href="#">Figure 20</a>, <a href="#">Figure 21</a>, <a href="#">Figure 22</a>, <a href="#">Figure 23</a>, <a href="#">Figure 24</a>, and <a href="#">Figure 25</a>.<br/>Note: Blocks identified as being subject to mid-sized block provisions are from 500m<sup>2</sup> or greater, but less than 550m<sup>2</sup>.</p>                                                                                                                                                                 |



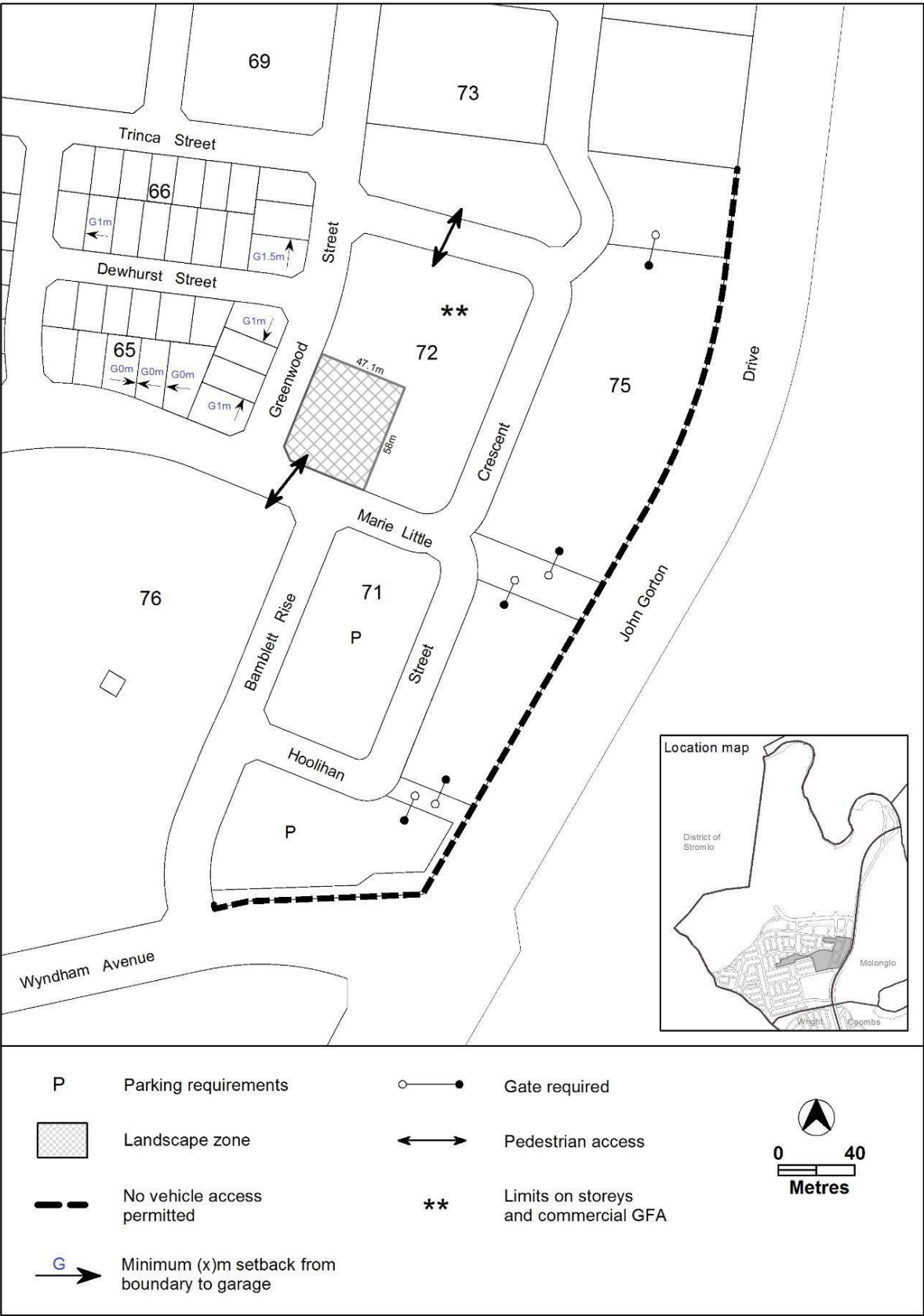
**Figure 5 Denman Prospect – Ongoing Provisions**



