Australian Capital Territory

Planning (Exempt Development) Single Dwelling Housing Development Control – Molonglo Valley District Declaration 2025 (No 2)

Notifiable instrument NI2025–595

made under the

Planning (Exempt Development) Regulation 2023, s 14 (Territory planning authority may declare development controls)

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1 Name of instrument

This instrument is the *Planning (Exempt Development) Single Dwelling Housing Development Control – Molonglo Valley District Declaration 2025 (No 2)*.

2 Commencement

This instrument commences on the day after its notification day.

3 Declaration

I declare the development control at schedule 1 for the development of single dwelling housing in residential zones in the Molonglo Valley District.

4 Revocation

This instrument revokes the *Planning (Exempt Development) Single Dwelling Housing Development Control – Molonglo Valley District Declaration 2025 (No 1)* (NI2025-120).

George Cilliers
Chief Planner
24 October 2025

Schedule 1

Residential Zones - Single Dwelling Housing Development Control

Molonglo Valley District

Application

The Residential Zones - Single Dwelling Housing Development Control enables a single dwelling development, including alterations and extensions, to be exempt from requiring development approval where it meets all the requirements set out in the control declared under section 14 (1) (a) of the *Planning (Exempt Development) Regulation 2023* (the Regulation), and where it meets the relevant development exemption criteria as set out in the Regulation. Where a requirement for a specific block is contained within a district specific single dwelling housing development control for exempt development declarations, that requirement supersedes the corresponding requirement in the Residential Zones – Single Dwelling Housing Development Control.

This control is for the district of Molonglo Valley and enables single dwelling development to be exempt from requiring development approval where it meets all the requirements set out in this control.

This category of exempt development allows compliant single dwellings to be built without development approval.

Adding a secondary residence is not considered to be exempt development and would require development approval.

Terms used in this development control have the same meaning that they have in the Territory Plan Part G Dictionary and in the *Planning (Exempt Development) Regulation 2023*.

SINGLE DWELLING DEVELOPMENT CONTROL - MOLONGLO VALLEY DISTRICT

Coombs	
Item	**Control**
Bushfire requirements	1. Development complies with the bushfire attack level construction requirements and noise provisions shown in Figure 1, Figure 2, Figure 3, Figure 4.

Denman Prospect	
Item	**Control**
Vehicle access	2. No vehicle access is provided from frontages as indicated on Figure 6, Figure 7, Figure 8, Figure 9, Figure 11, Figure 12 and Figure 13.
Private open space	3. For blocks in Figure 6, the level of private open space is not lower than 1m below the front boundary level for a depth of 3m from the front boundary to the open space. Maximum length of wall at zero setback is limited to length of the adjoining dwelling party wall.
Principle private open space	4. For nominated blocks in Figure 15 and Figure 16, alternate principle private open space (PPOS) is permitted above the garage. All other PPOS requirements apply as per the relevant Territory Plan code.
Building heights	5. The minimum and maximum number of storeys is nominated in Figure 11, Figure 12, Figure 13, and Figure 14.
Setbacks	6. For blocks in Figure 10, Figure 11, Figure 12, Figure 13, Figure 14, Figure 15 and Figure 16, the minimum boundary setbacks to floor levels are nominated.
Habitable rooms	7. Blocks identified in Figure 11, Figure 12, Figure 14 and Figure 16 are to provide habitable rooms that overlook both front boundaries.
Garages/Carports	8. For blocks in Figures 5, Figure 6, Figure 10, Figure 11, Figure 12, Figure 13, Figure 14, Figure 15 and Figure 16, the minimum side boundary setback to garage / carport is as nominated and the maximum length of the wall is 8m. 9. For nominated blocks in Figure 15 and Figure 16, the minimum side boundary setback to the garage is specified. 10. For nominated blocks in Figure 15 and Figure 16, the garage opening may exceed 50% if building façade width. Upper floor must provide building articulation.
Gates	11. For blocks in Figure 5, Figure 6, Figure 7, Figure 8, Figure 9 and Figure 10 boundaries to open space must provide at least one gate access.
Fencing – general	12. Blocks fronting open space identified in Figure 26 provide transparent type fencing with maximum height of 1.2m. 13. For blocks identified in Figure 11 and Figure 15, no fencing is permitted to the nominated front boundaries. Only landscape treatments are permitted.

Denman Prospect	
Item	**Control**
Fencing – to open space	14. For blocks addressing open space in Figure 11, Figure 12, Figure 13, Figure 14 and Figure 16, fences are not permitted on nominated front boundaries, however, courtyard walls are permitted and are to be: a) Constructed only of brick, block or stonework, any which may be combined with feature panels. b) Maximum height of 1.8m. c) Located on the block boundary or in a location setback from the block boundary as required to permit access by service authorities.
Pedestrian access	15. For blocks identified in Figure 11, Figure 12, Figure 13, Figure 14, Figure 15 and Figure 16, pedestrian access must be provided on all nominated boundaries.
Development provisions	16. Development complies with the controls identified in Figure 17 to Figure 25. Note: Blocks identified as being subject to mid-sized block provisions are from 500m^2 or greater, but less than 550m^2.

Whitlam	
Item	**Control**
Noise	17. In accordance with Figure 28, Figure 29, Figure 30, Figure 31, Figure 32 and Figure 33 with 'acoustic protection – minimum wall height', development is designed to minimise the noise impact from William Hovell Drive and John Gorton Drive by having dwelling walls that face these road/s being a minimum height of 6 metres above datum ground level for the length of the wall. Note: the purpose of this specification is to provide acoustic protection measures for the estate. 18. For blocks identified in Figure 35A with 'acoustic protection required', façades facing William Hovell Drive require the following measures to address external road noise, including: a) Glazing: Window system meeting ≥32 dB R_w (≥30 dB $R_w + C_{tr}$); for example: (i) ≥6.38 mm laminated glass, or (ii) A double-glazed system of ≥6 mm float glass | ≥12 mm air gap | ≥6 mm float glass. (iii) ≤6.6 m^2 maximum glazed façades area for each enclosed room. (iv) Framing system included in the R_w calculation. Note: The selected window frame system and acoustic seals must not degrade the overall sound insulation performance of the window system. b) Walls: A well-mortared brick veneer or any masonry construction is acoustically suitable on the identified blocks. However, if lightweight cladding is used on the façade with direct and partial frontage to the arterial road the following typical minimum constructions would provide adequate façade sound insulation:

	External wall meeting ≥51 dB R_w (≥42 dB R_w+ C_{tr}); for example: (i) ≥ 9 mm compressed fibre cement board (or boards of total surface mass ≥13 kg/m2), and (ii) Insulated cavity: A. ≥ 90 mm frame fully filled with fibrous acoustic insulation (≥14 kg/m^3); and (iii) Internal cladding: A. ≥ 2 layers of 13 mm standard core plasterboard (or other boards of surface mass ≥8.5 kg/m^2 each layer).
Vehicle access	19. For blocks identified in Figure 27, Figure 28, Figure 29, Figure 30, Figure 32, Figure 33, Figure 34, Figure 35, and Figure 35A with 'access not permitted', vehicular access is not permitted to or from the block from the nominated boundary.
Courtyard walls	20. For blocks identified in Figure 27, Figure 28, Figure 29, Figure 30, Figure 32, Figure 33, Figure 34, Figure 35, and Figure 35A with a 'courtyard wall' requirement, courtyard walls are all of the following: a) A maximum height of 1.5m. b) Constructed of rendered brick, block or stonework in combination with feature panels that include openings not less than 25% of the surface area. c) Setback 600mm from the front boundary to incorporate landscaping. d) The length of the wall extends along the boundary and terminates 5 metres from the corner boundary adjoining a road. Note: See Figure 36 for examples of courtyard walls.
Building heights	21. For blocks identified in Figure 30 with 'mandatory two storeys', the mandatory number of storeys is nominated.
Setbacks	22. For blocks identified in Figure 27, Figure 28, Figure 29, Figure 30, Figure 32, Figure 33, Figure 34, Figure 35, and Figure 35A with 'nominated minimum setbacks', the minimum boundary setbacks for lower and floor levels are nominated. 23. For blocks identified in Figure 27, Figure 28, Figure 29, Figure 30, Figure 31, Figure 32, Figure 33, Figure 34, and Figure 35 with 'dwelling and garage side boundary setbacks as specified', the following lower floor level side boundary setbacks within the primary building zone and the rear zone are provided: a) Minimum of 3m from side boundary 1. b) Minimum of 1.5m from side boundary 2. Garage setback is a minimum of 1.5m from side boundary 2. The lower floor level minimum rear boundary setback and all upper floor level setbacks in the relevant table of the Single Dwelling Housing Development Control apply. Note: The northern boundary of Blocks 13 and 17, Section 11 are considered side setbacks for the purposes of this control. 24. For blocks identified in Figure 35 with 'exceptions to minimum front boundary setbacks do not apply', the exceptions to minimum front boundary setbacks for large and mid-sized blocks shown in Table 3 of the Single Dwelling Housing Development Control do not apply.

	25. For blocks identified in Figure 35A with 'dwelling and garage side boundary setbacks', the following dwelling and garage setbacks apply: a) Side setbacks are a minimum of 3m. b) Garage setback is 1.5m. c) No zero side setbacks.
Habitable rooms	26. Blocks identified in Figure 35A are to provide habitable rooms above the garage.
Garage doors and carports	27. For blocks identified in Figure 35 with 'maximum width of garage door and carports', the maximum total width of garage doors and external width of carports is the lesser of: a) 6m. b) 50% of the façade of the dwelling.
Finished floor level	28. For blocks identified in Figure 35 with 'finished floor level no lower than front boundary RL', the finished floor level of any dwelling entrance accessible from the front boundary must be no lower than the front boundary reduced level (RL) where the pathway from that entrance connects to the front boundary.
Acoustic protection	29. For blocks identified in Figure 32 and Figure 33 as 'additional noise affected blocks', façades for single level dwellings must be between a minimum height of 3 metres and a maximum height of 4.5 metres above datum ground level. Dwellings more than a single level will require an individual acoustic assessment to be submitted.
Development requirements	30. Development complies with the specifications identified in Figure 37, Figure 38, Figure 39, Figure 40, Figure 41, Figure 42, Figure 43, and Figure 44.

FIGURES

Figure 1 – Coombs development requirements

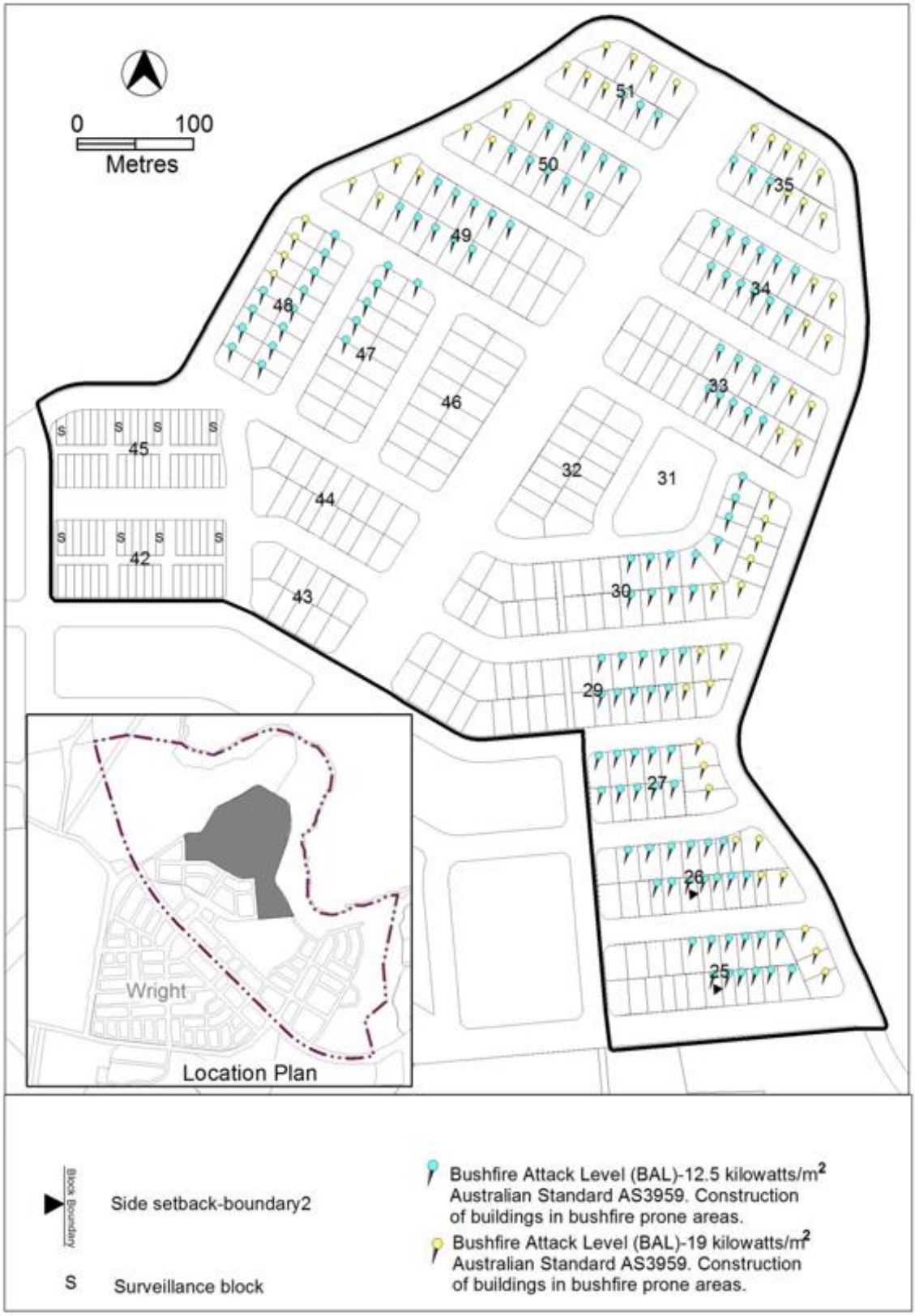


Figure 2 – Coombs development requirements

Figure 3 – Coombs development requirements

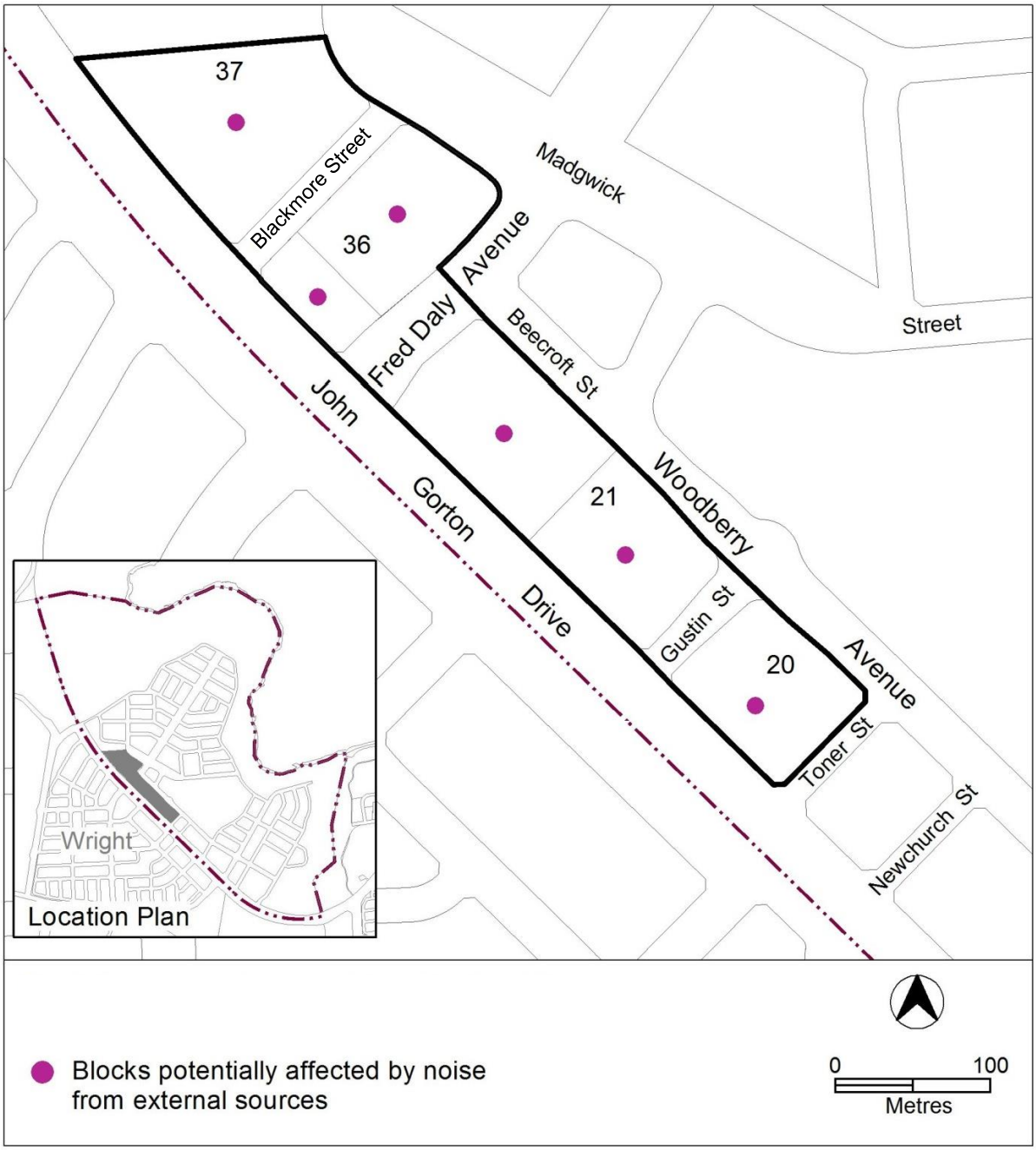


Figure 4 – Coombs development requirements

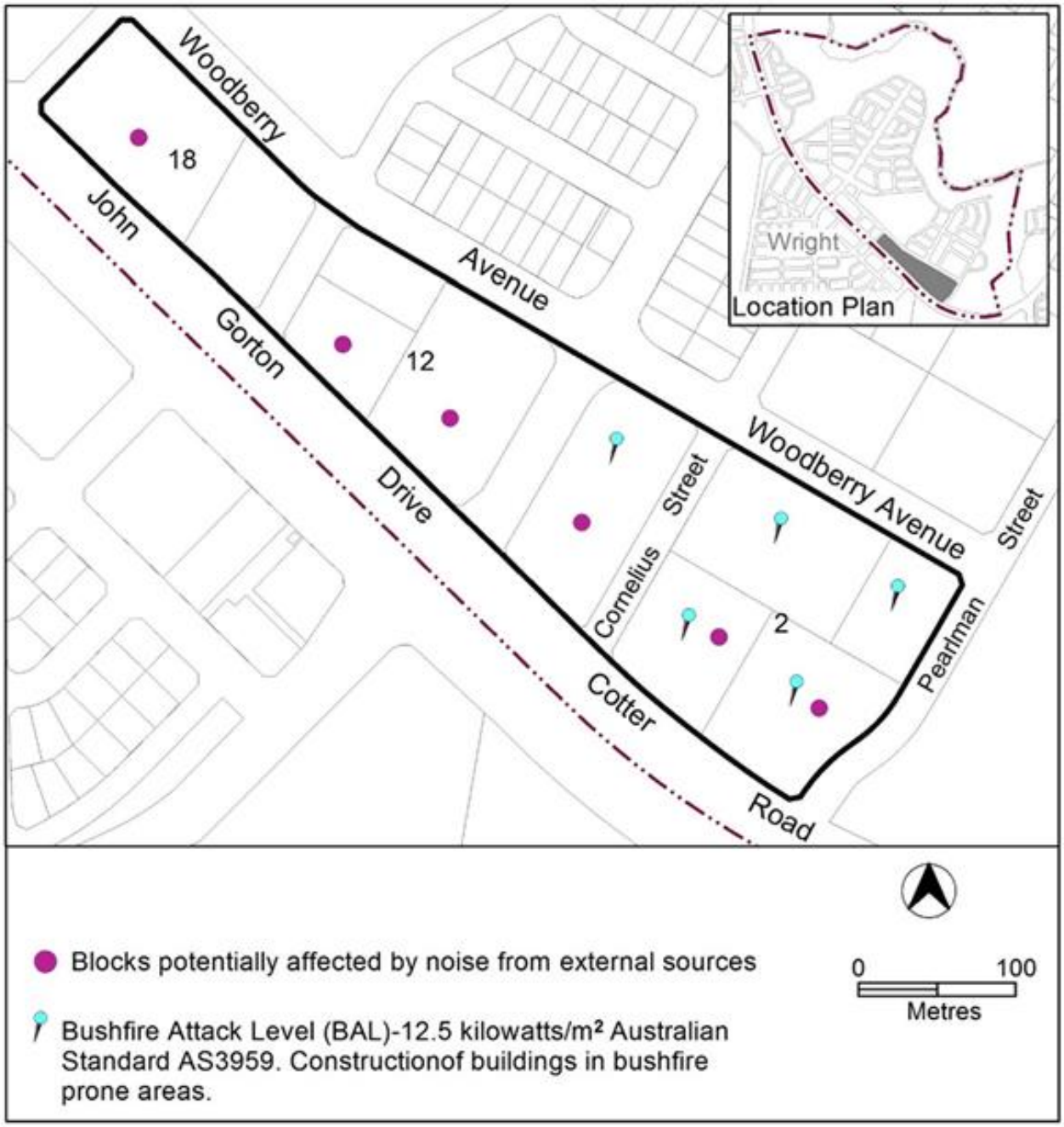


Figure 5 – Denman Prospect development requirements

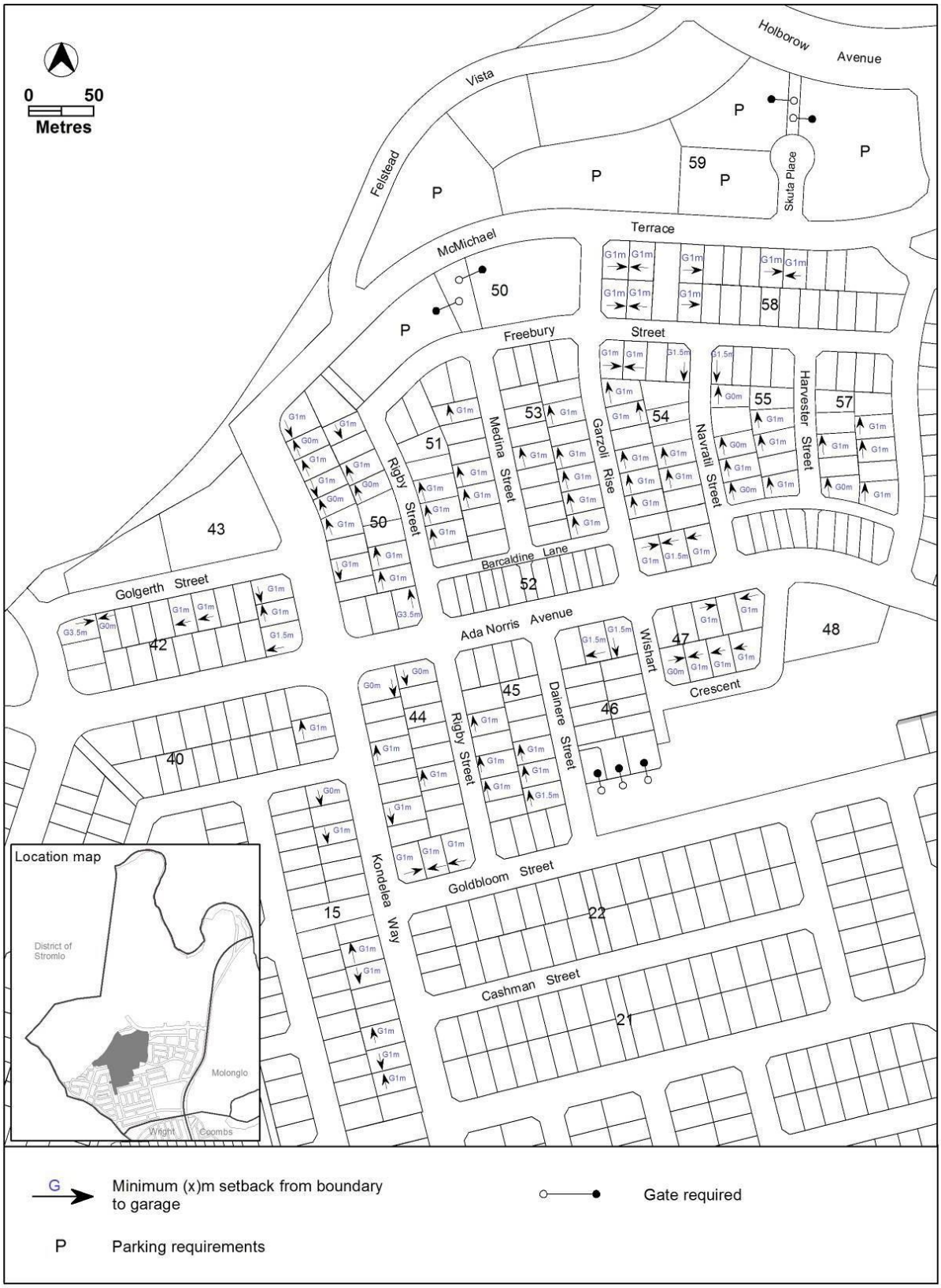


Figure 6 – Denman Prospect development requirements