**Figure 6 Denman Prospect – Ongoing Provisions**



**Figure 7 Denman Prospect – Ongoing Provisions**



Location map

District of Stromlo

Molonglo

Wright

Coomba

Holborow Avenue

McMichael Terrace

Trinca Street

Martel Street

Foulkes Street

Greenwood Street

60

63

67

68

69

70

P

P

P

P

P

G1m

G1m

Parking requirements

No vehicle access permitted

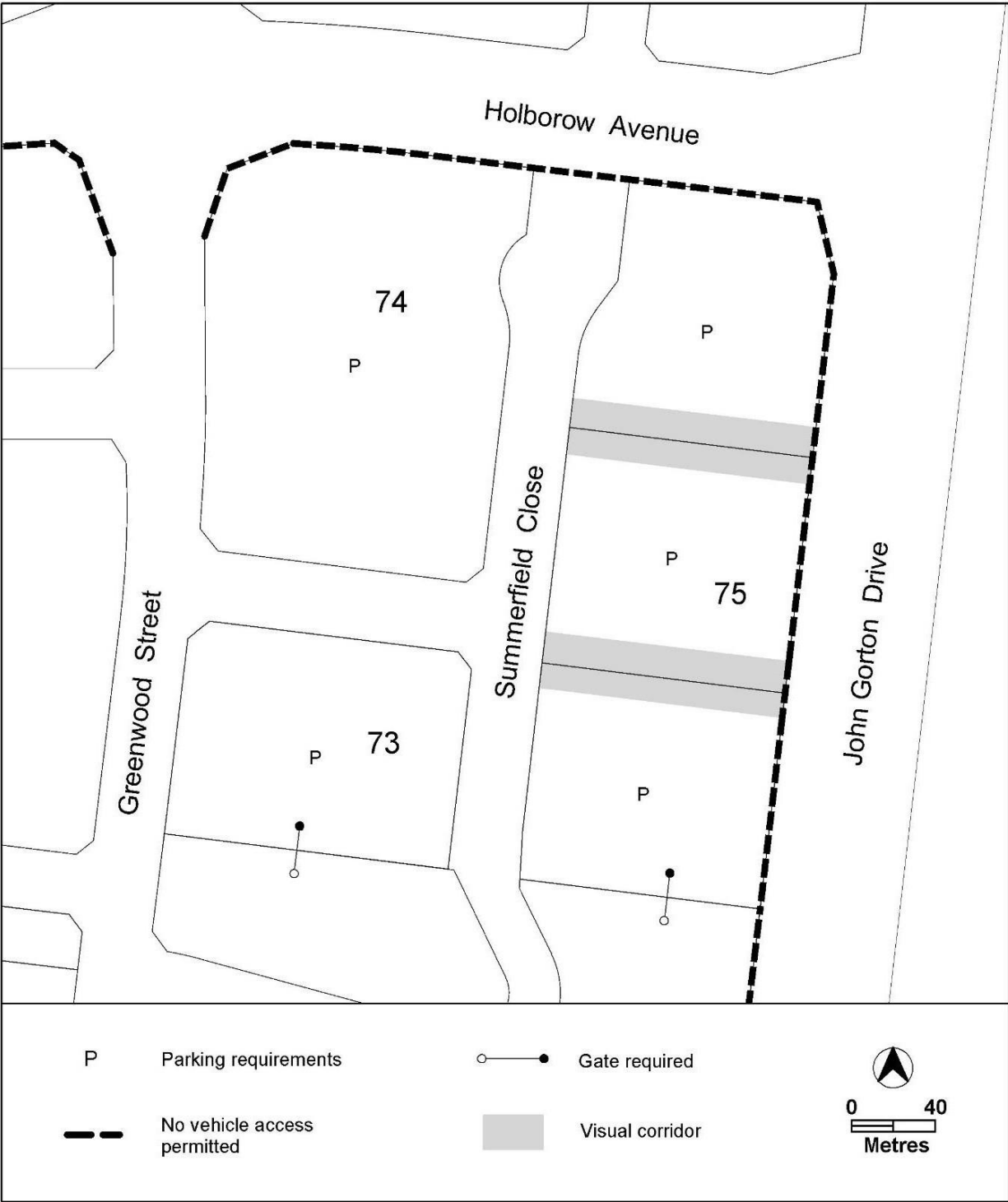
Upper and lower floor setbacks

Gate required

Minimum (x)m setback from boundary to garage

0 40 Metres

Figure 9 Denman Prospect – Ongoing Provisions

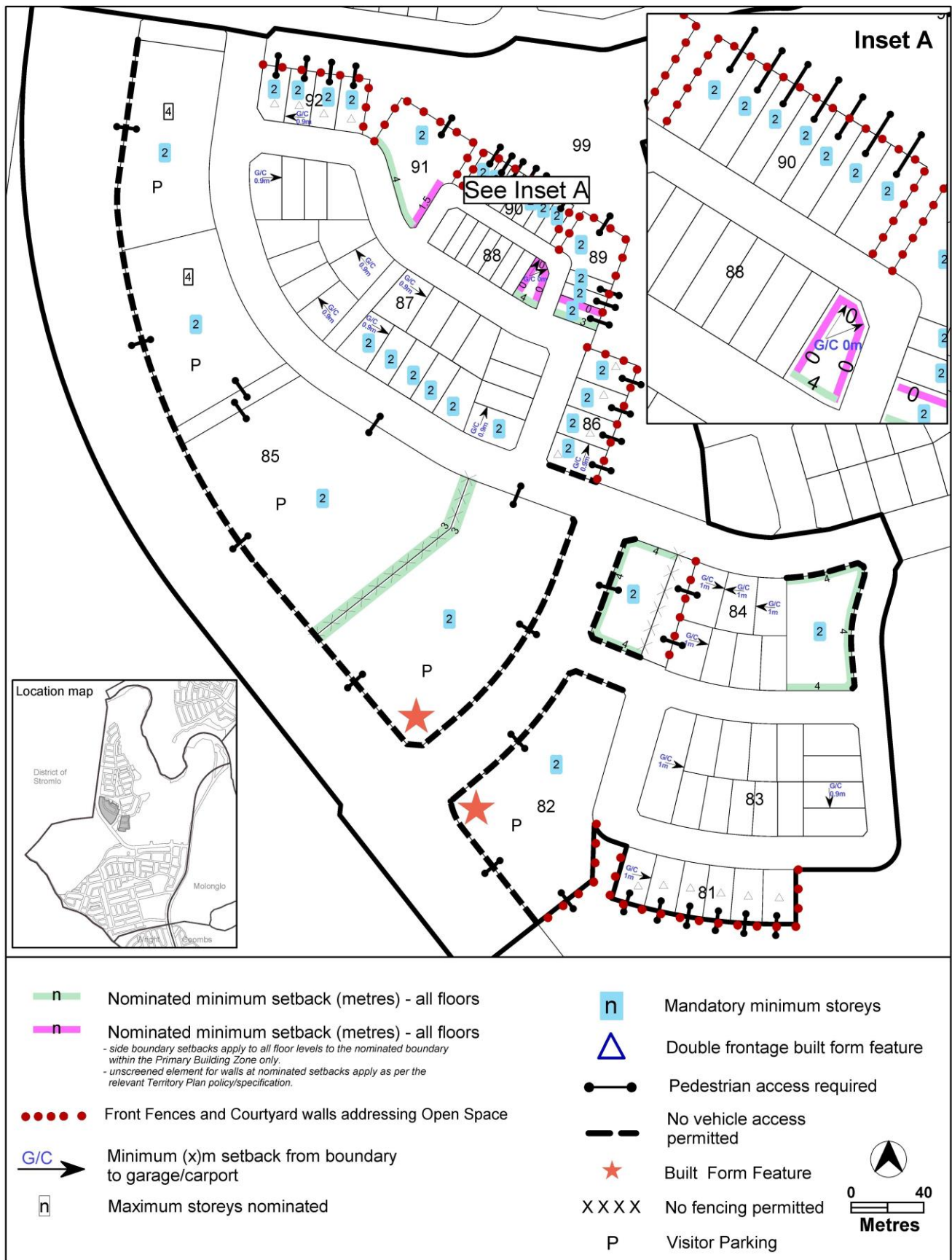




**Figure 10 Denman Prospect – Ongoing Provisions**



**Figure 11 Denman Prospect – Ongoing Provisions**



**Figure 12 Denman Prospect – Ongoing Provisions**

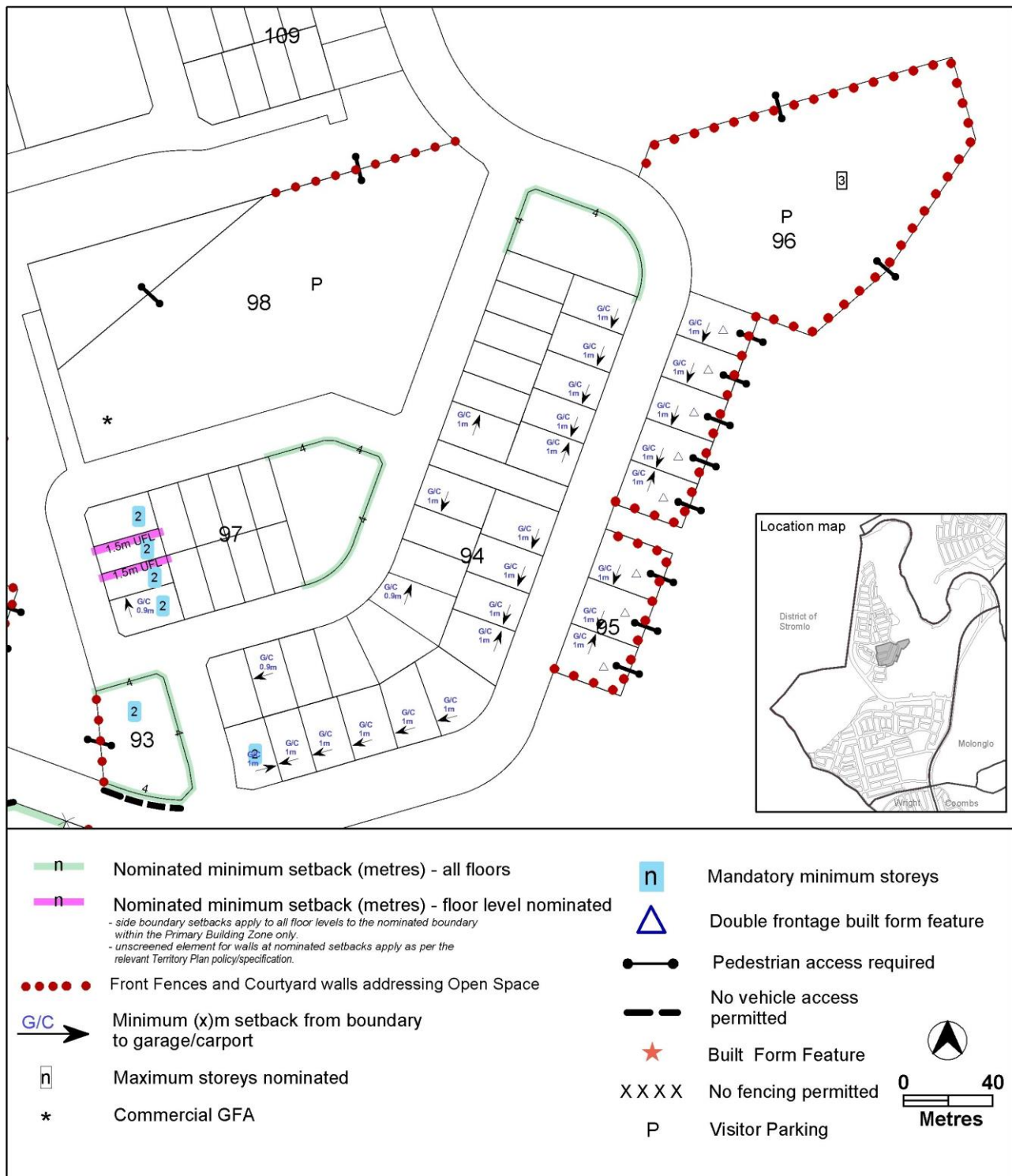




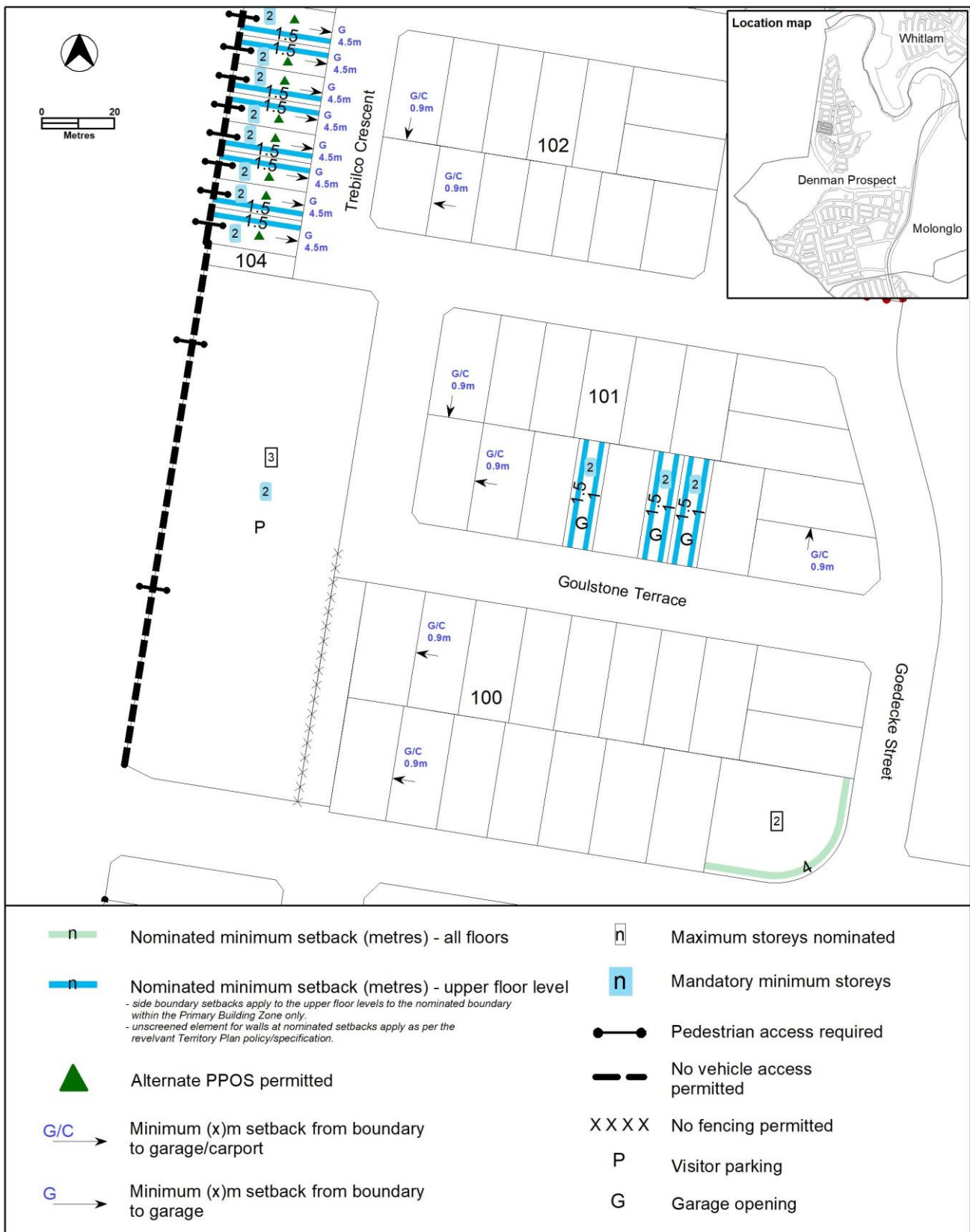
Figure 13 Denman Prospect – Ongoing Provisions