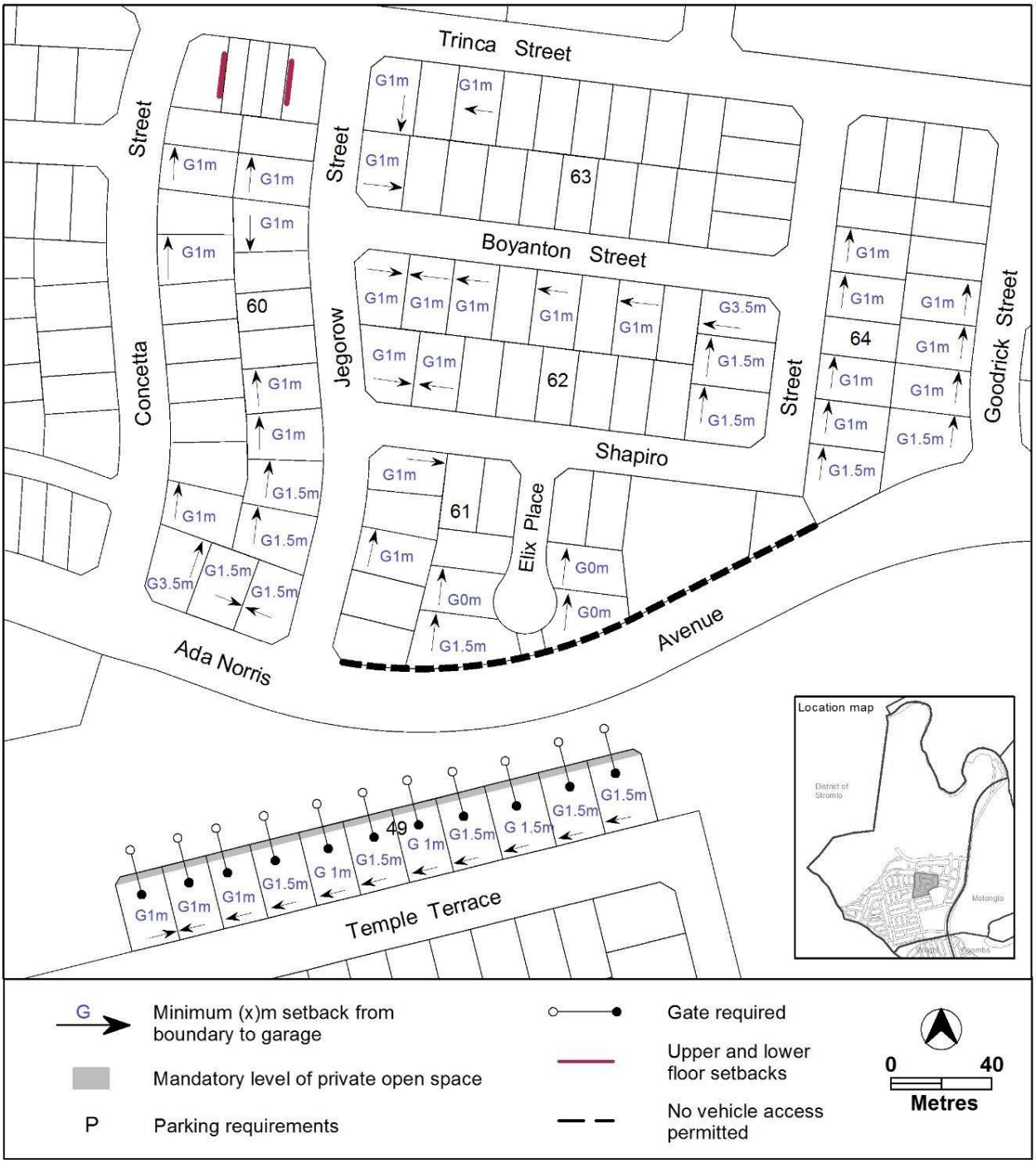


Figure 7 – Denman Prospect development requirements

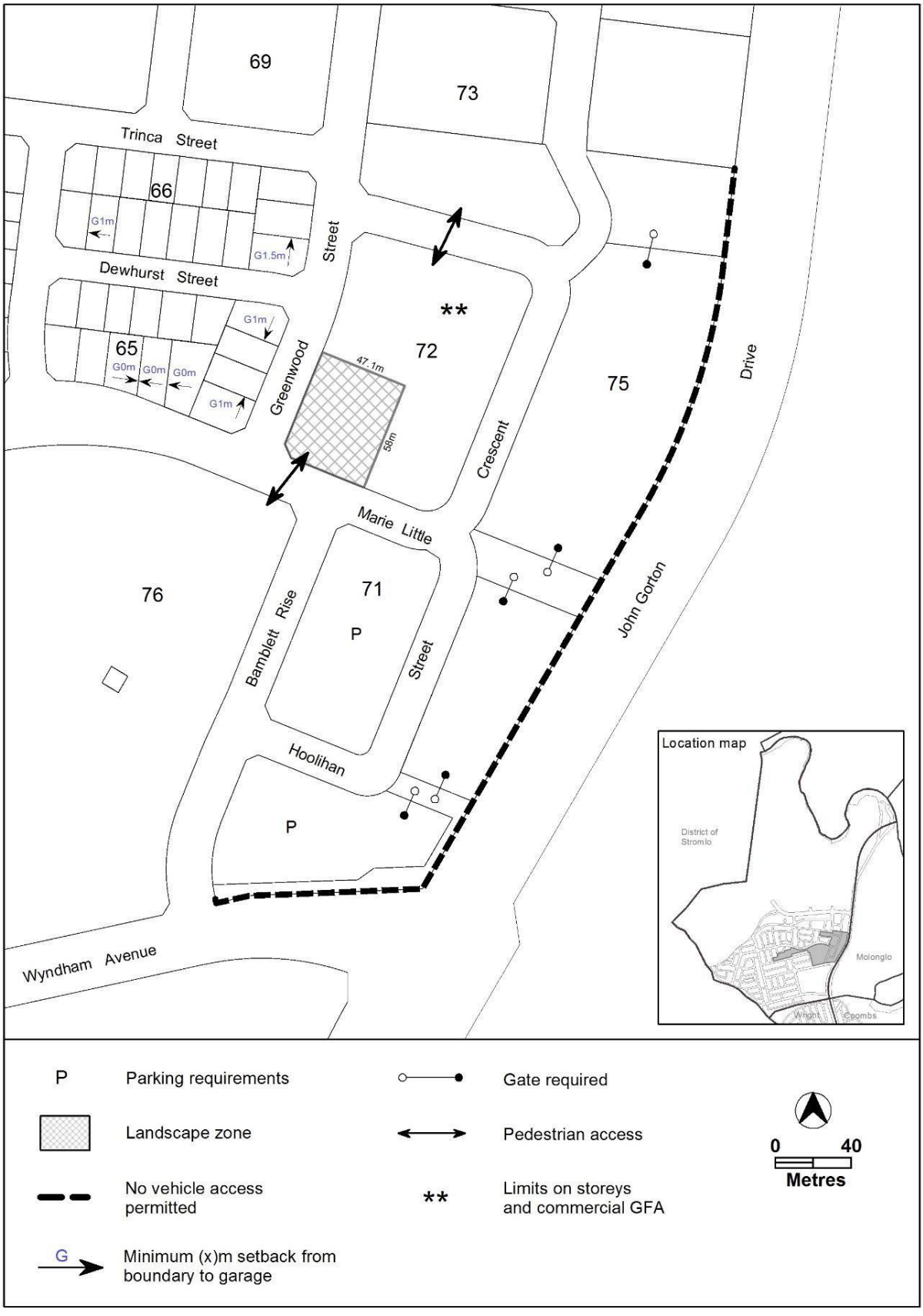


Figure 8 – Denman Prospect development requirements

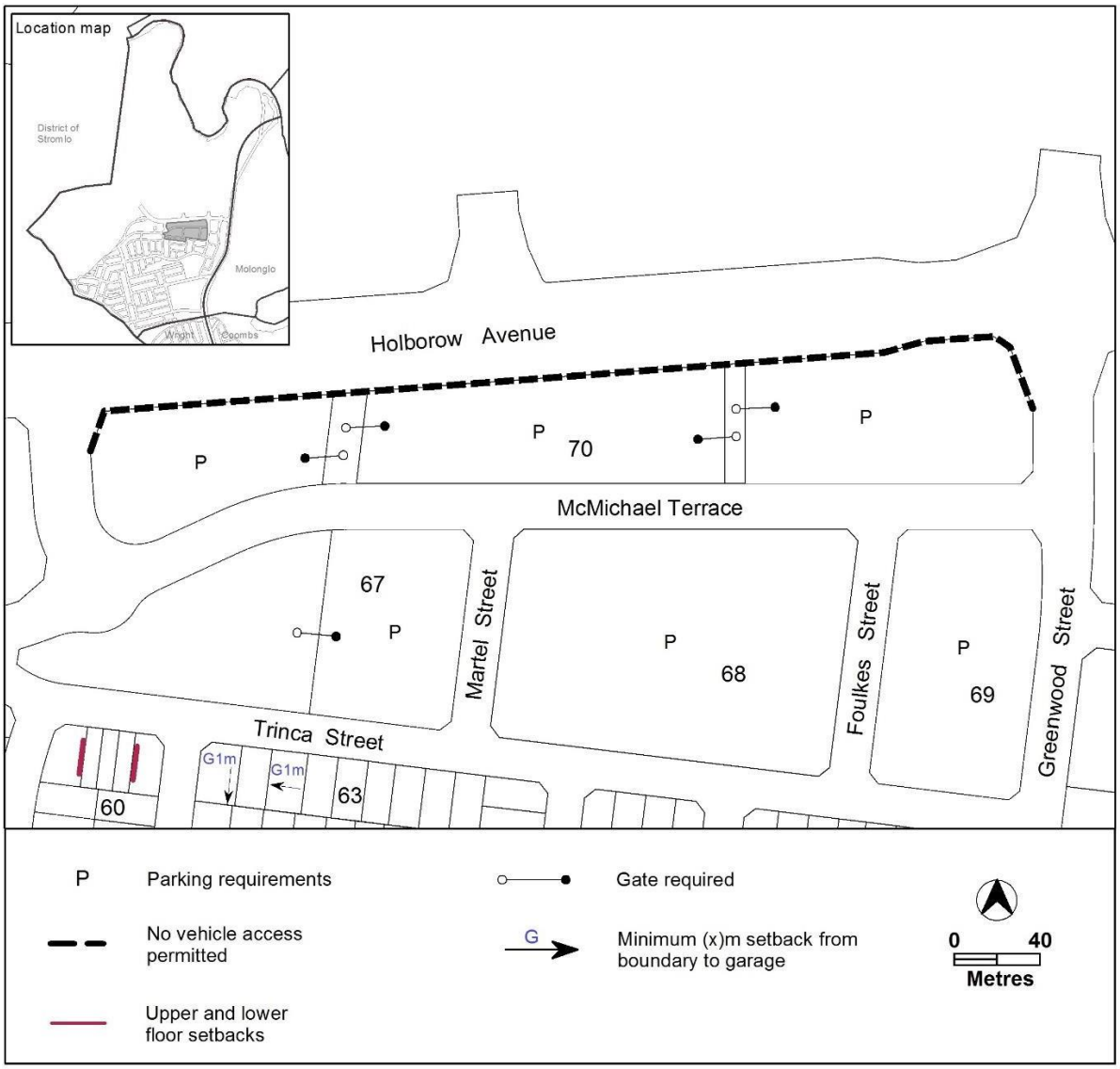


Figure 9 – Denman Prospect development requirements

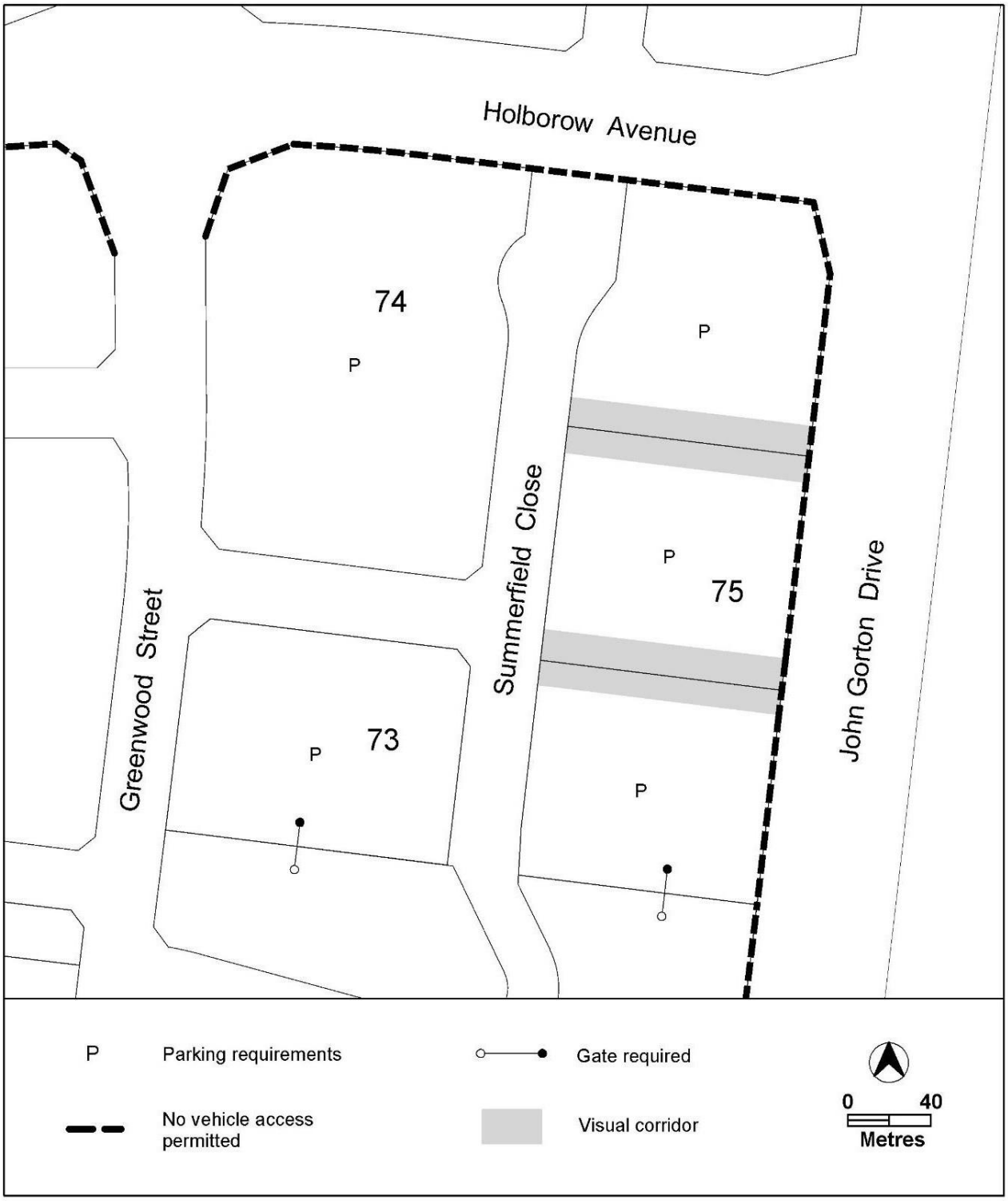


Figure 10 – Denman Prospect development requirements

Figure 11 – Denman Prospect development requirements