**Figure 14 Denman Prospect – Ongoing Provisions**



**Figure 15 Denman Prospect – Ongoing Provisions**



**Figure 16 Denman Prospect – Ongoing Provisions**

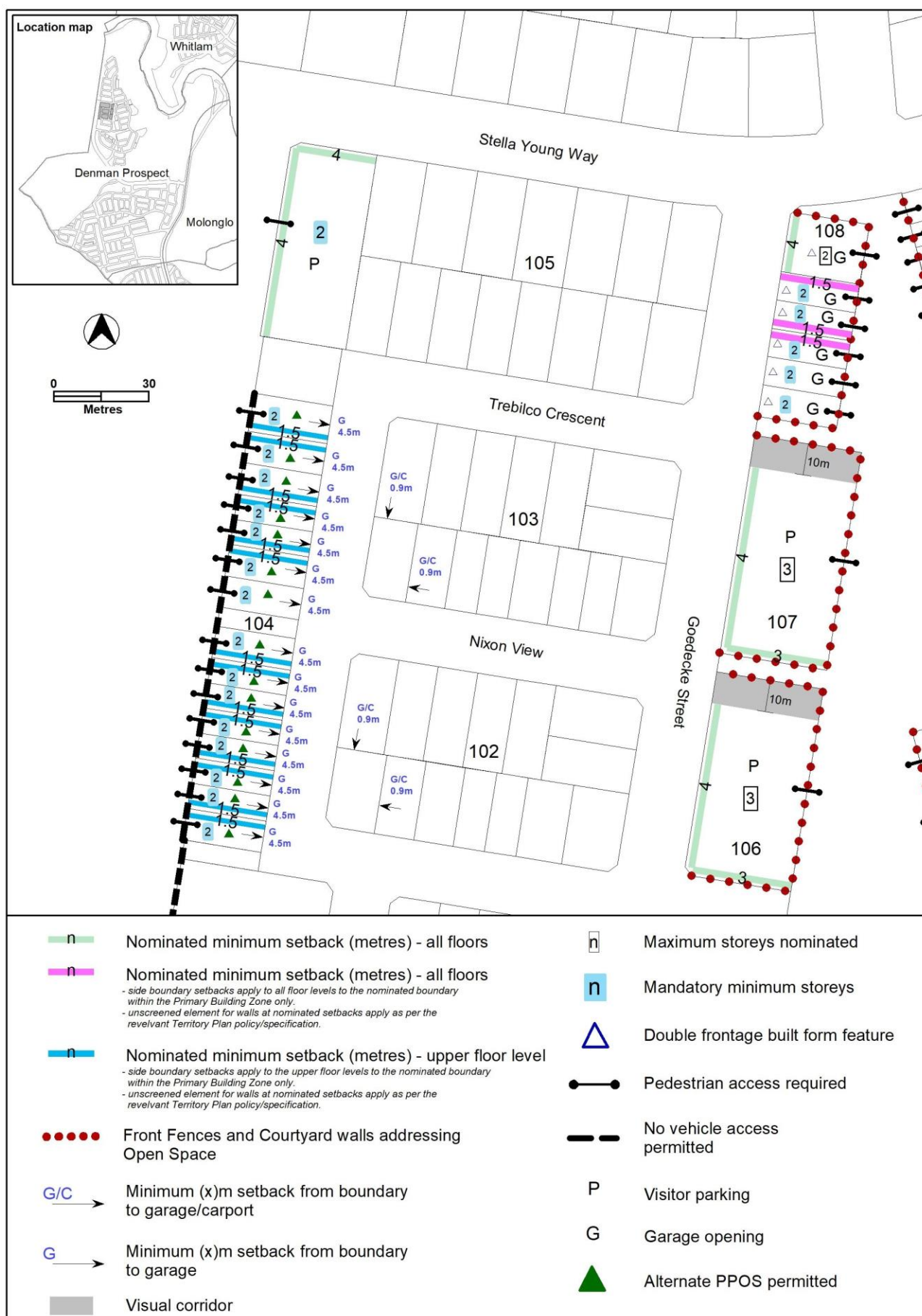
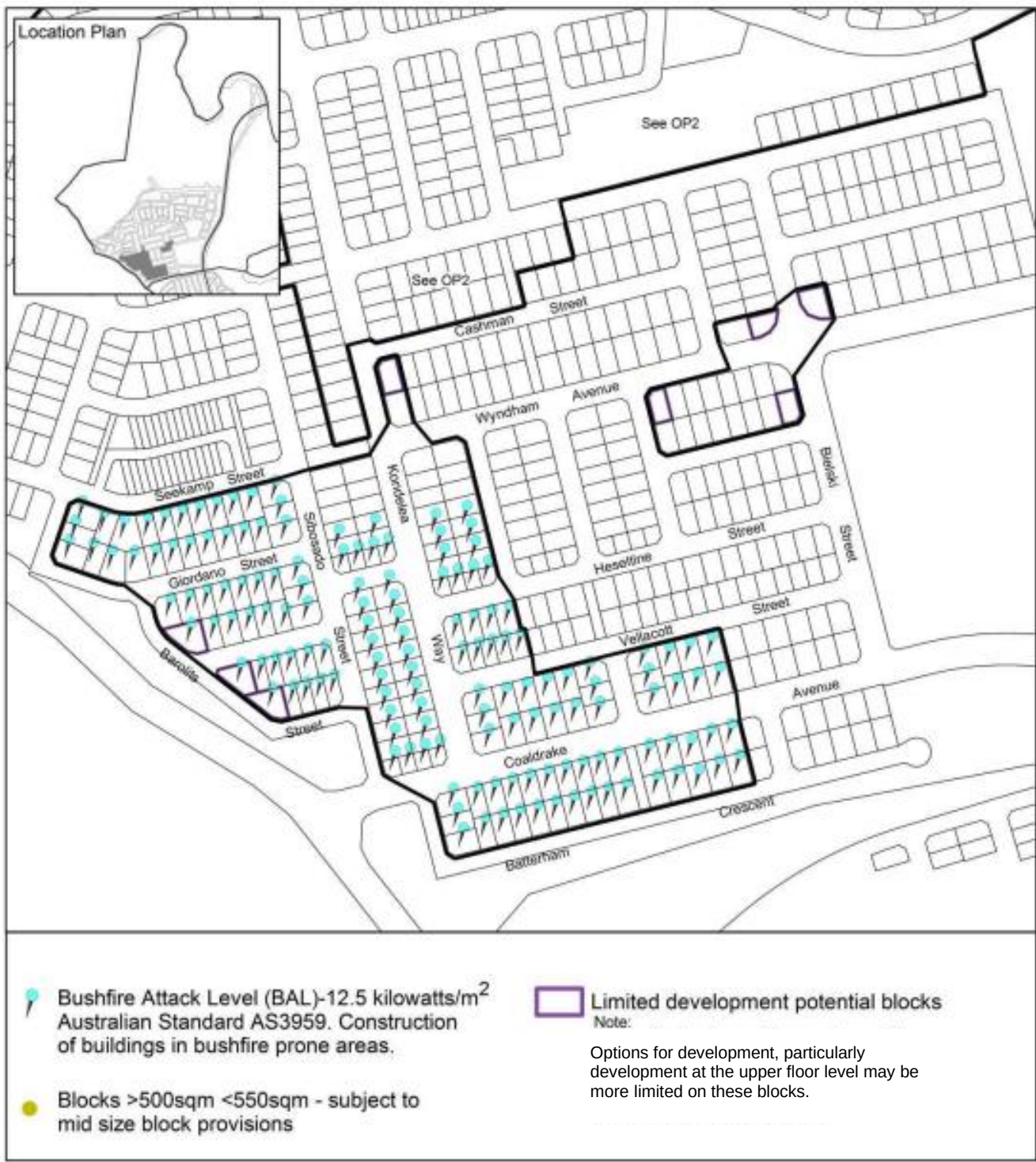
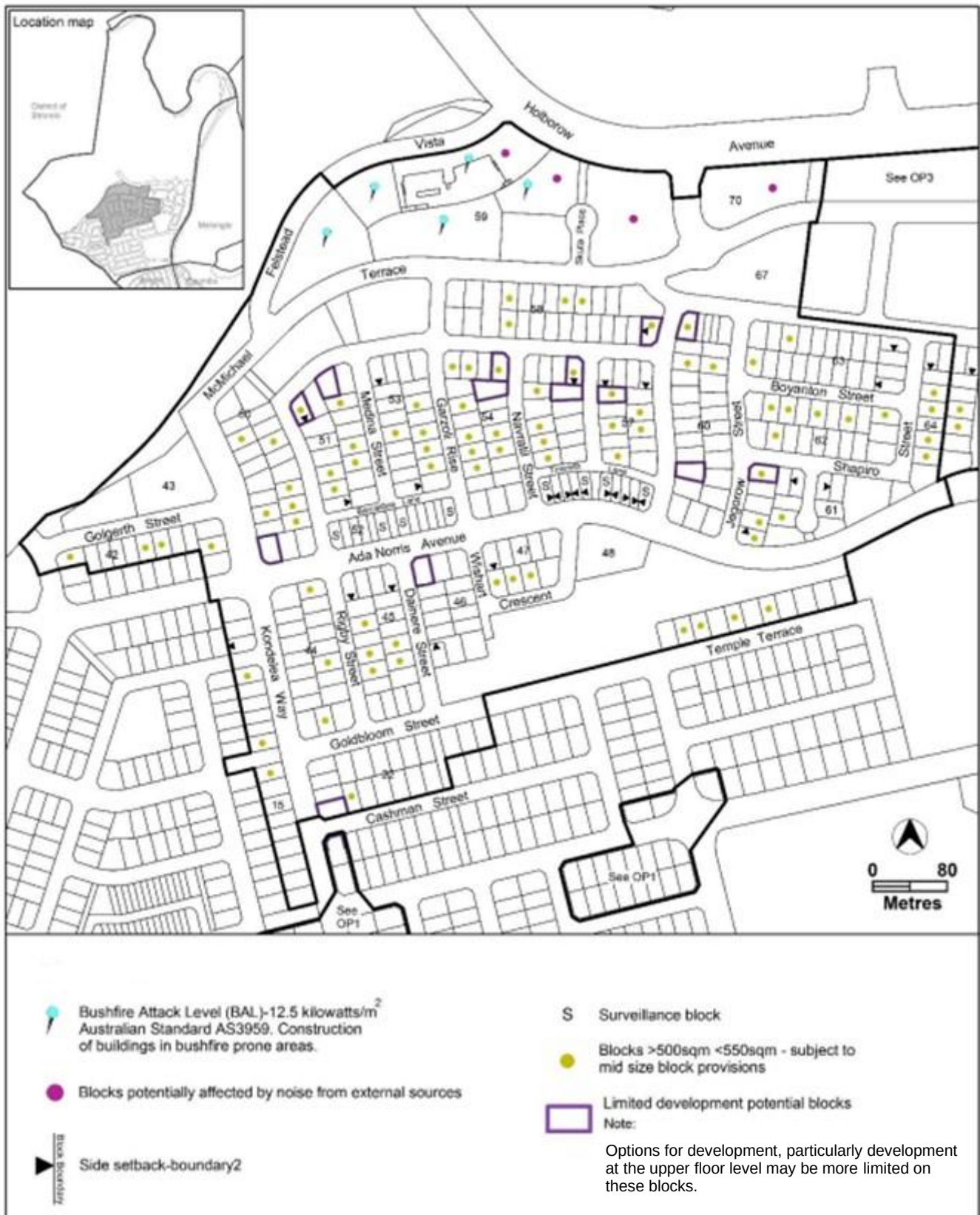




Figure 17 Denman Prospect – Ongoing Provisions



**Figure 18 Denman Prospect – Ongoing Provisions**

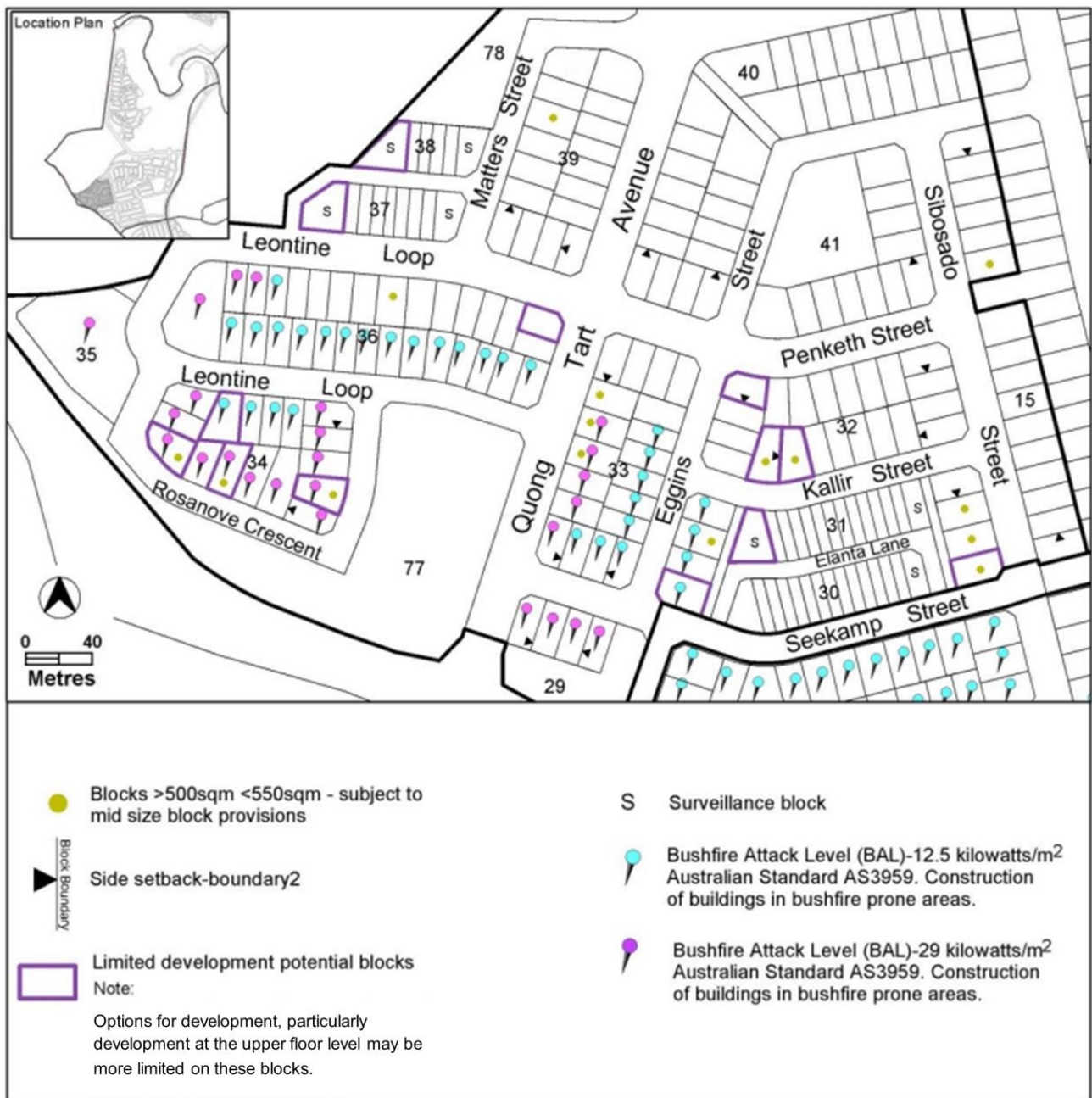




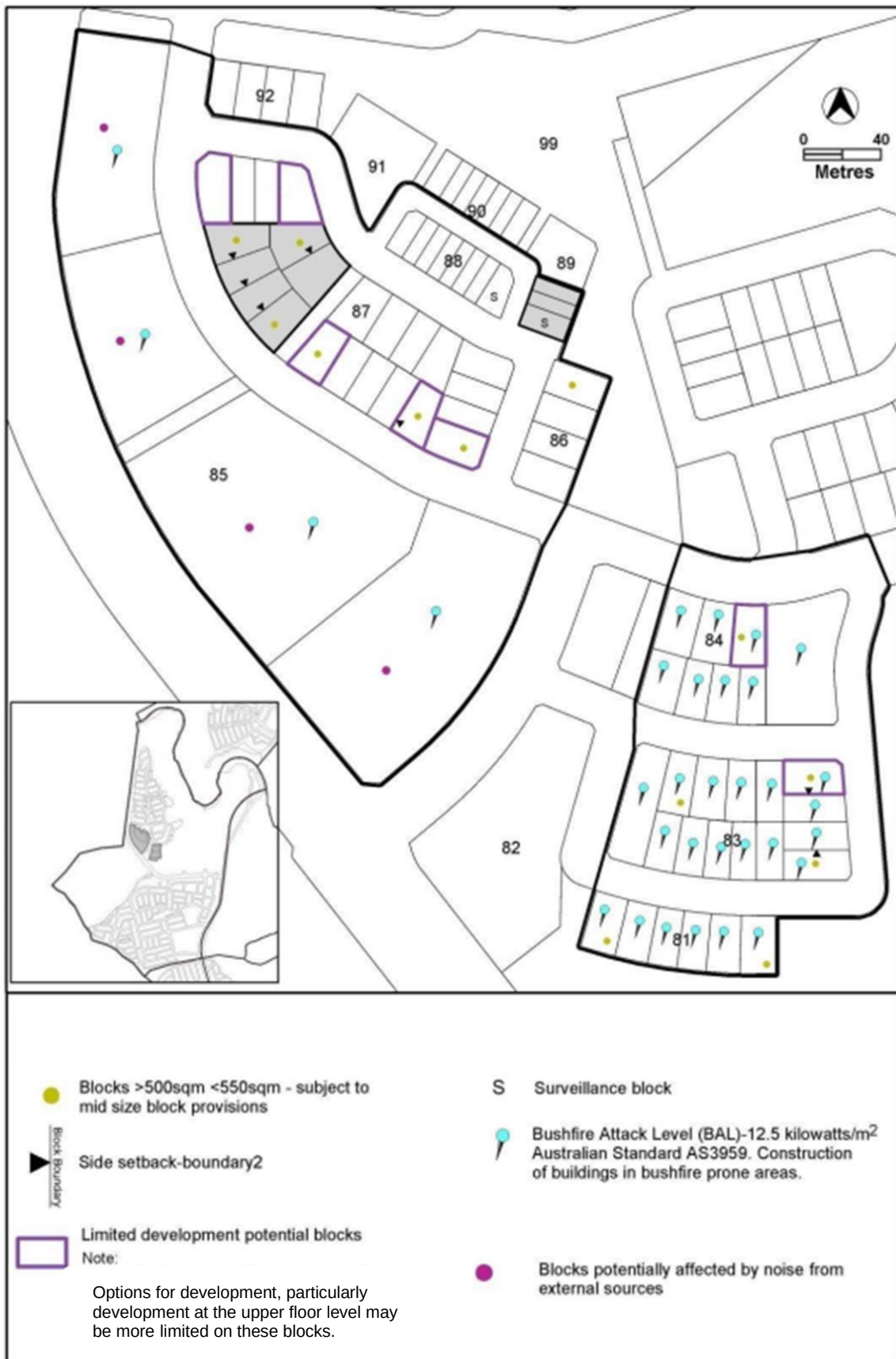
**Figure 19 Denman Prospect – Ongoing Provisions**



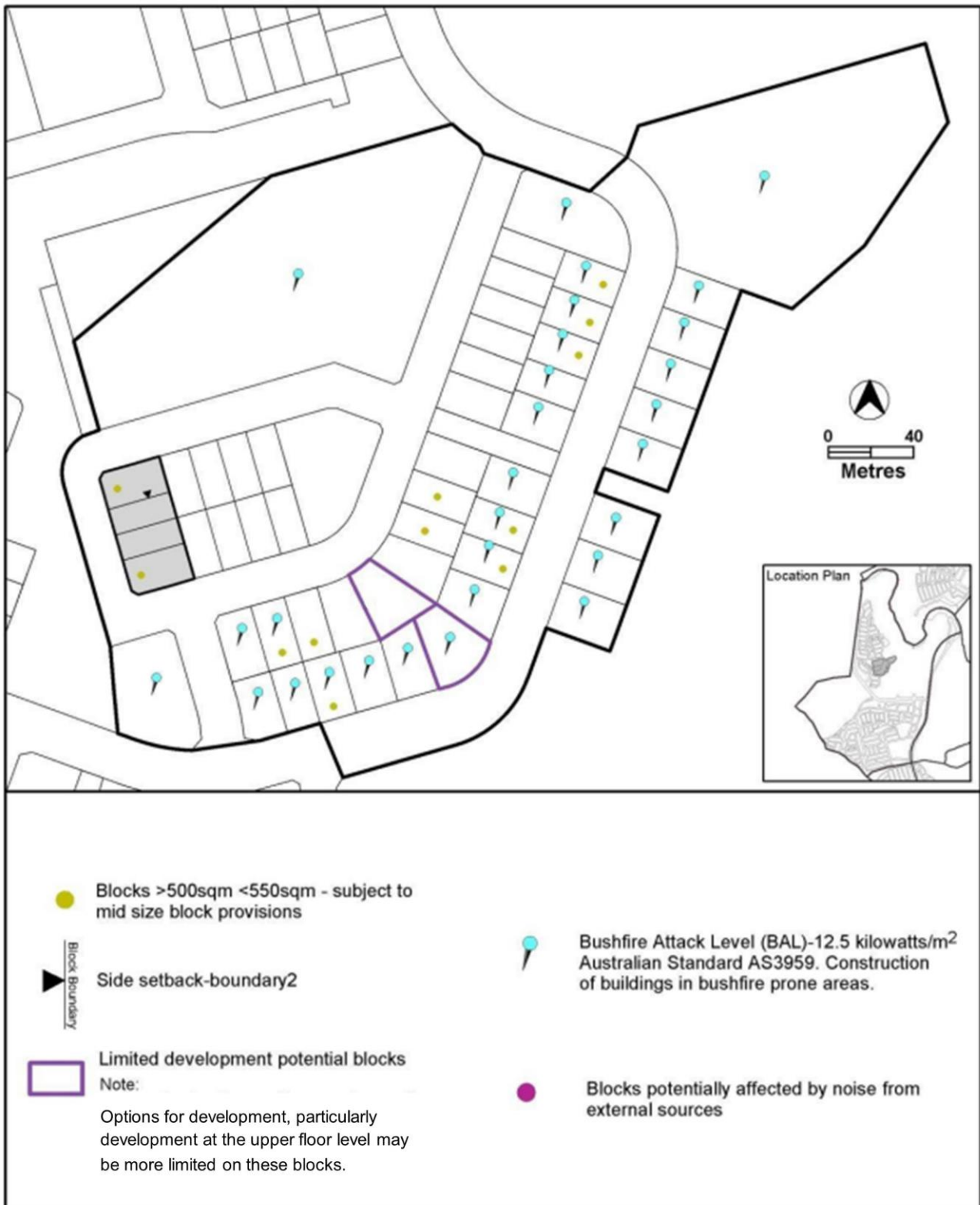
**Figure 20 Denman Prospect – Ongoing Provisions**



**Figure 21 Denman Prospect – Ongoing Provisions**



**Figure 22 Denman Prospect – Ongoing Provisions**



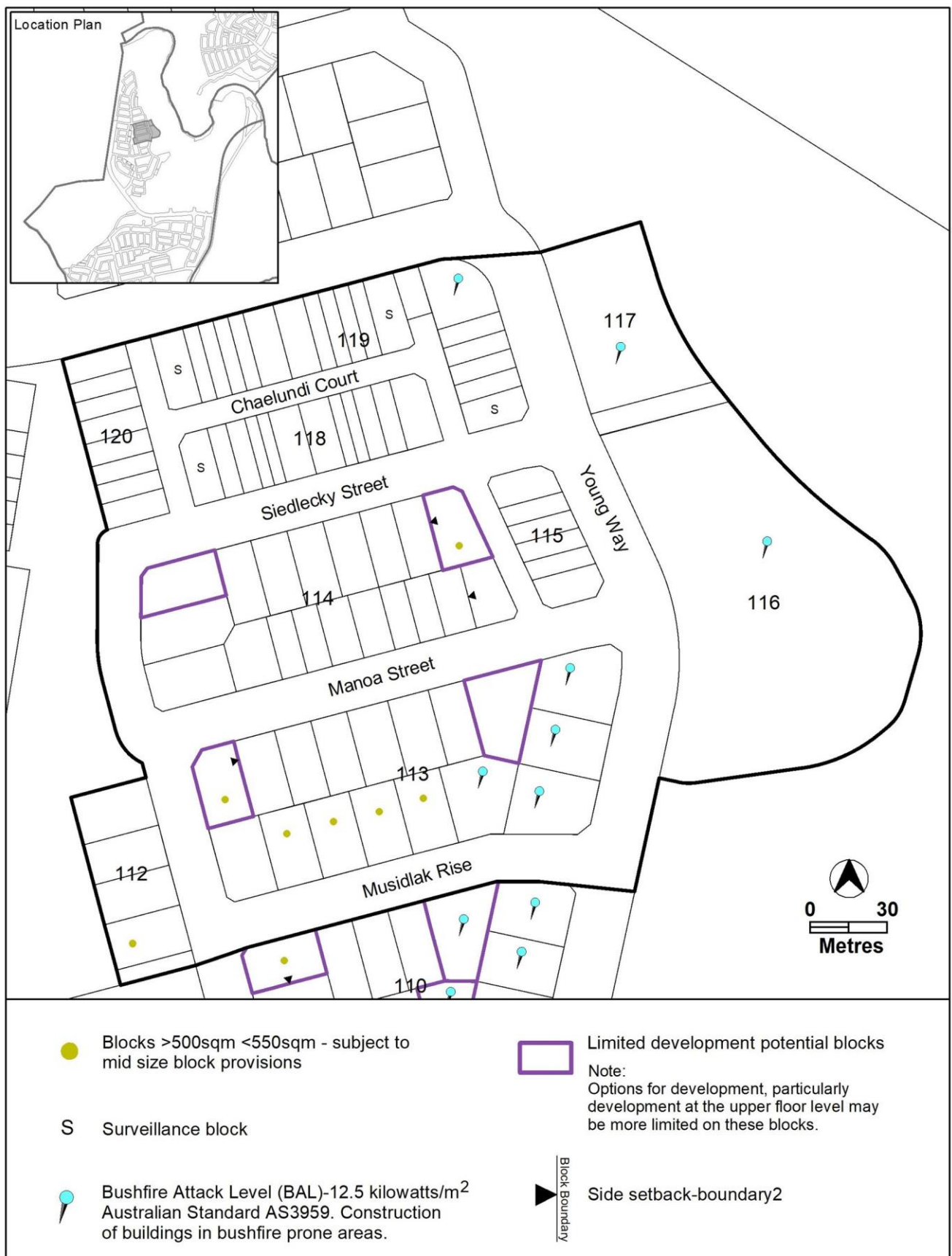


**Figure 23 Denman Prospect – Ongoing Provisions**





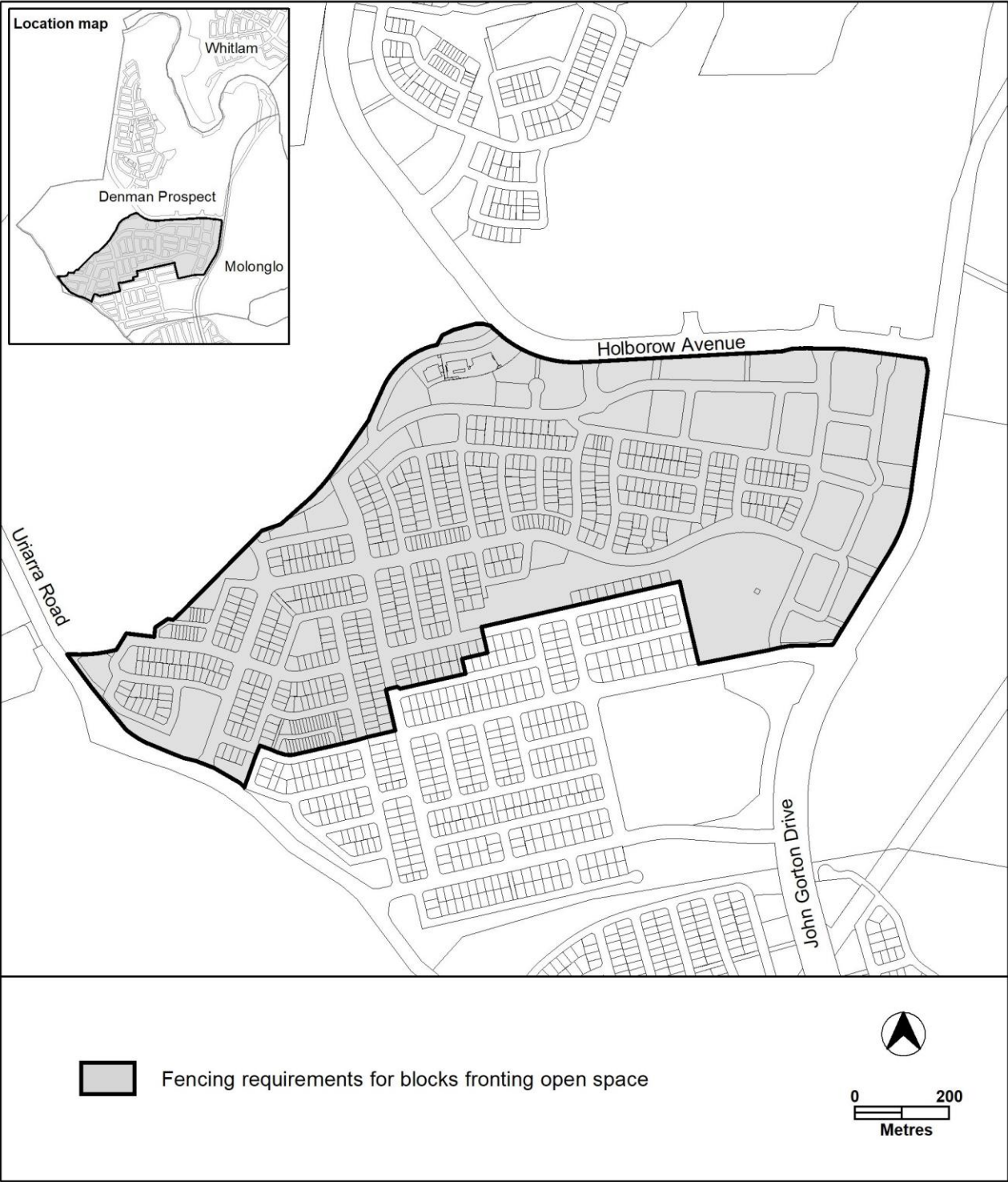
**Figure 24 Denman Prospect – Ongoing Provisions**