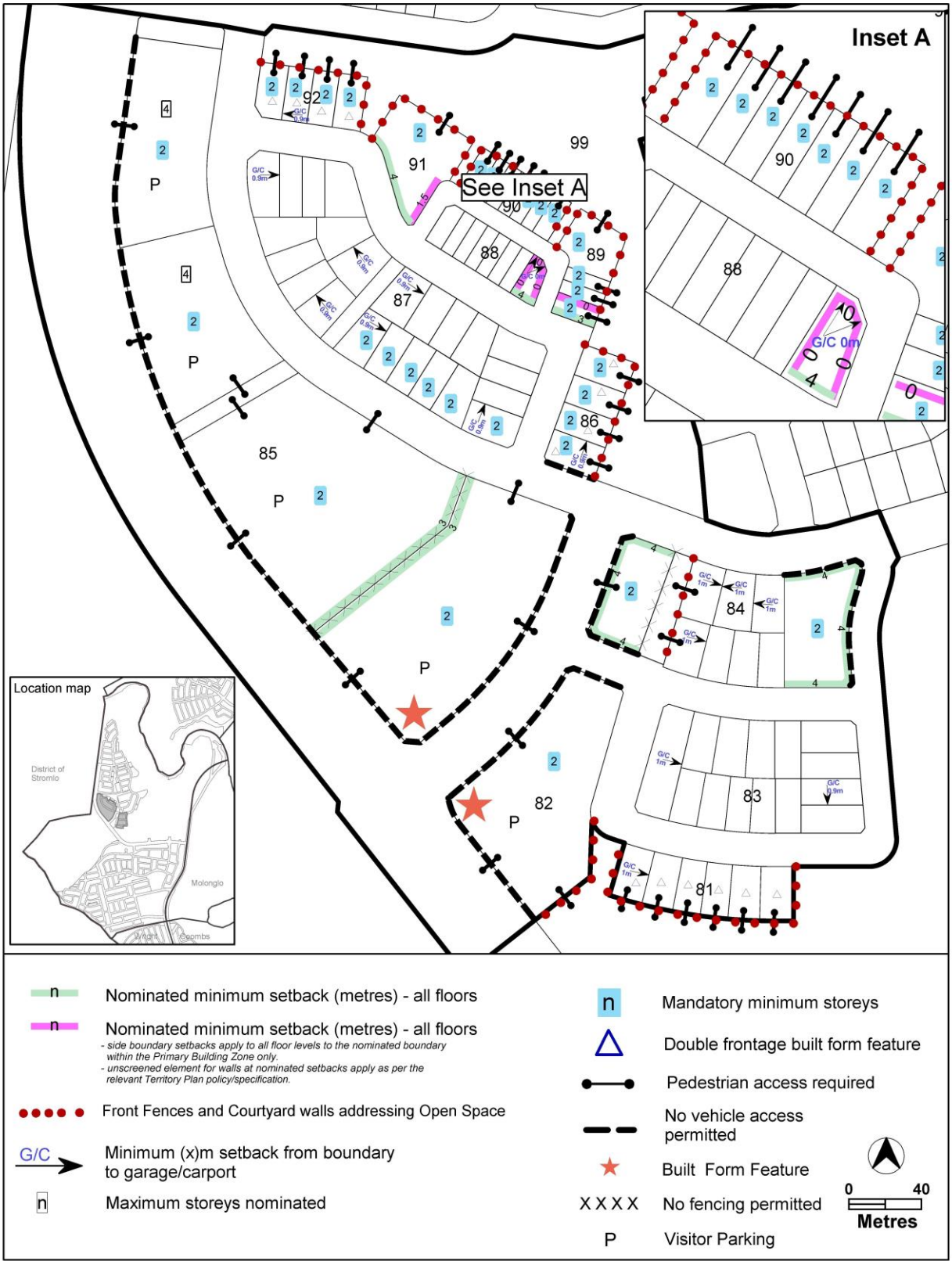


Figure 12 – Denman Prospect development requirements

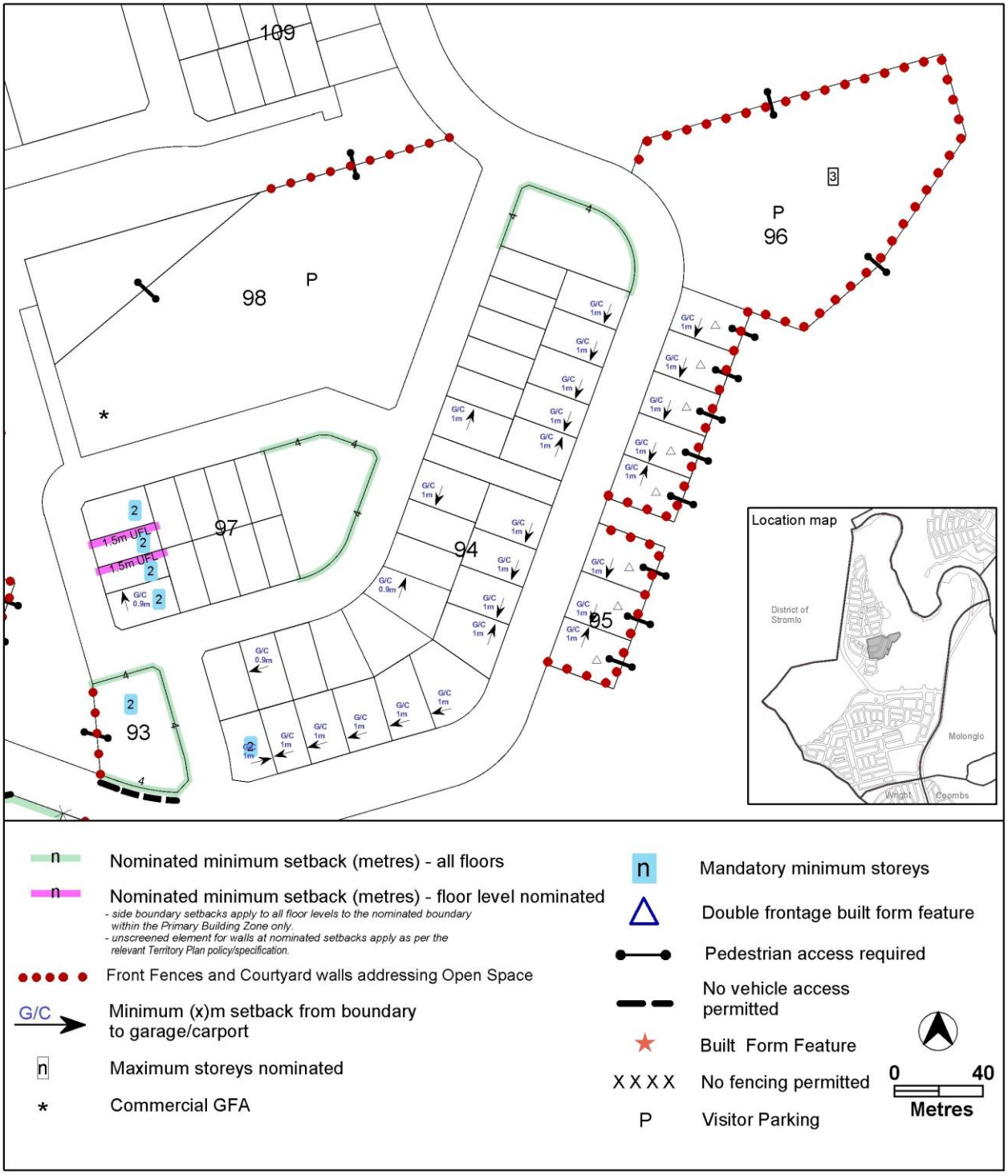


Figure 13 – Denman Prospect development requirements

Figure 14 – Denman Prospect development requirements

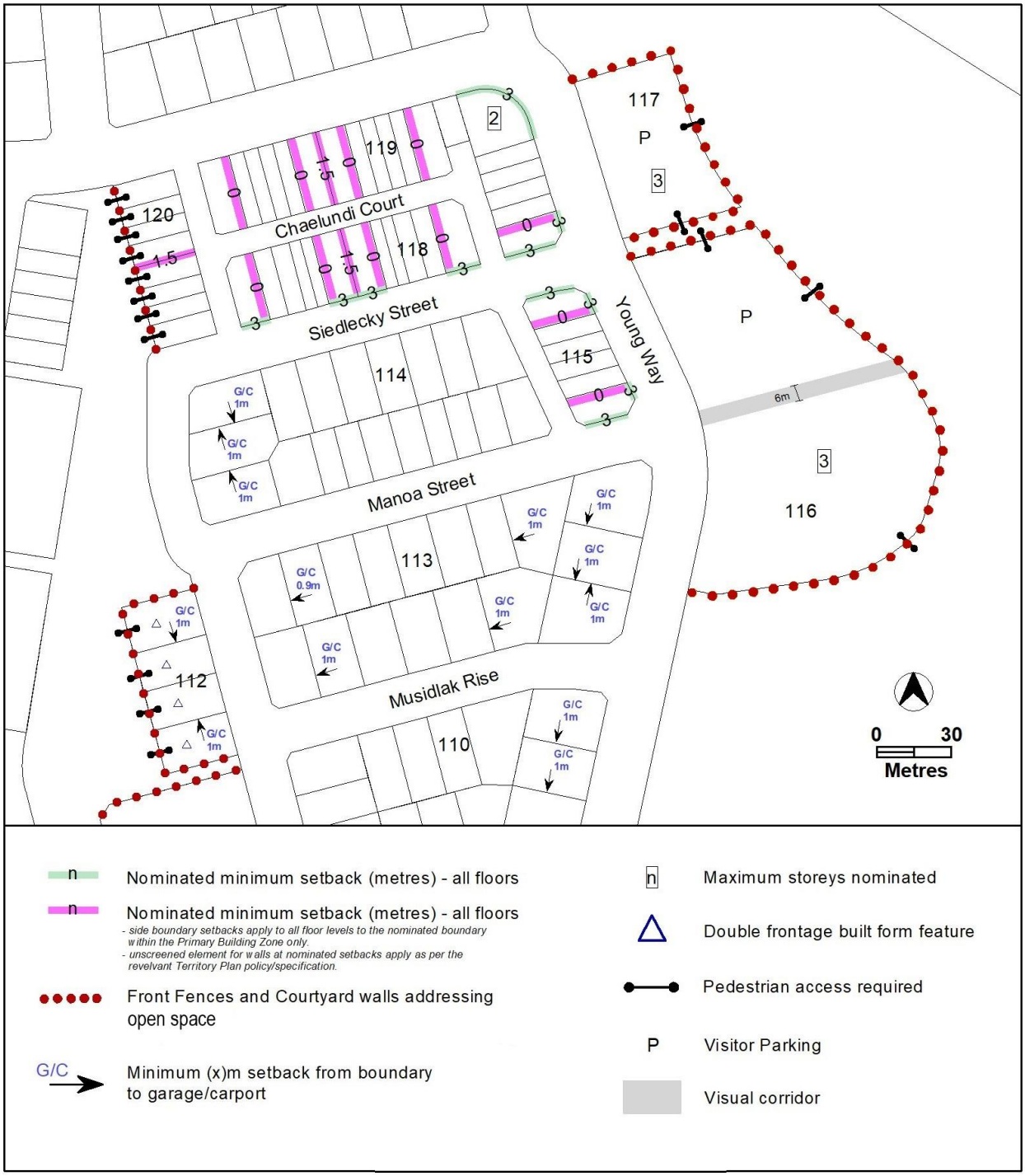


Figure 15 – Denman Prospect development requirements

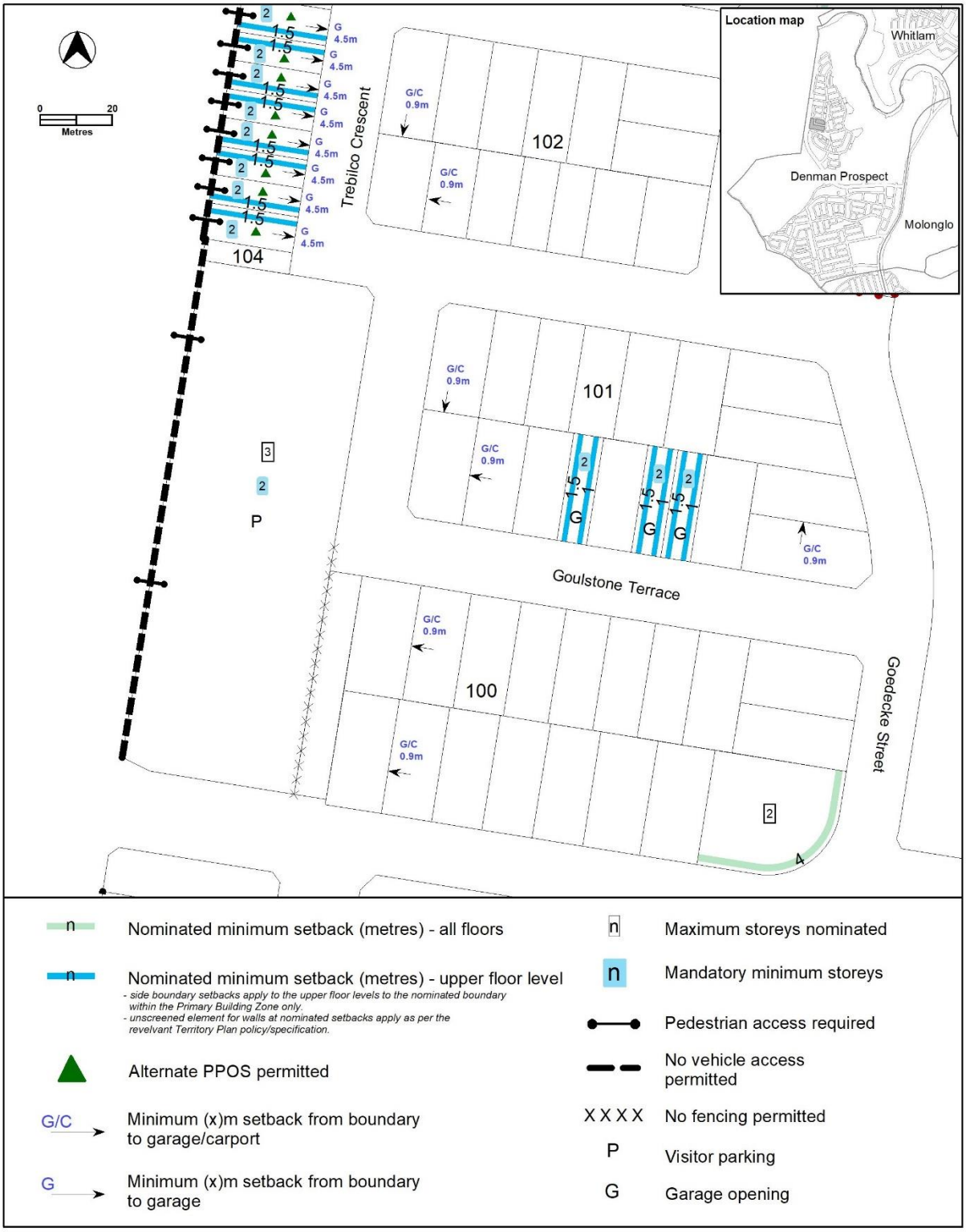


Figure 16 – Denman Prospect development requirements

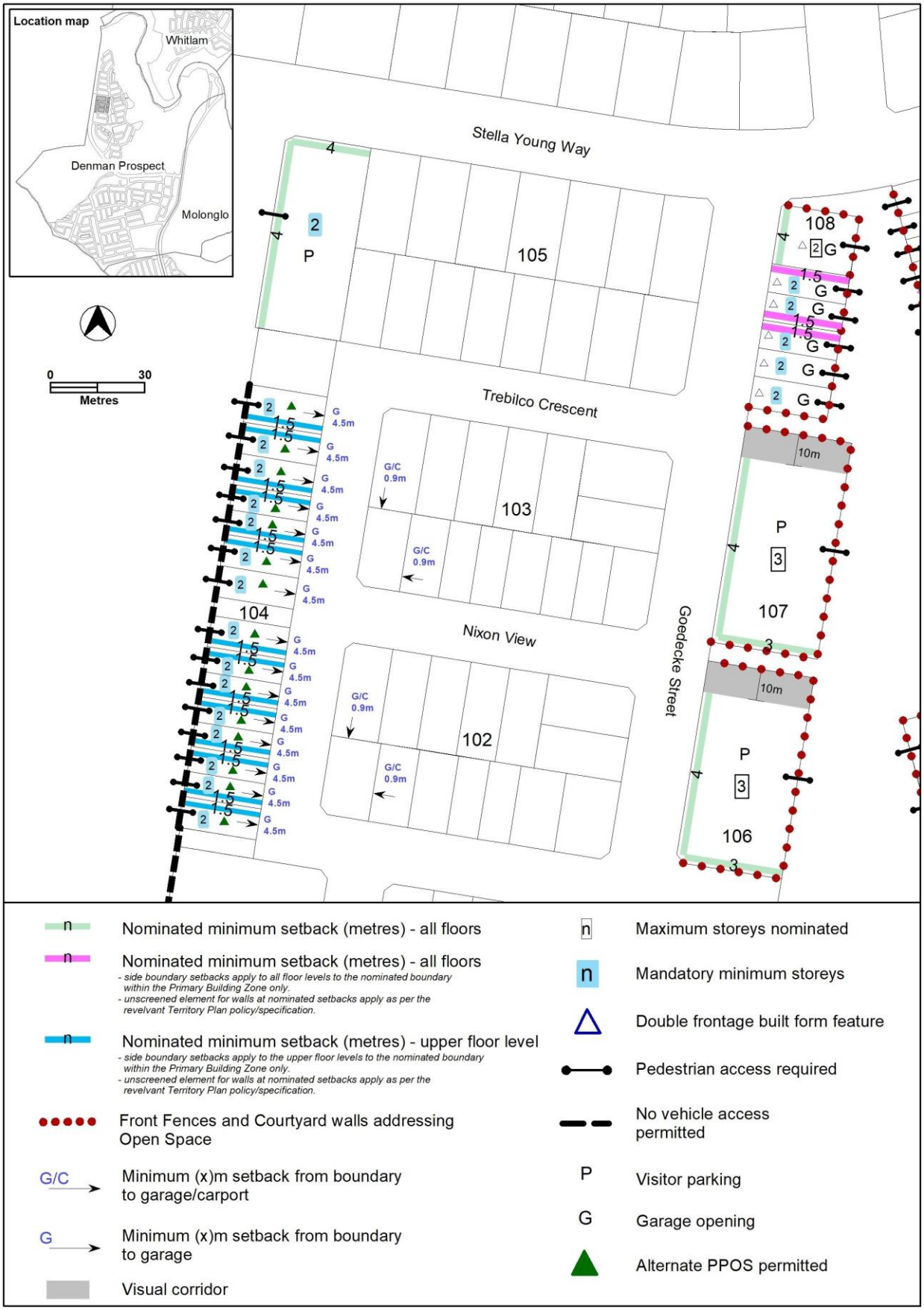


Figure 17 – Denman Prospect development requirements

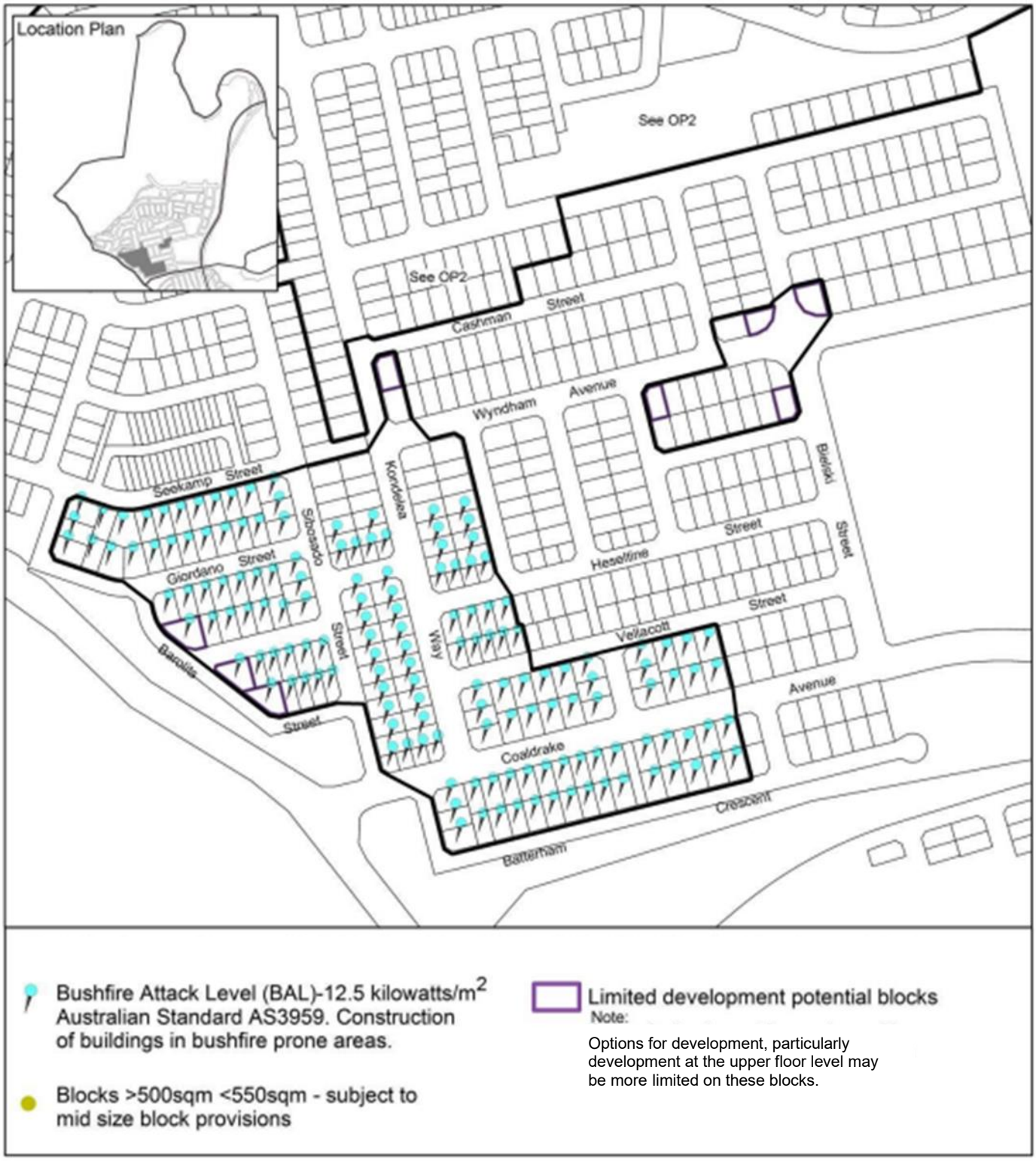


Figure 18 – Denman Prospect development requirements

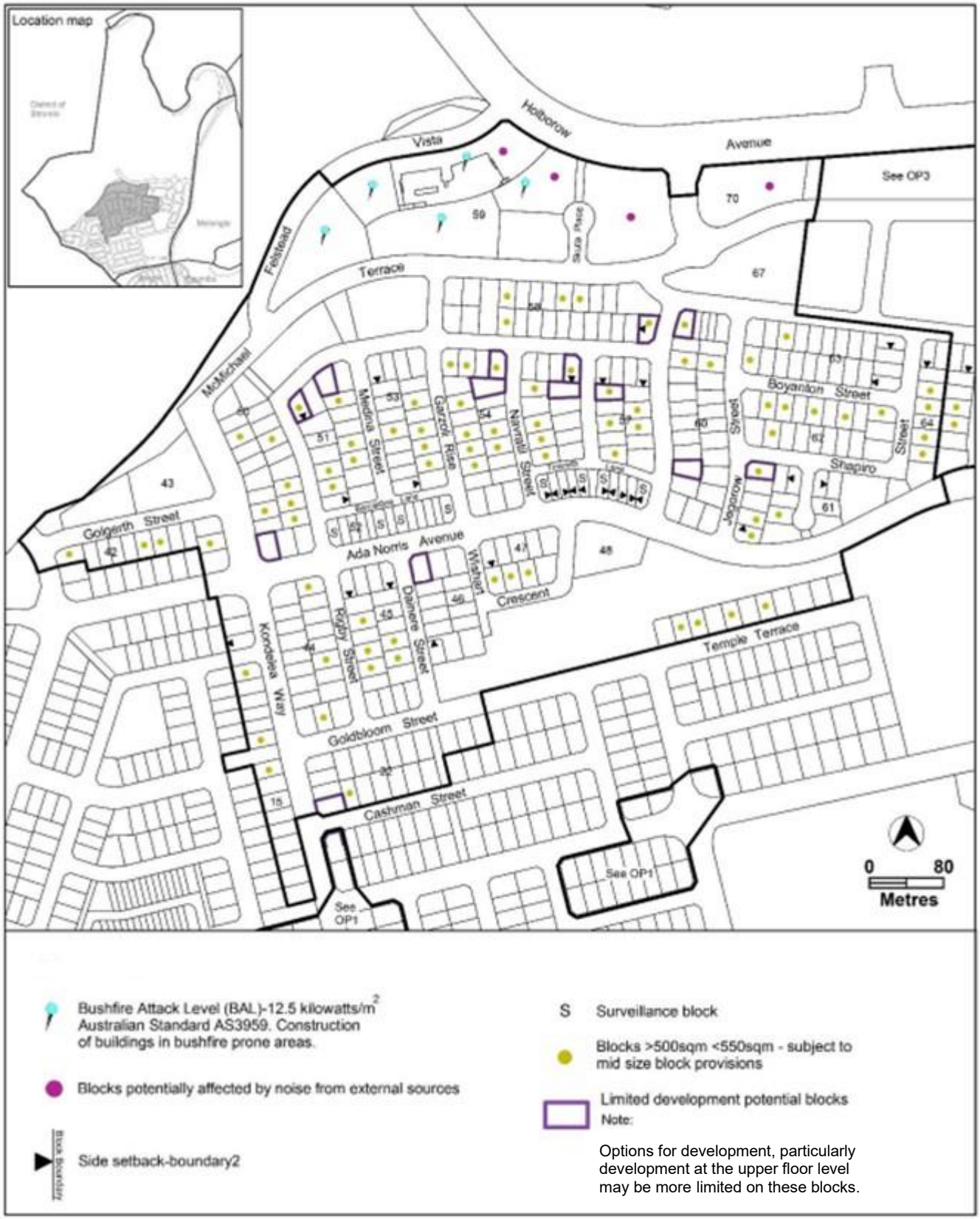


Figure 19 – Denman Prospect development requirements

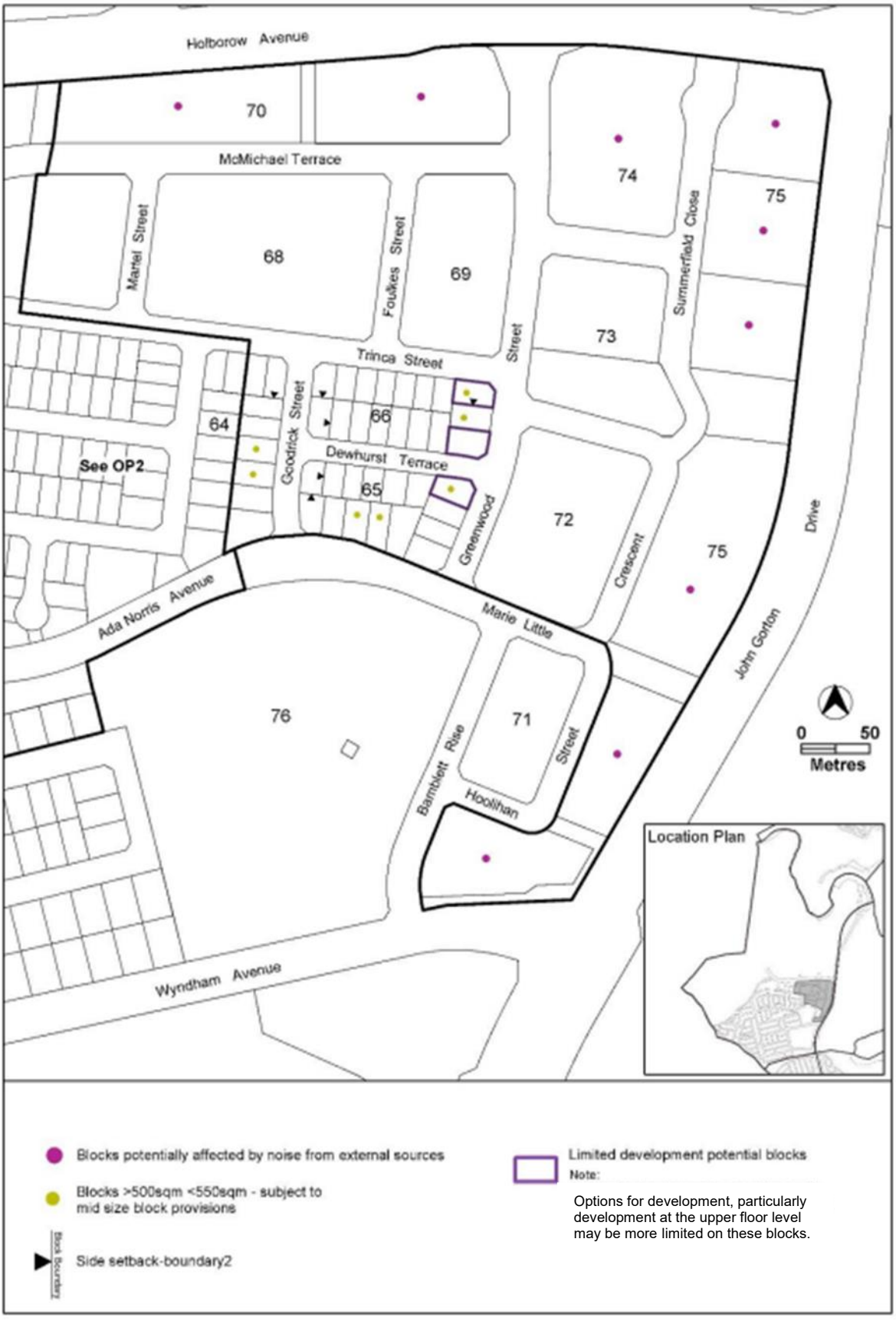


Figure 20 – Denman Prospect development requirements

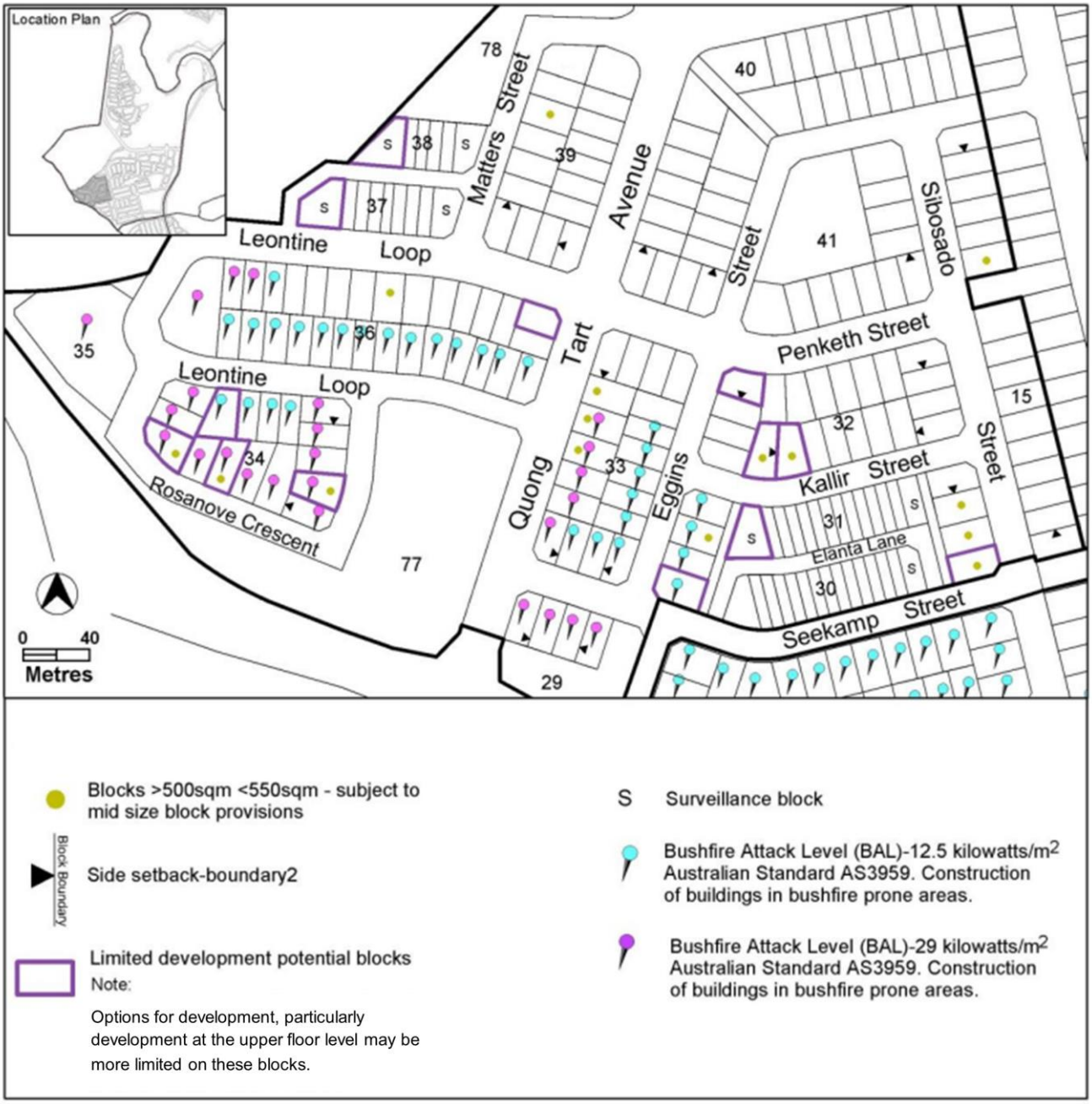