**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:

|                                                                                                                     |                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment Outcome 1</b>                                                                                         | <b>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.</b> |
| <b>No applicable specification for this assessment outcome. Application must respond to the assessment outcome.</b> |                                                                                                                                                                                                                                                                 |

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment Outcome 2</b> | <b>Upward light spill will be minimised in recognition of its proximity to the Mount Stromlo Observatory.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Specification</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Light Spill</b>          | <p>3.1. Upward light spill will be minimised by:</p> <ul style="list-style-type: none"> <li>a) Planting dense evergreen trees between the Mount Stromlo Observatory and urban areas.</li> <li>b) Minimise reflective ground surfaces.</li> <li>c) Applying the relevant Australian Standards such as AS/NZS 1158 (Road Lighting), AS 4282 (Obtrusive Effects of Outdoor Lighting), and AS2560 (Sports Lighting).</li> <li>d) Applying light-sensitive practices to sportsground including the use of cut-off lighting and limiting hours of operation.</li> <li>e) Minimising light spill from outdoor lighting systems, including advertising structures.</li> </ul> |

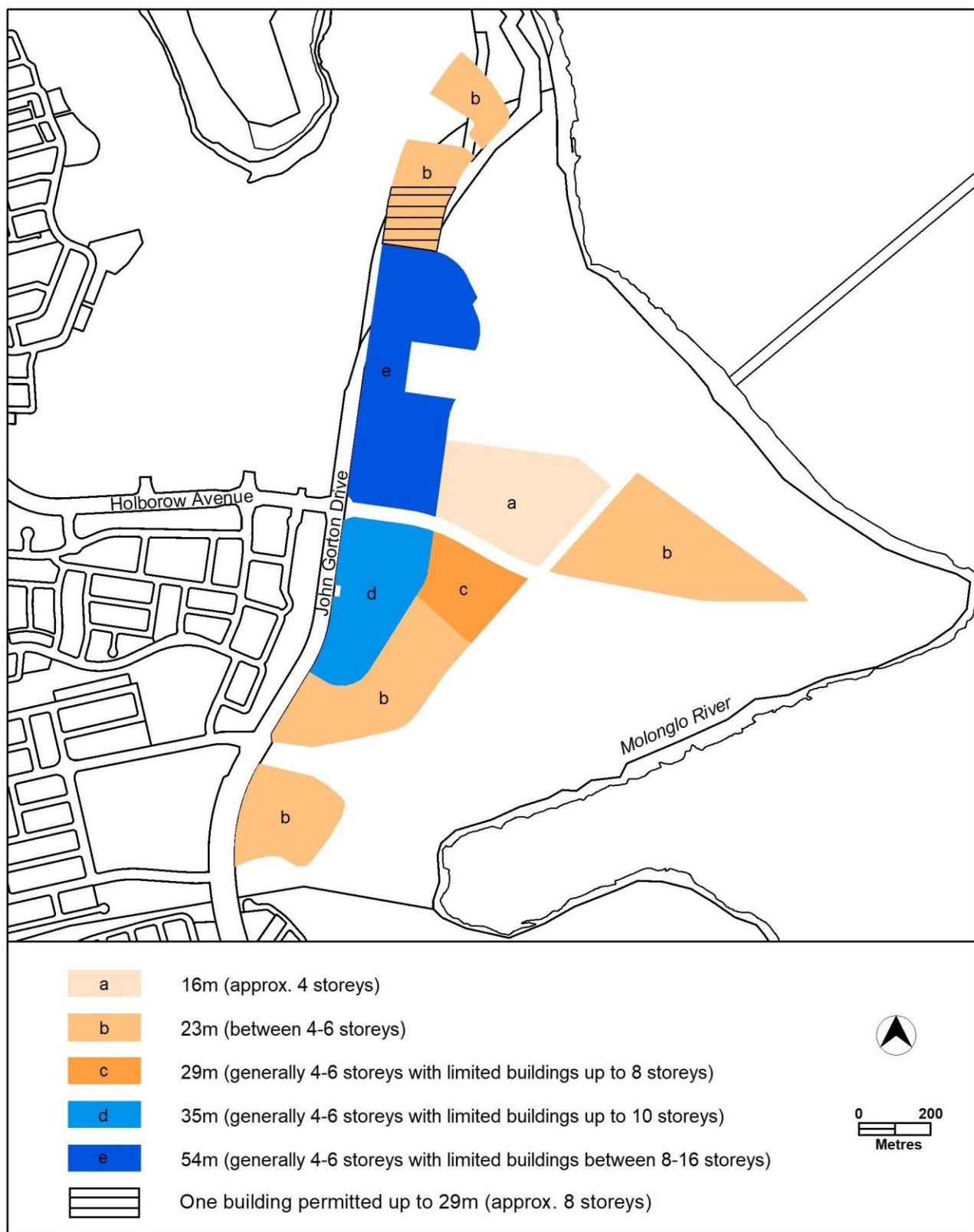
|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment Outcome 3</b> | <b>Varied building heights, with taller buildings having slender footprints, encourages built form that responds to existing topography and the natural environment, and generally provides a gradual transition in height and scale, from lower buildings in the suburban areas to the tallest buildings in the Core zone. A variety of heights are provided across the Town Centre and surrounds to create architecturally interesting streetscapes and provide views to the river corridor and broader landscape.</b>                                                                                                                                                                                                                                          |
| <b>Specification</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Building Heights</b>     | <p>3.2. A range of building heights, including maximum building heights are indicated in <a href="#">Figure 26A</a> and <a href="#">26B</a>.</p> <p>3.3. In the area shown on <a href="#">Figure 26A</a> as hatched, one building up to 29 metres (approximately 8 storeys) is permitted where building design contributes to a safe and interesting streetscape.</p> <p>3.4. Taller buildings are to be carefully distributed at key locations which may include corners and sites adjacent to park or plaza frontages.</p> <p>Note: Plant room that is set back a minimum of 3m from the building façade of the floor immediately below, and screening and other non-gross floor area rooftop architectural features are excluded from the building height.</p> |

|                                                                                                                     |                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment Outcome 4</b>                                                                                         | <b>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.</b> |
| <b>No applicable specification for this assessment outcome. Application must respond to the assessment outcome.</b> |                                                                                                                                                                                 |

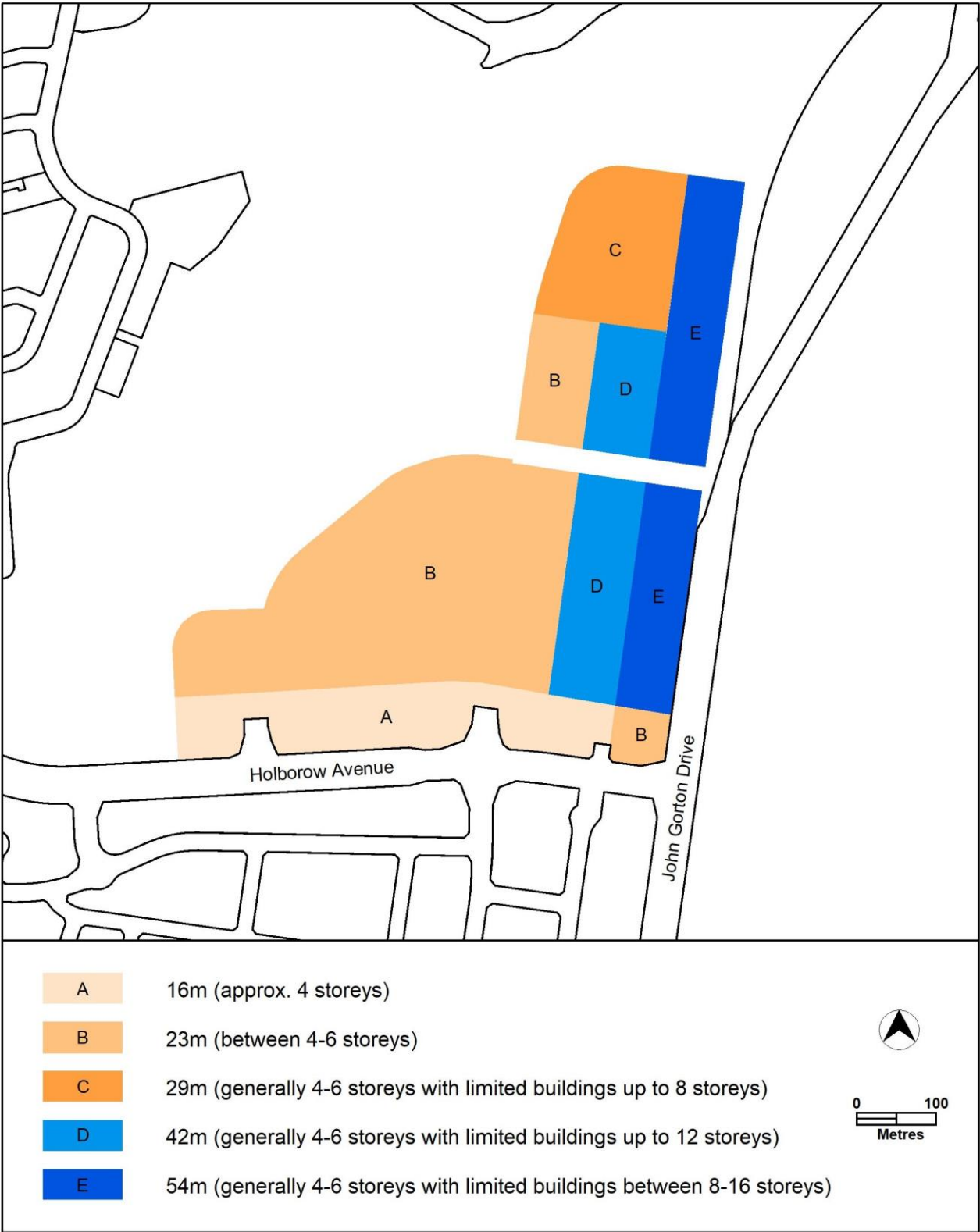
|                                                                                                                     |                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Assessment Outcome 5</b>                                                                                         | <b>The public realm is protected by limiting overshadowing and wind impacts on streets and public places.</b>                                                                               |
| <b>No applicable specification for this assessment outcome. Application must respond to the assessment outcome.</b> |                                                                                                                                                                                             |
| <b>Assessment Outcome 6</b>                                                                                         | <b>Development incorporates interactive, human scale, ground level building frontages to the streets and public realm where appropriate.</b>                                                |
| <b>No applicable specification for this assessment outcome. Application must respond to the assessment outcome.</b> |                                                                                                                                                                                             |
| <b>Assessment Outcome 7</b>                                                                                         | <b>A range of retail and commercial uses are provided that interconnect with community facilities.</b>                                                                                      |
| <b>No applicable specification for this assessment outcome. Application must respond to the assessment outcome.</b> |                                                                                                                                                                                             |
| <b>Assessment Outcome 8</b>                                                                                         | <b>The integration of community and recreation facilities enhances the quality of the commercial core and its surrounds.</b>                                                                |
| <b>No applicable specification for this assessment outcome. Application must respond to the assessment outcome.</b> |                                                                                                                                                                                             |
| <b>Assessment Outcome 9</b>                                                                                         | <b>Views from the town centre to significant landscape features, such as Black Mountain are retained, to assist people to easily navigate the town centre and promote a sense of place.</b> |
| <b>No applicable specification for this assessment outcome. Application must respond to the assessment outcome.</b> |                                                                                                                                                                                             |