Figure 21 – Denman Prospect development requirements

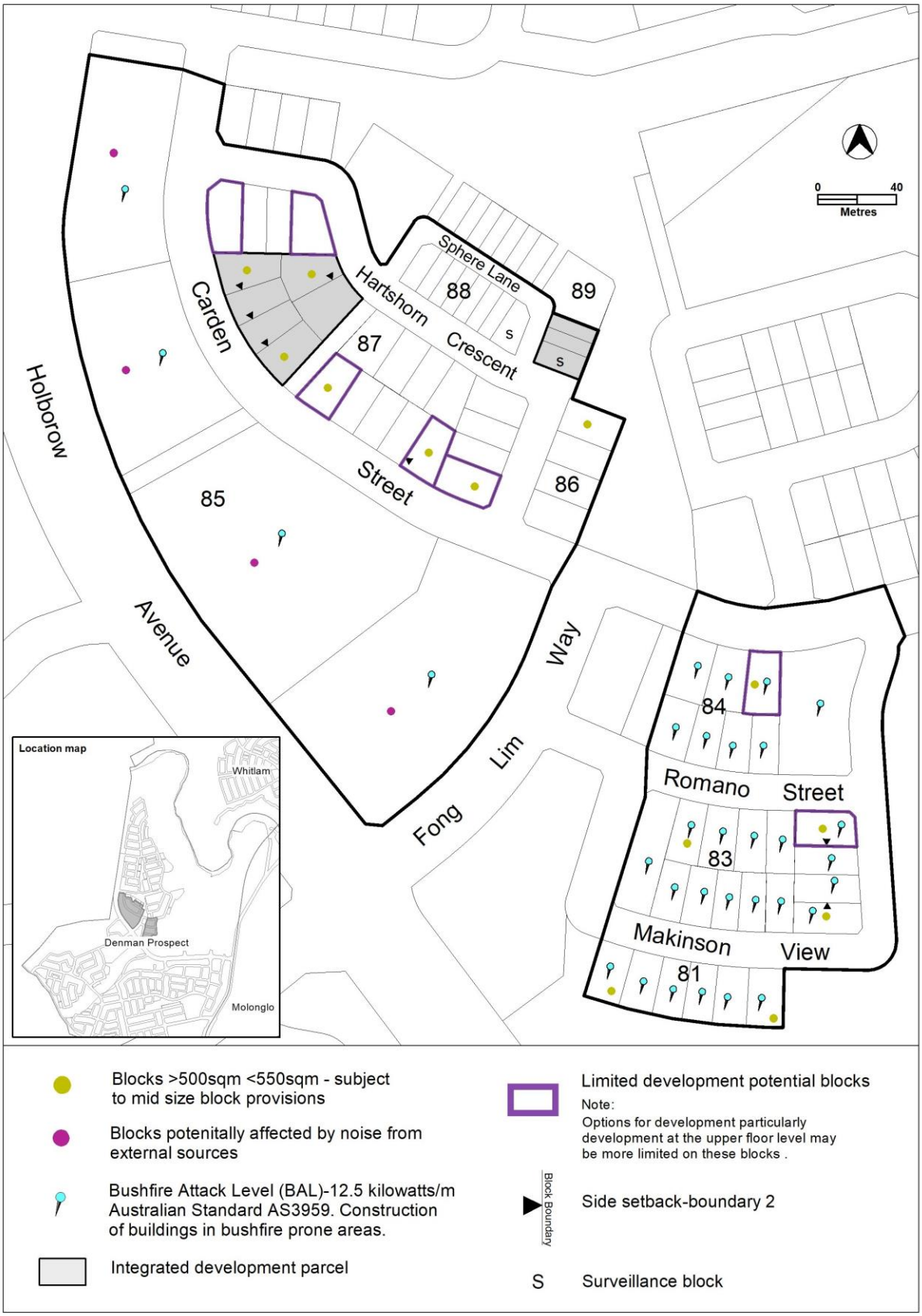


Figure 22 – Denman Prospect development requirements

Figure 23 – Denman Prospect development requirements

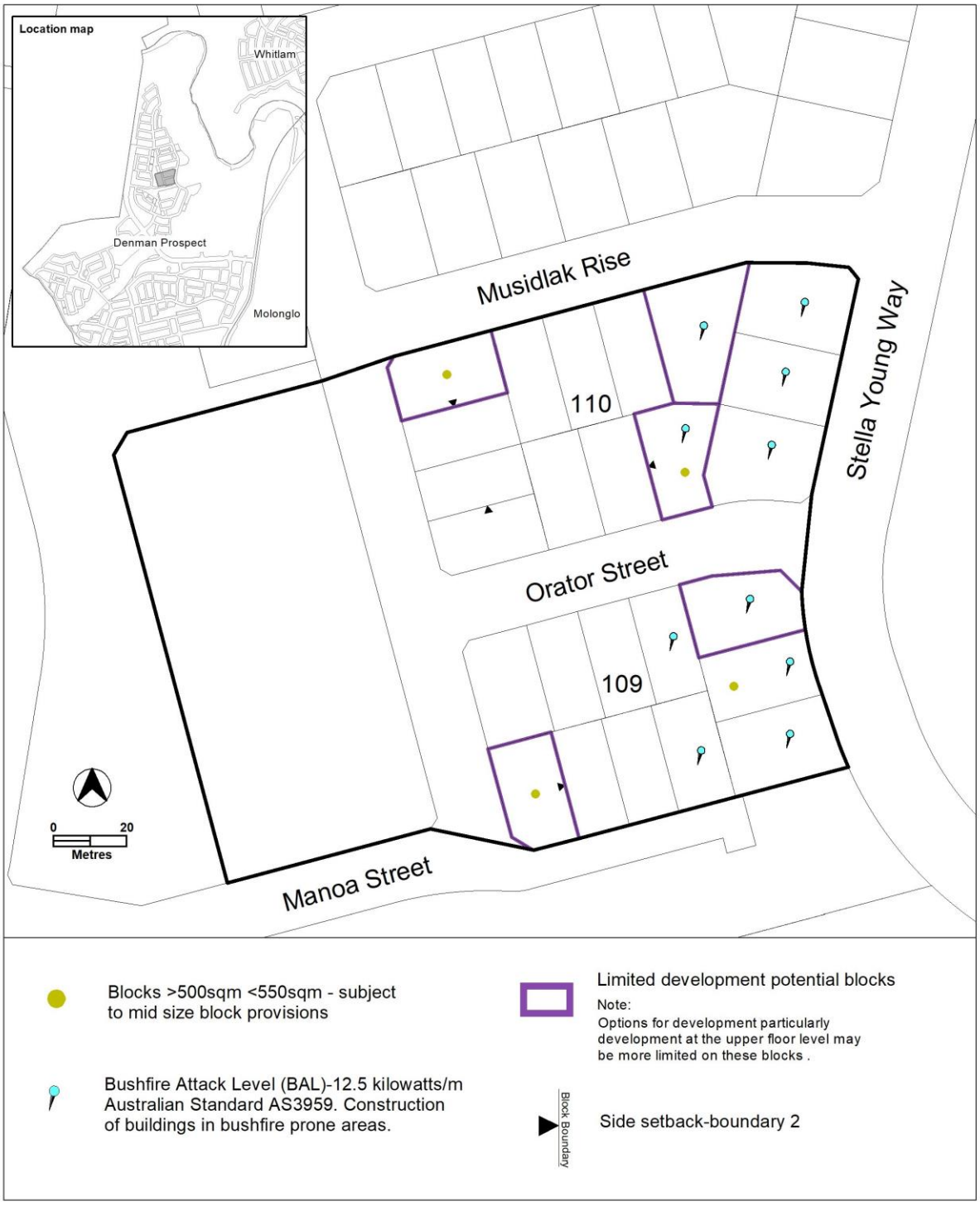


Figure 24 – Denman Prospect development requirements

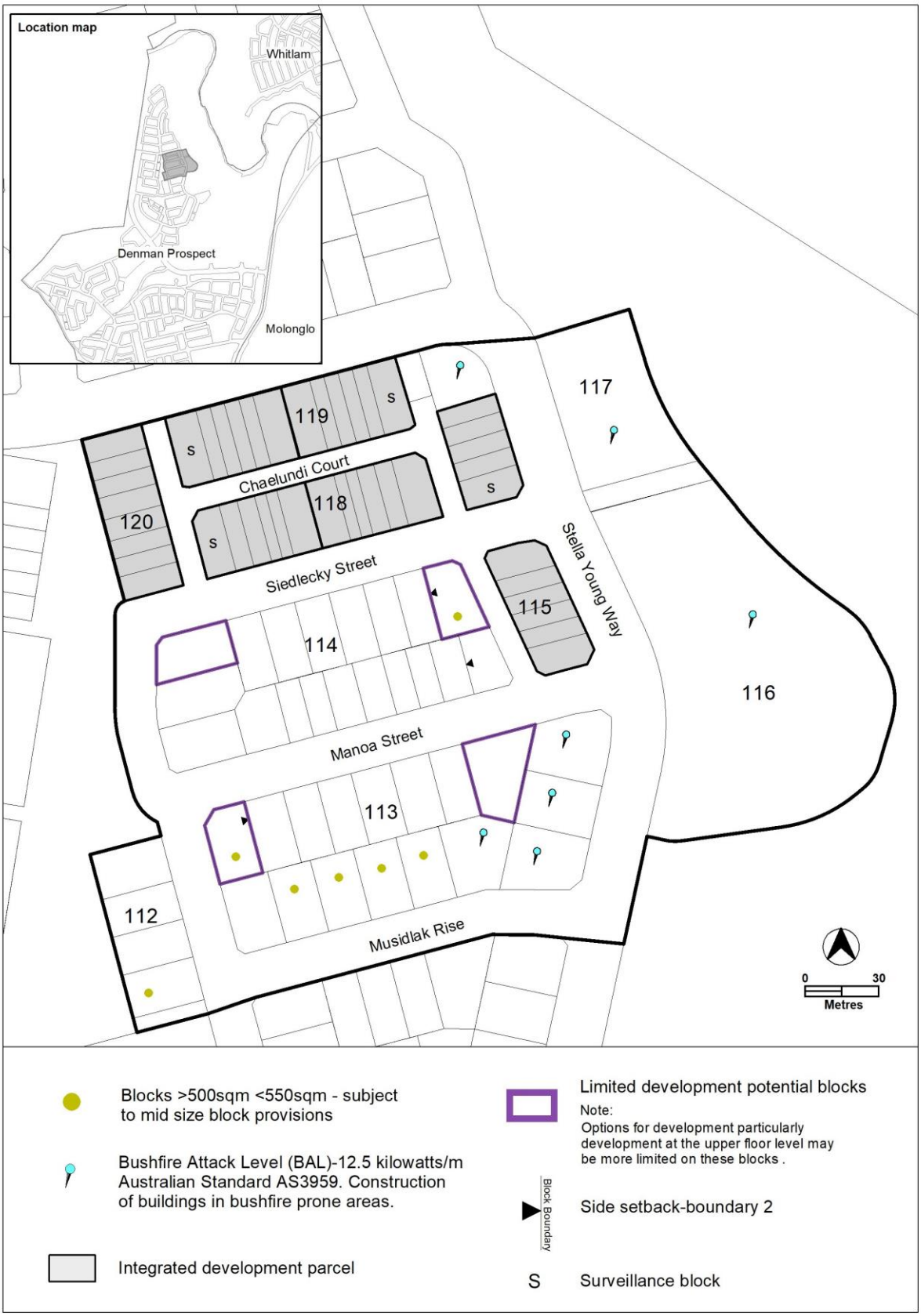


Figure 25 – Denman Prospect development requirements

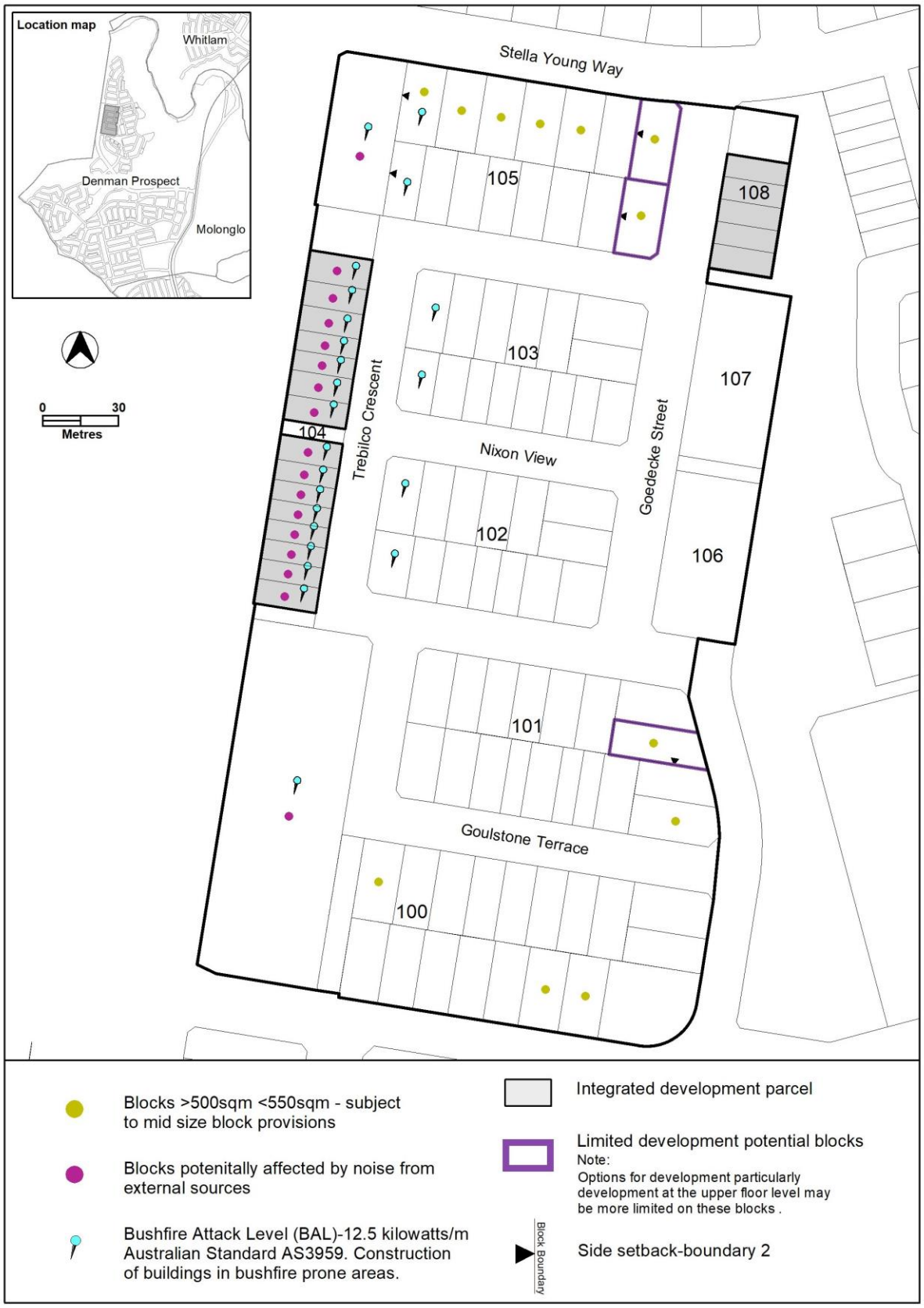