**Figure 26A – Molonglo Valley – Town Centre and surrounds – Building Heights**



**Figure 26B – Molonglo Valley – Town Centre and surrounds – Building Heights**



## 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 10 Development is designed to minimise the noise impact from William Hovell Drive and John Gorton Drive |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Specification                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Noise                                                                                                                      | <p>4.1. In accordance with <a href="#">Figure 28</a>, <a href="#">Figure 29</a>, <a href="#">Figure 30</a>, <a href="#">Figure 31</a>, <a href="#">Figure 32</a> and <a href="#">Figure 33</a>, 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   | <p>4.2. In accordance with <a href="#">Figure 27</a>, <a href="#">Figure 28</a>, <a href="#">Figure 29</a>, <a href="#">Figure 30</a>, <a href="#">Figure 31</a>, <a href="#">Figure 32</a>, <a href="#">Figure 33</a>, <a href="#">Figure 34</a> and <a href="#">Figure 35</a>, the lower floor level complies with the following side boundary setbacks within the primary building zone and the rear zone:</p> <ol style="list-style-type: none"> <li>Minimum setback of 3m from side boundary 1.</li> <li>Minimum setback of 1.5m from side boundary 2.</li> <li>Garages are setback a minimum of 1.5m from side boundary 2.</li> <li>The lower floor level minimum rear boundary setback and all upper floor level setbacks of the Residential Zones Specifications apply.</li> </ol> <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   | <p>4.3. In accordance with <a href="#">Figure 27</a>, <a href="#">Figure 28</a>, <a href="#">Figure 29</a>, <a href="#">Figure 30</a>, <a href="#">Figure 32</a>, <a href="#">Figure 33</a>, <a href="#">Figure 34</a> and <a href="#">Figure 35</a>, minimum boundary setbacks to lower floor level and/or upper floor level are nominated.</p> <p>For blocks identified in <a href="#">Figure 32</a> and <a href="#">Figure 34</a>: 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 | <p>4.4. For blocks identified in <a href="#">Figure 27</a>, <a href="#">Figure 28</a>, <a href="#">Figure 29</a>, <a href="#">Figure 30</a>, <a href="#">Figure 32</a>, <a href="#">Figure 33</a>, <a href="#">Figure 34</a> and <a href="#">Figure 35</a>:</p> <ol style="list-style-type: none"> <li>The minimum setbacks to lower and/or upper floor levels is as indicated.</li> <li>Vehicle access is not permitted as indicated.</li> <li>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 <a href="#">Figure 36</a> for examples courtyard walls.</li> </ol>                                       |

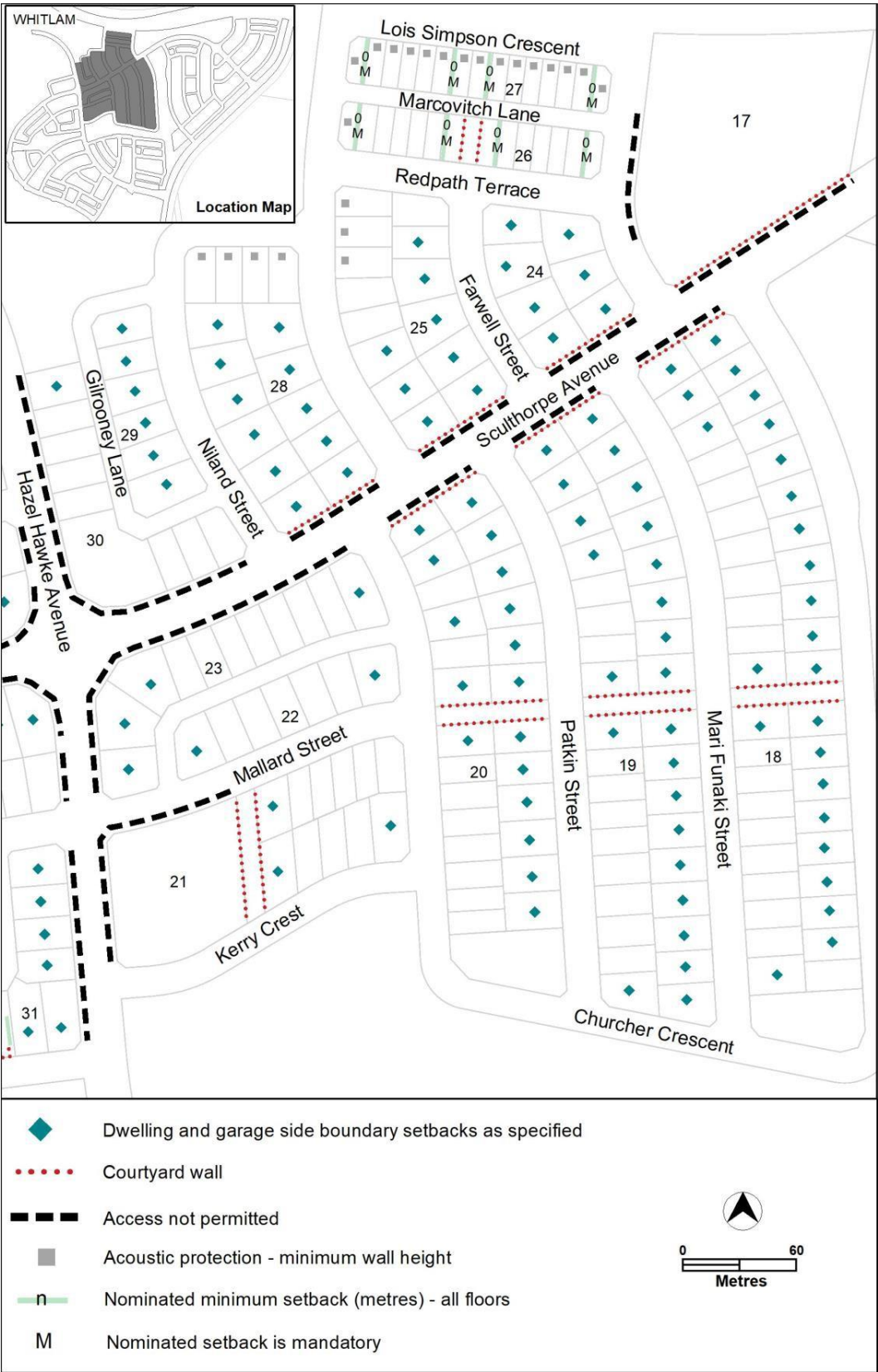
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development provisions</b> | <p>4.5. Development complies with the specifications identified in <a href="#">Figure 37</a>, <a href="#">Figure 38</a>, <a href="#">Figure 39</a>, <a href="#">Figure 40</a>, <a href="#">Figure 41</a>, <a href="#">Figure 42</a> and <a href="#">Figure 43</a>.</p> <p>Note: Blocks identified as being subject to mid-sized block provisions are from 500m<sup>2</sup> or greater, but less than 550m<sup>2</sup>.</p> <p>4.6. For blocks identified in <a href="#">Figure 32</a> and <a href="#">Figure 33</a>, the single level dwelling façade must be a minimum height of 3 metres and a maximum height of 4.5 metres above finished ground level. However, dwellings higher than 4.5m above finished ground level will require an individual acoustic assessment.</p> <p>4.7. For blocks identified in <a href="#">Figure 30</a>, the minimum number of storeys is 2.</p> |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Figure 27 Whitlam – Ongoing Provisions**





Figure 28 Whitlam – Ongoing Provisions



**Figure 29 Whitlam – Ongoing Provisions**



## DS5 – Molonglo Valley District Specifications

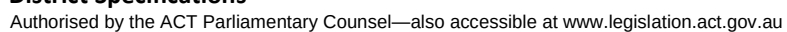
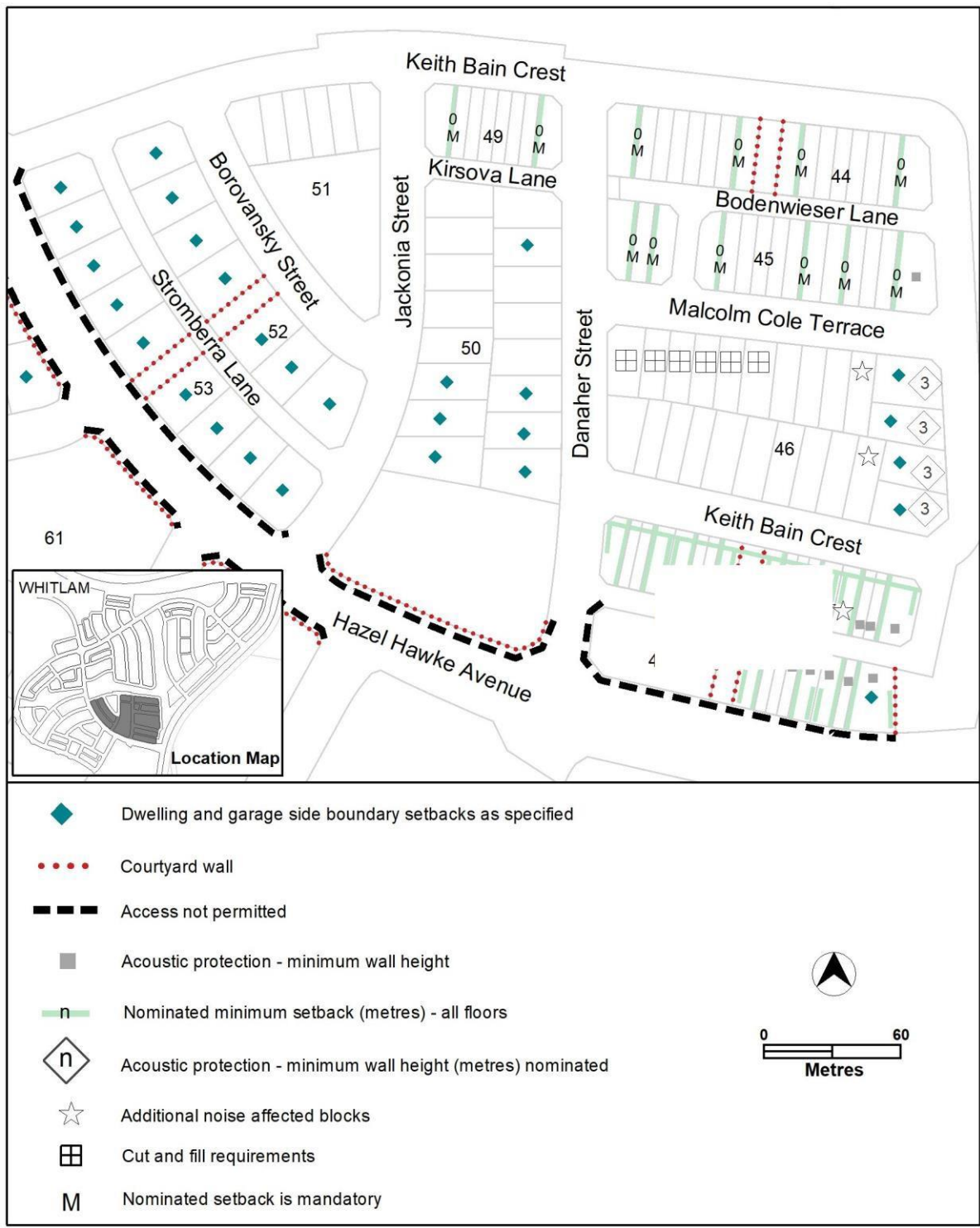


Figure 31 Whitlam – Ongoing Provisions



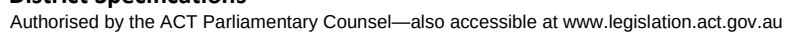


Figure 32 Whitlam – Ongoing Provisions

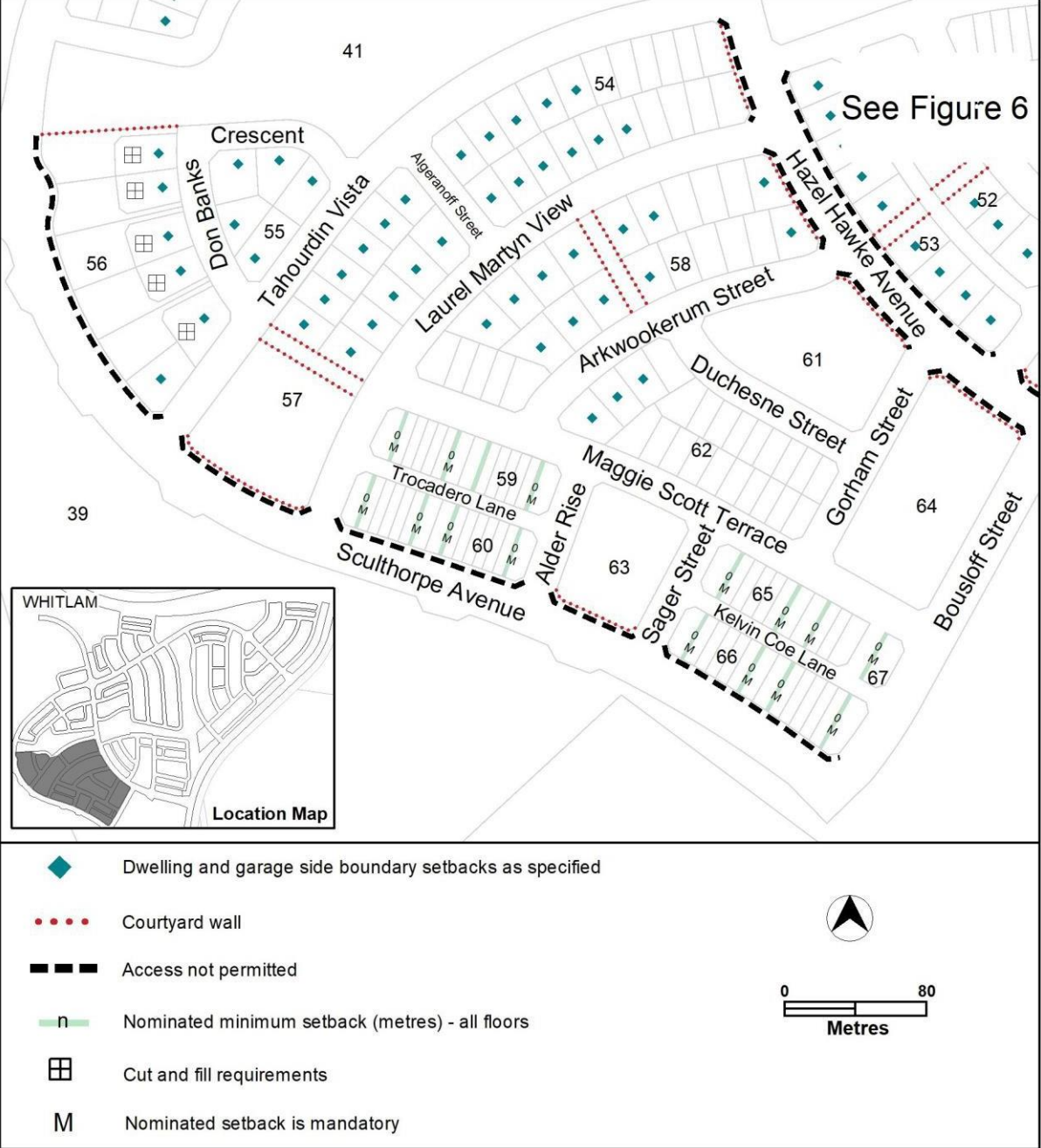




## DS5 – Molonglo Valley District Specifications



**Figure 34 Whitlam – Ongoing Provisions**



### Figure 35 Whitlam – Ongoing Provisions



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

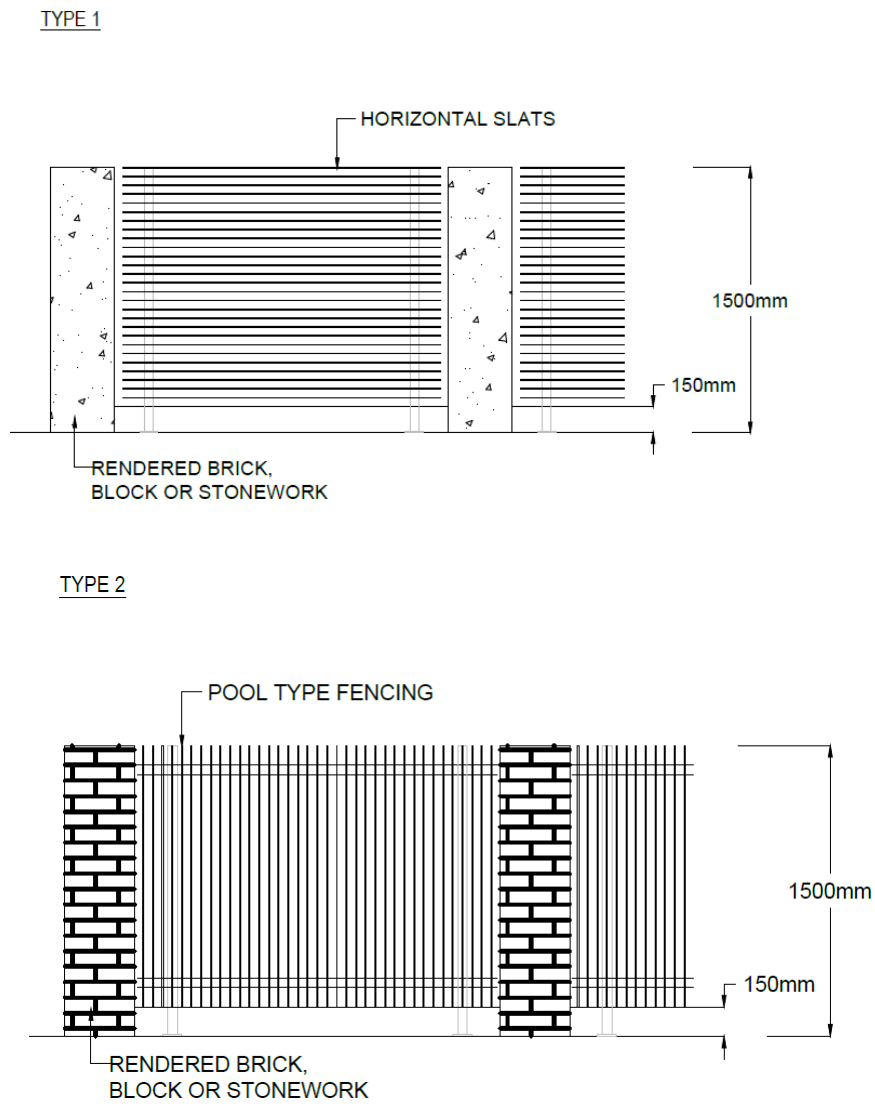


Figure 37 Whitlam – Ongoing Provisions





**Figure 38 Whitlam – Ongoing Provisions**



Figure 39 Whitlam – Ongoing Provisions

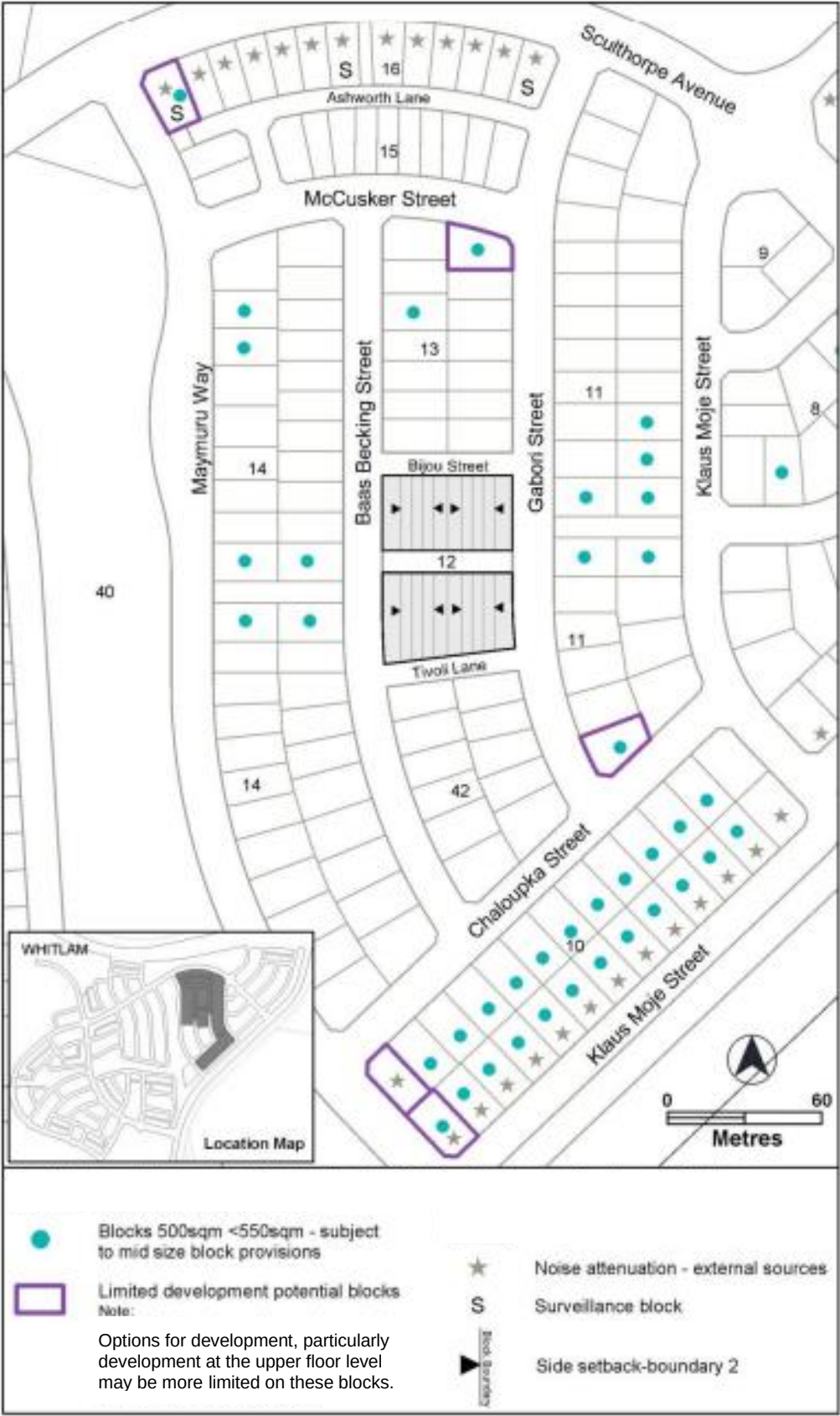
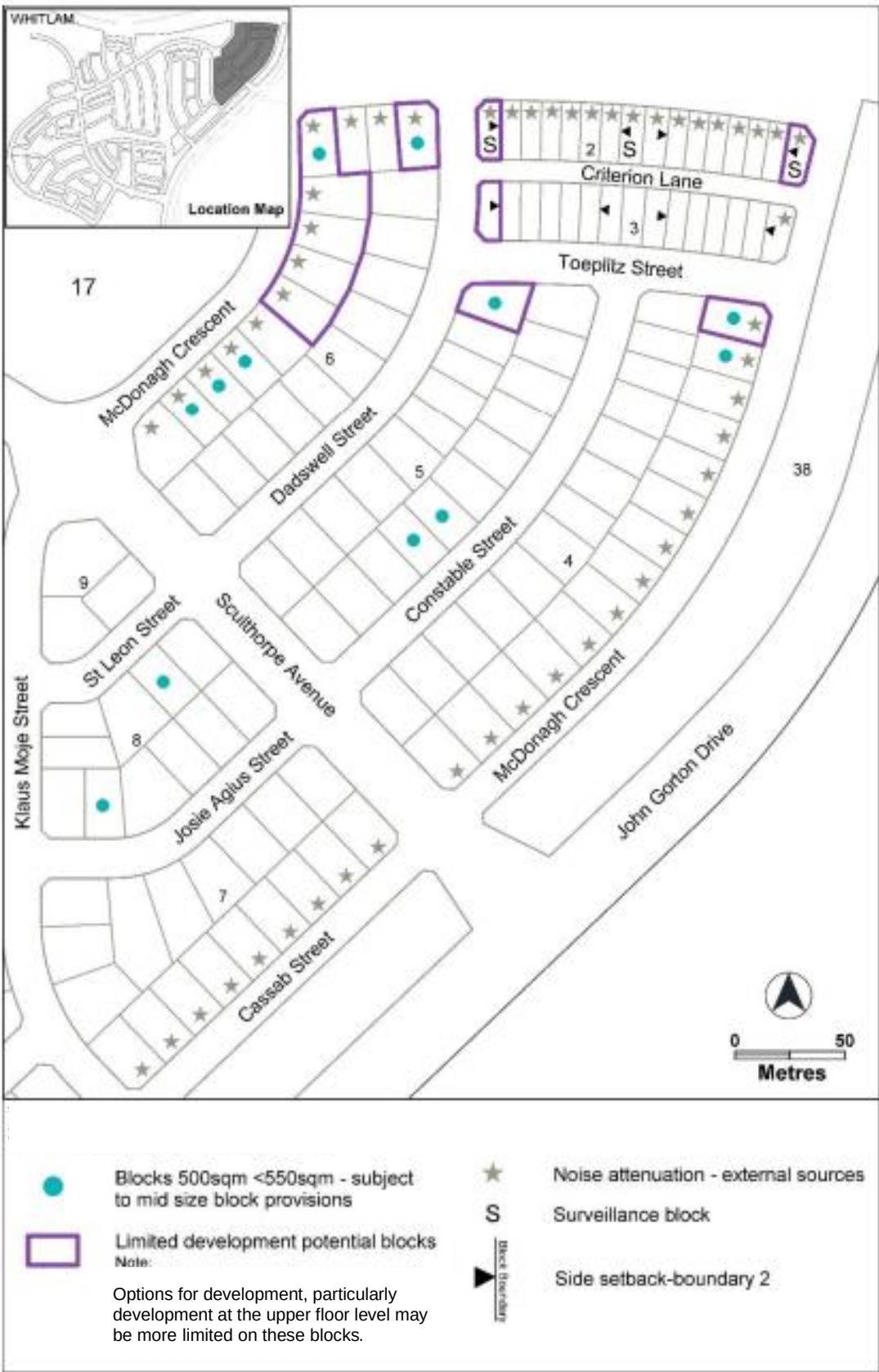