Figure 26 – Denman Prospect development requirements

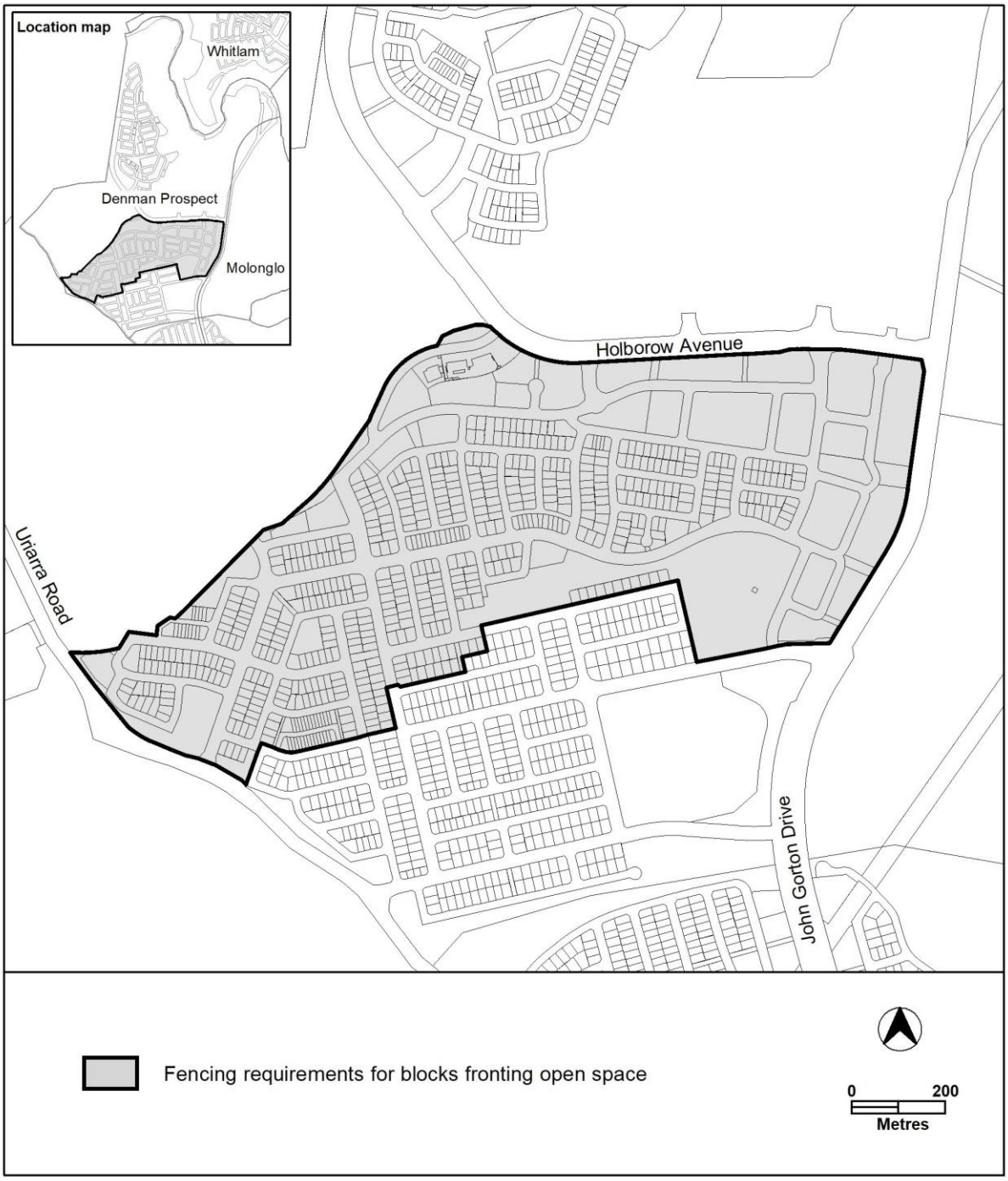


Figure 27 – Whitlam development requirements

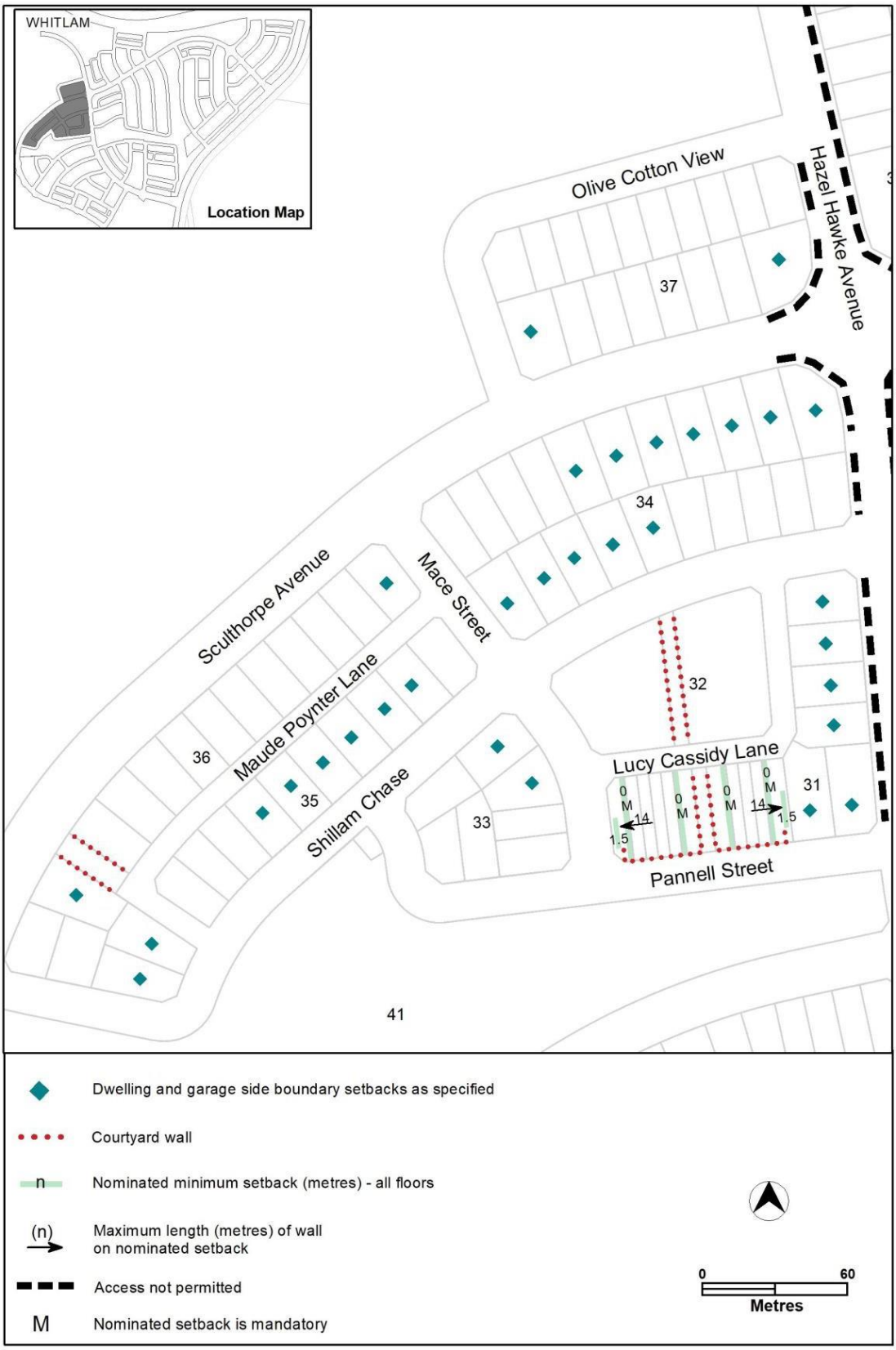


Figure 28 – Whitlam development requirements

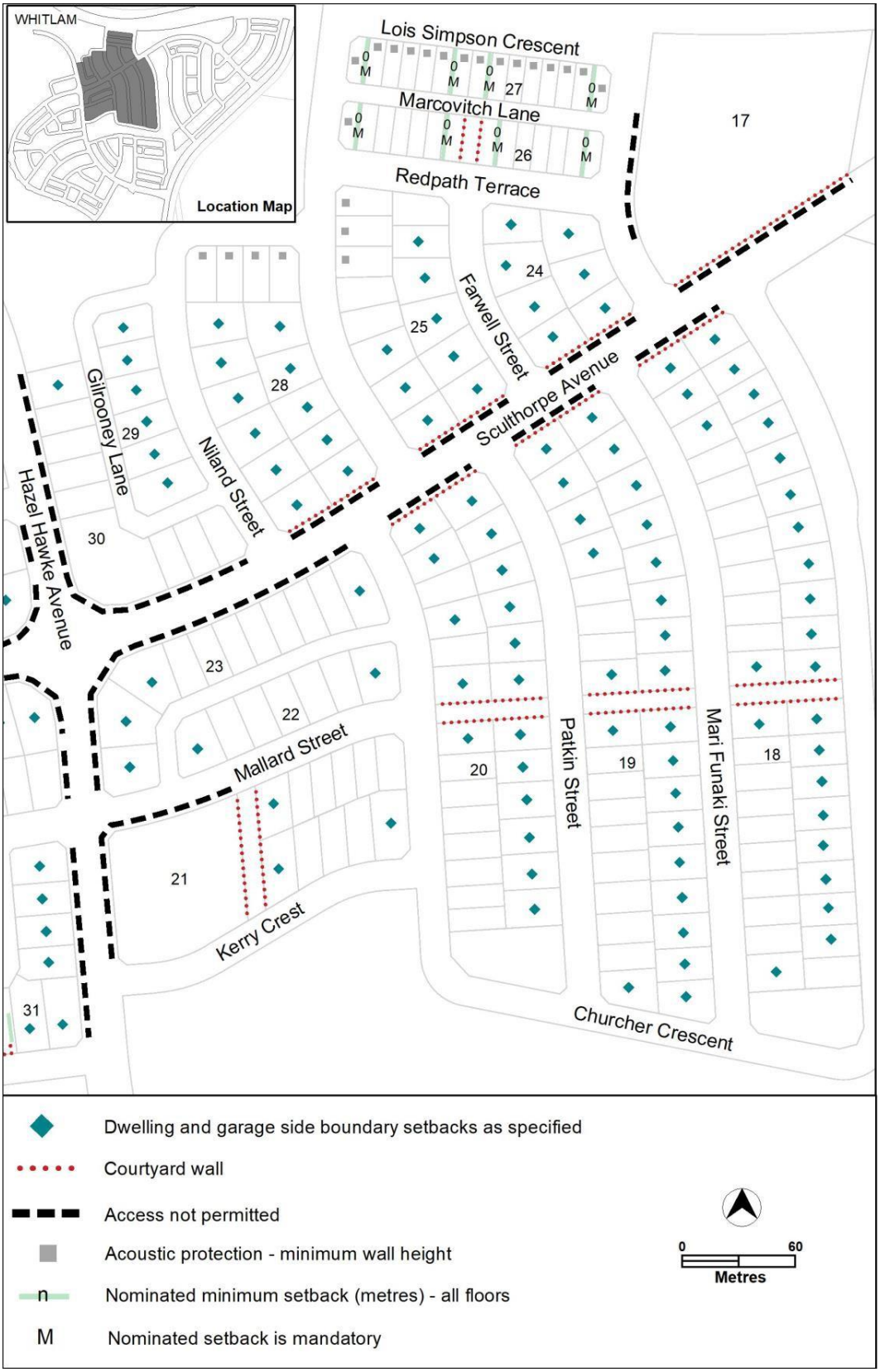


Figure 29 – Whitlam development requirements

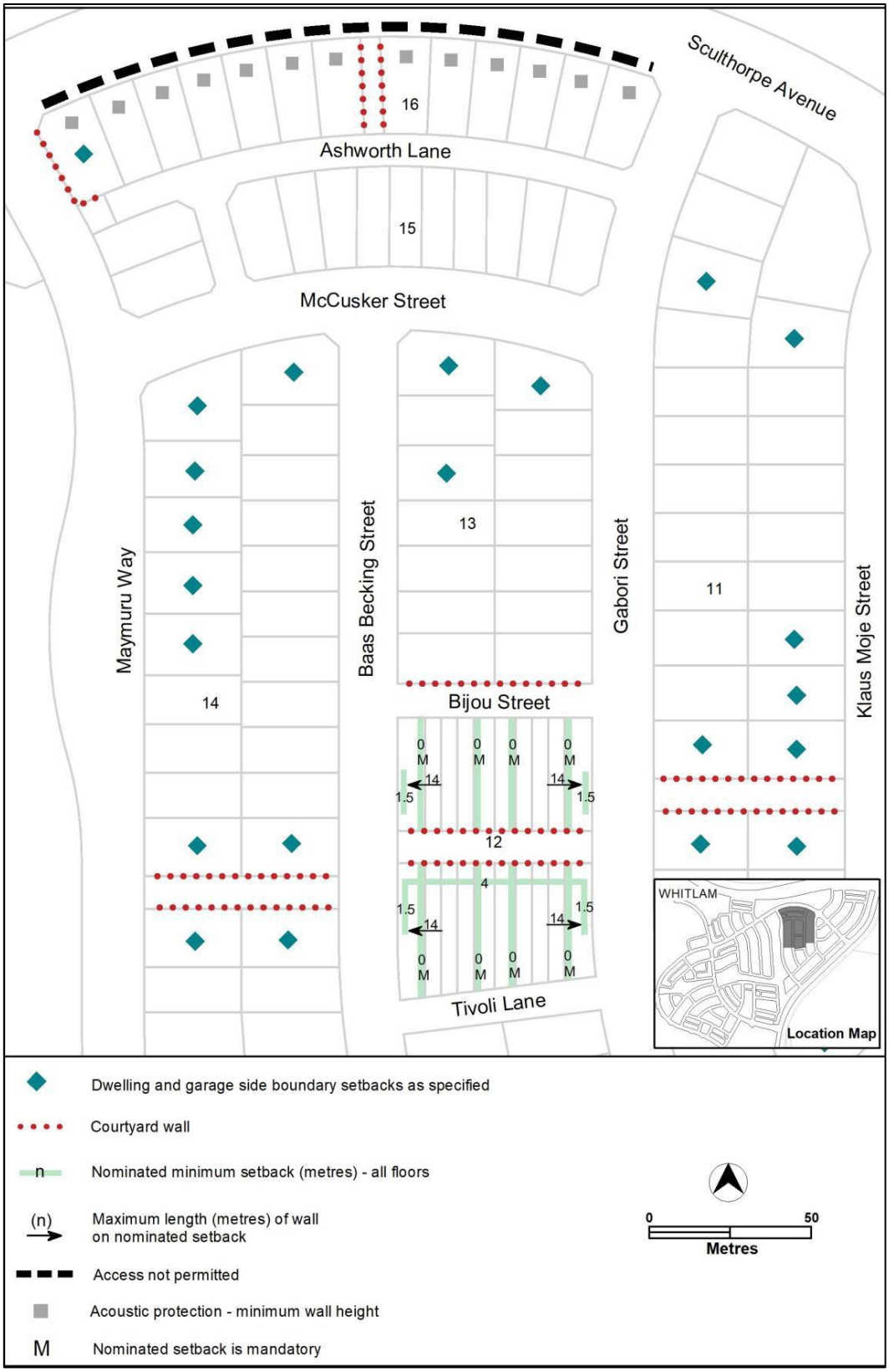


Figure 30 – Whitlam development requirements