Figure 40 Whitlam – Ongoing Provisions





**Figure 41 Whitlam – Ongoing Provisions**

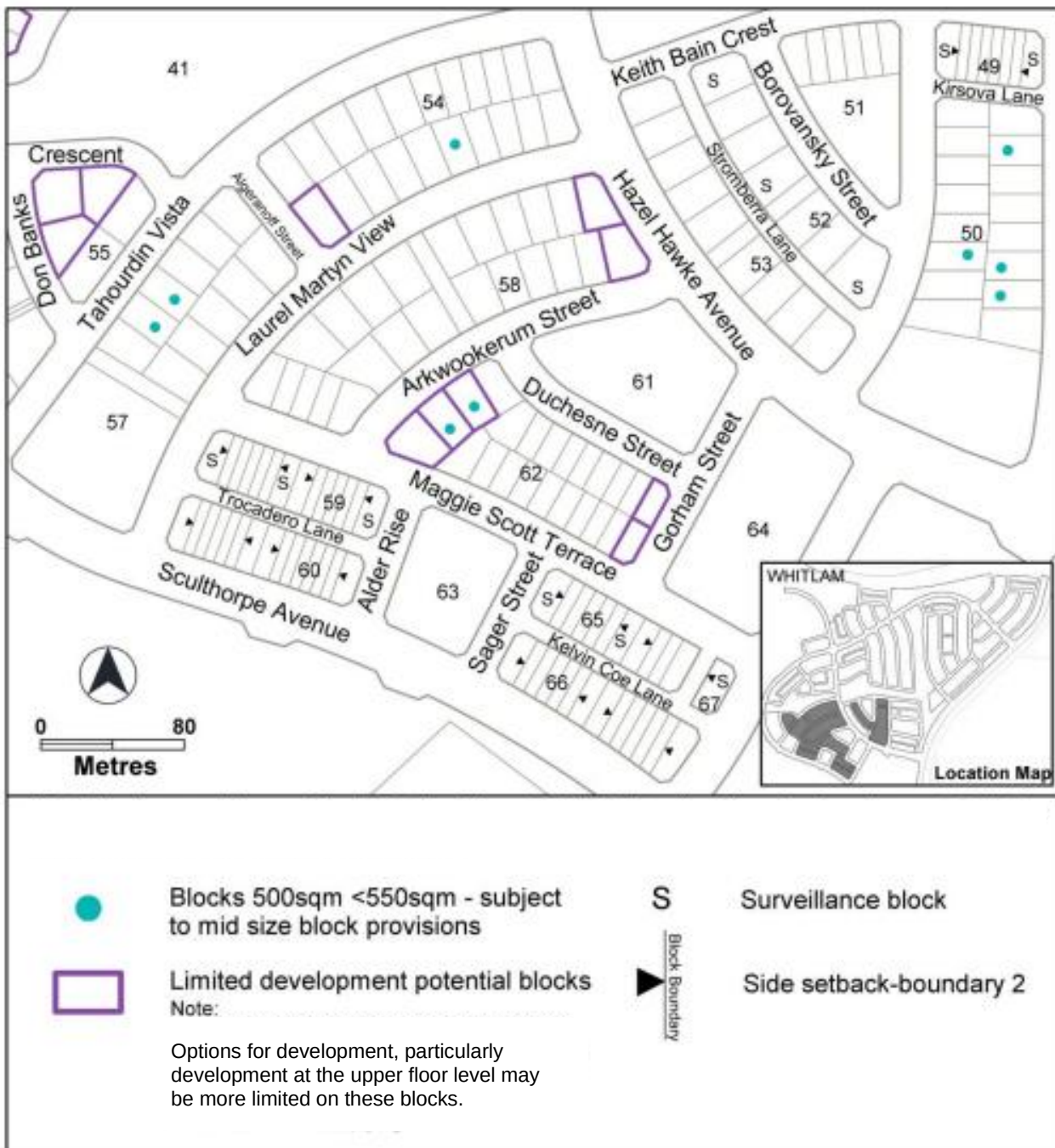


Figure 42 Whitlam – Ongoing Provisions

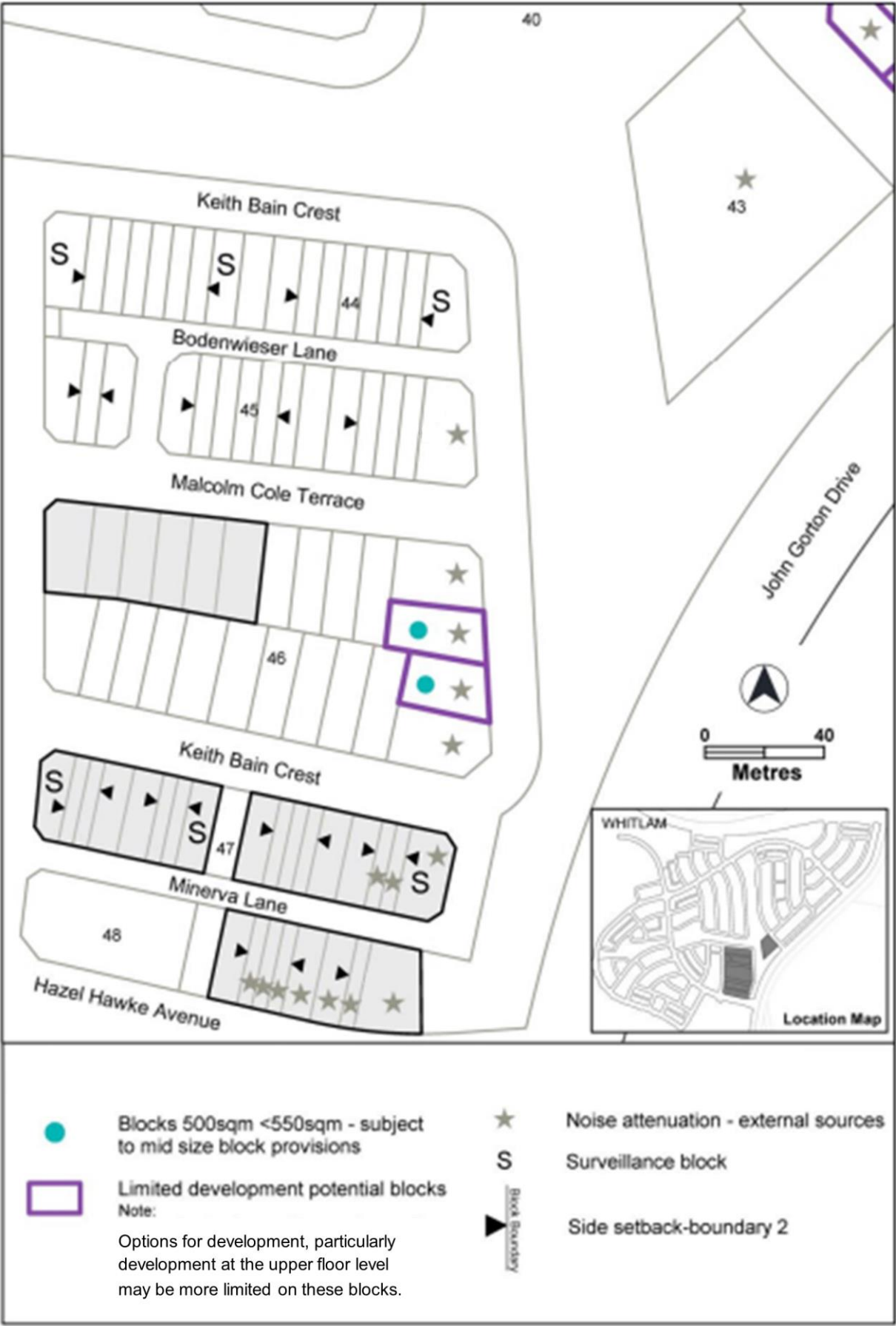
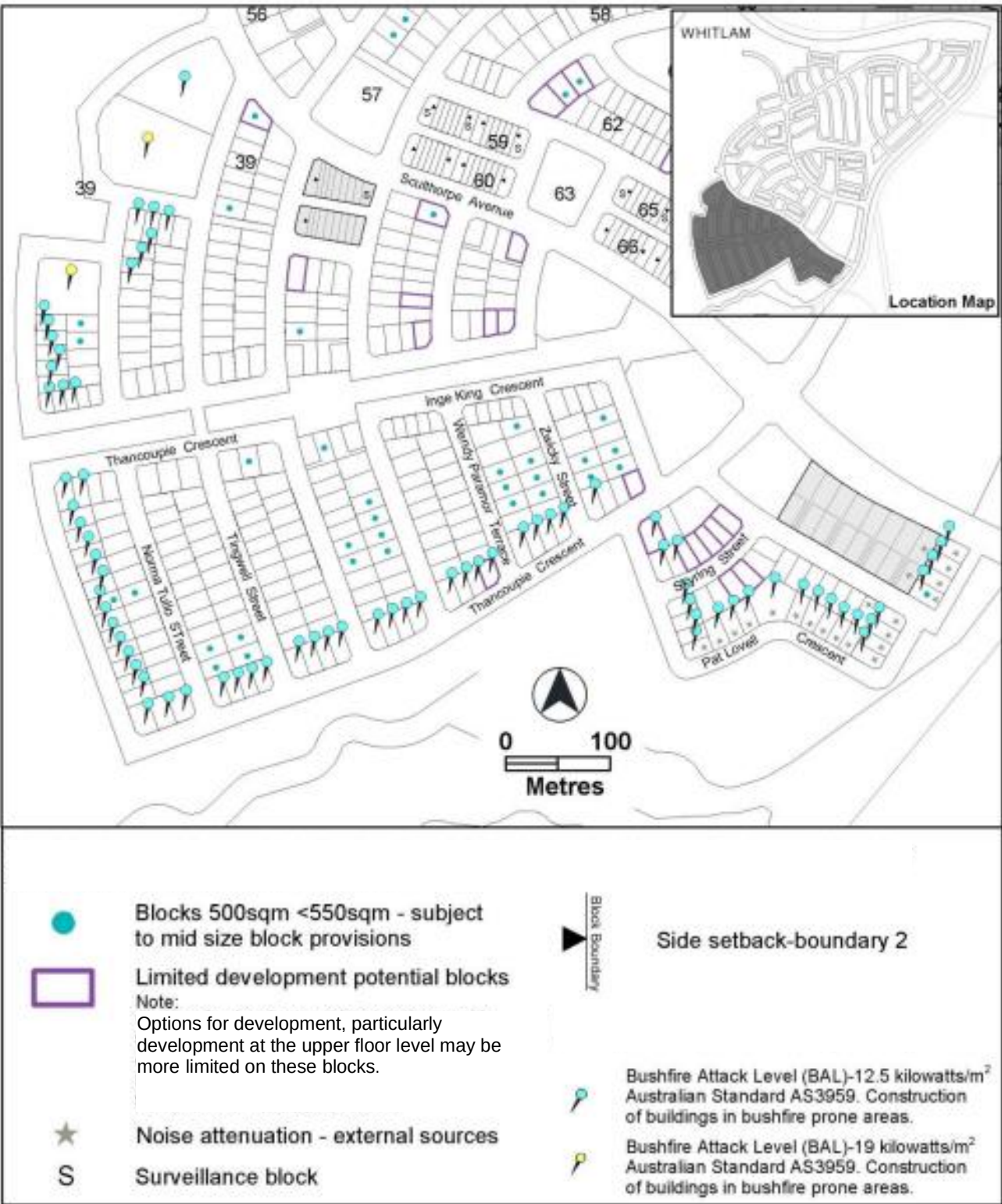




Figure 43 Whitlam – Ongoing Provisions



# 5. Wright

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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 Wright:

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