Figure 31 – Whitlam development requirements

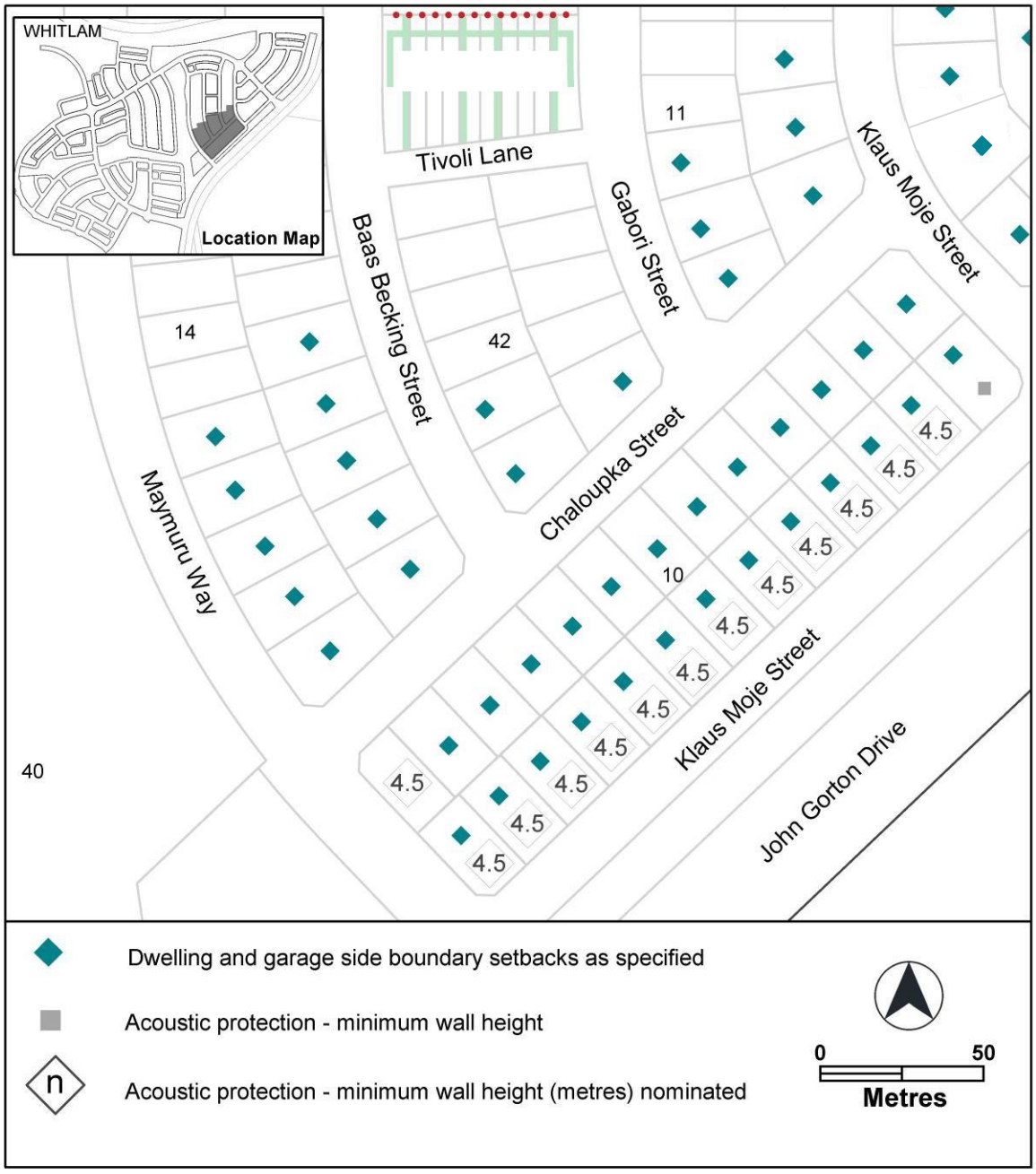


Figure 32 – Whitlam development requirements

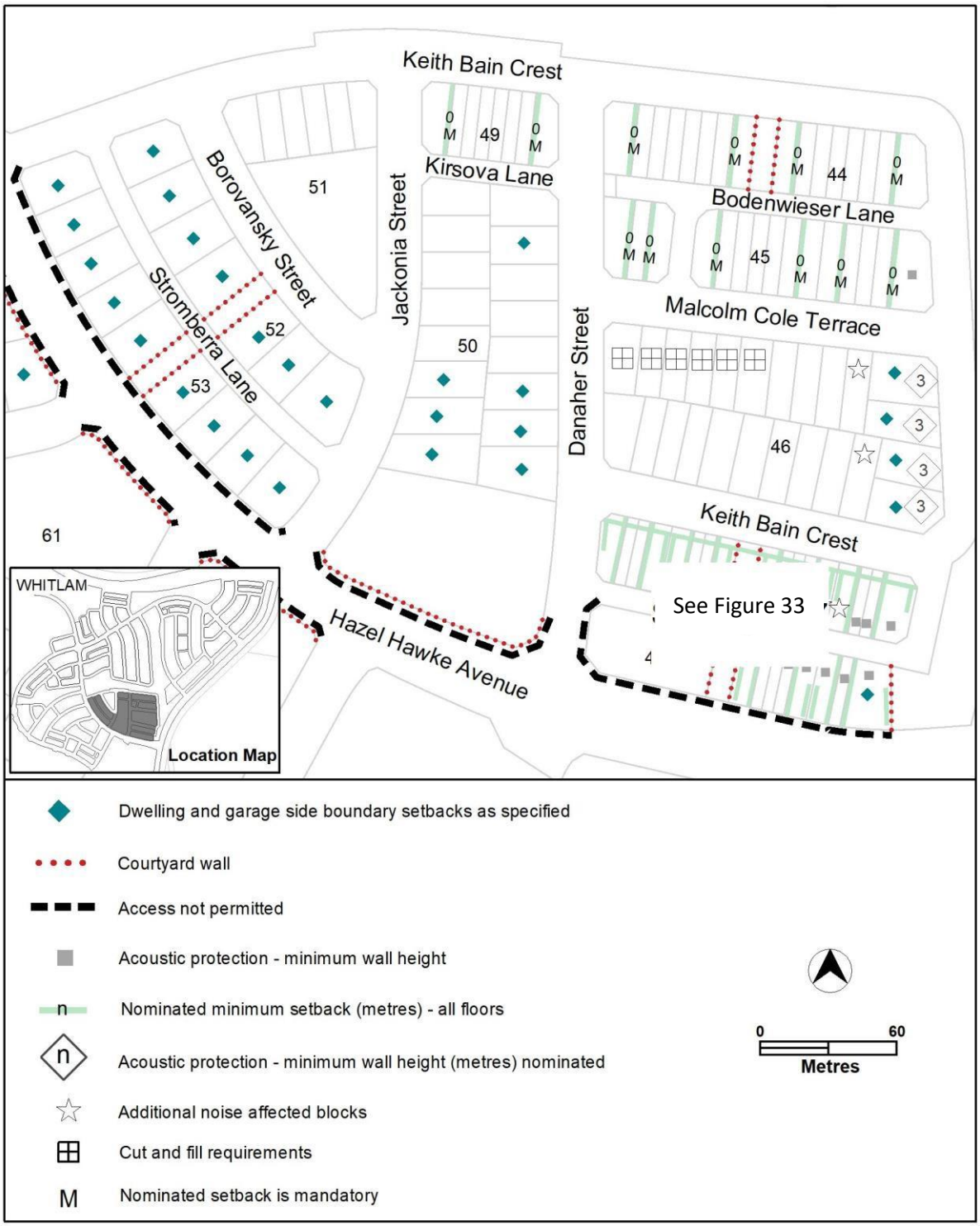


Figure 33 – Whitlam development requirements

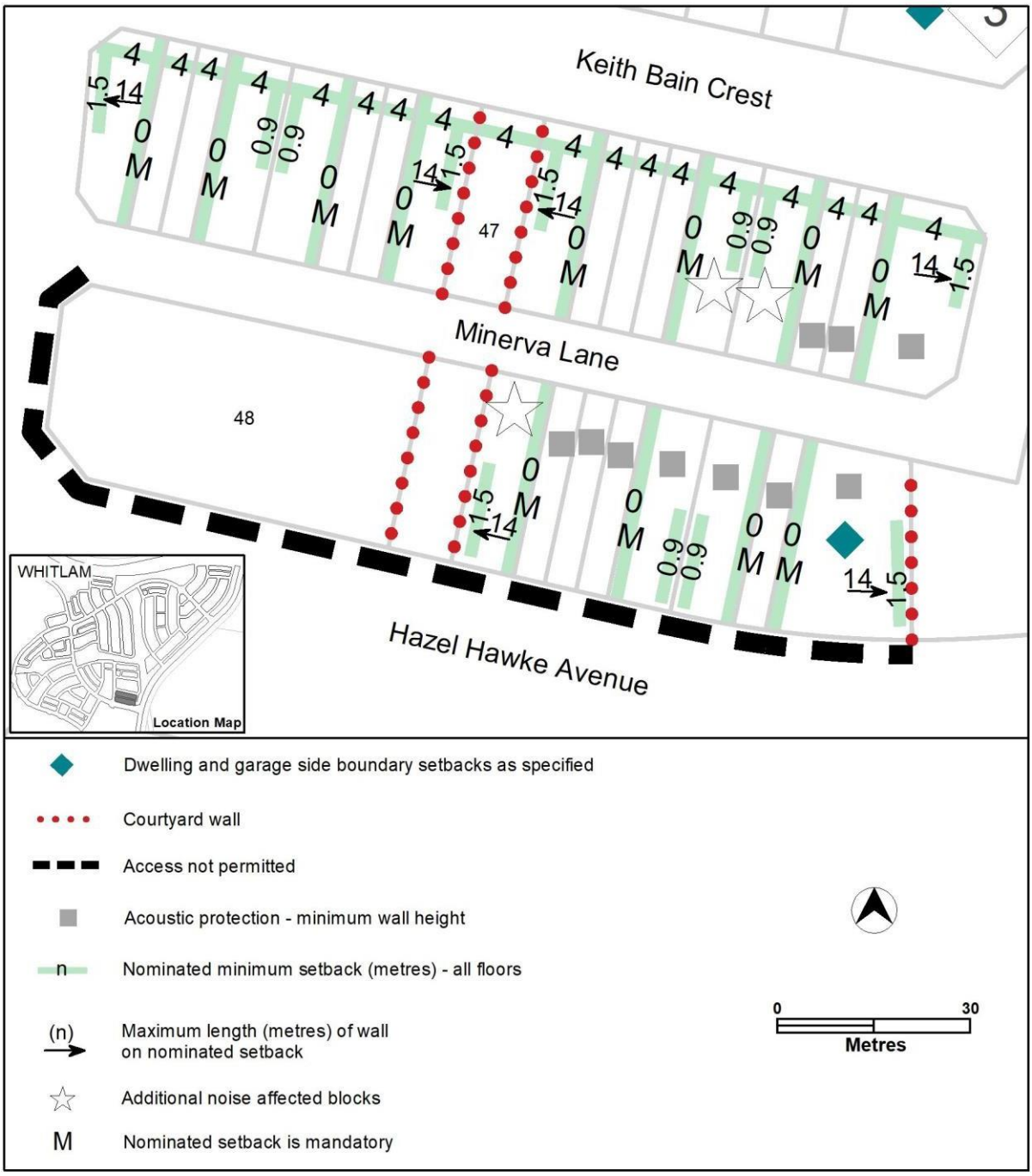


Figure 34 – Whitlam development requirements

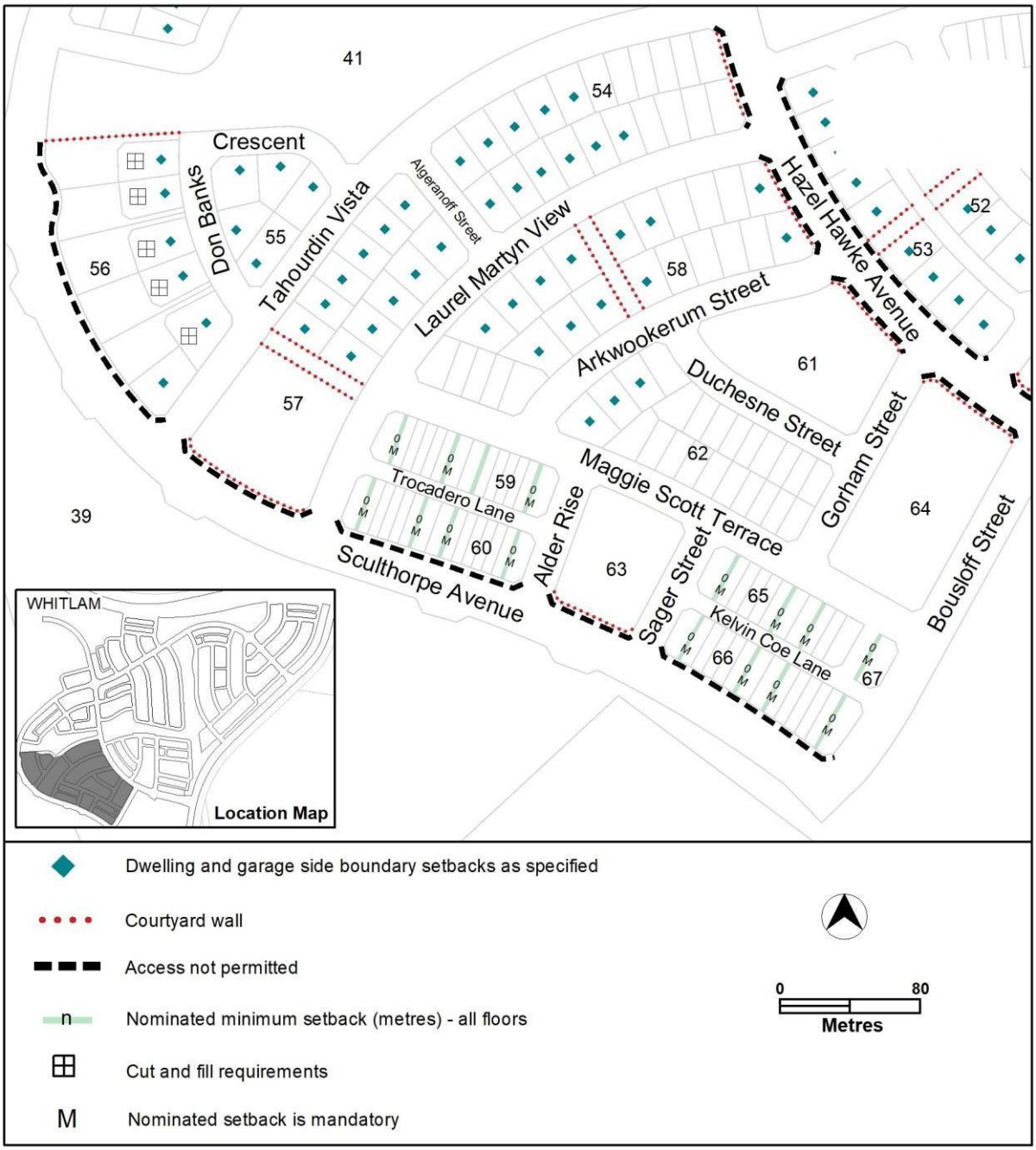


Figure 35 – Whitlam development requirements

Figure 35A – Whitlam development requirements

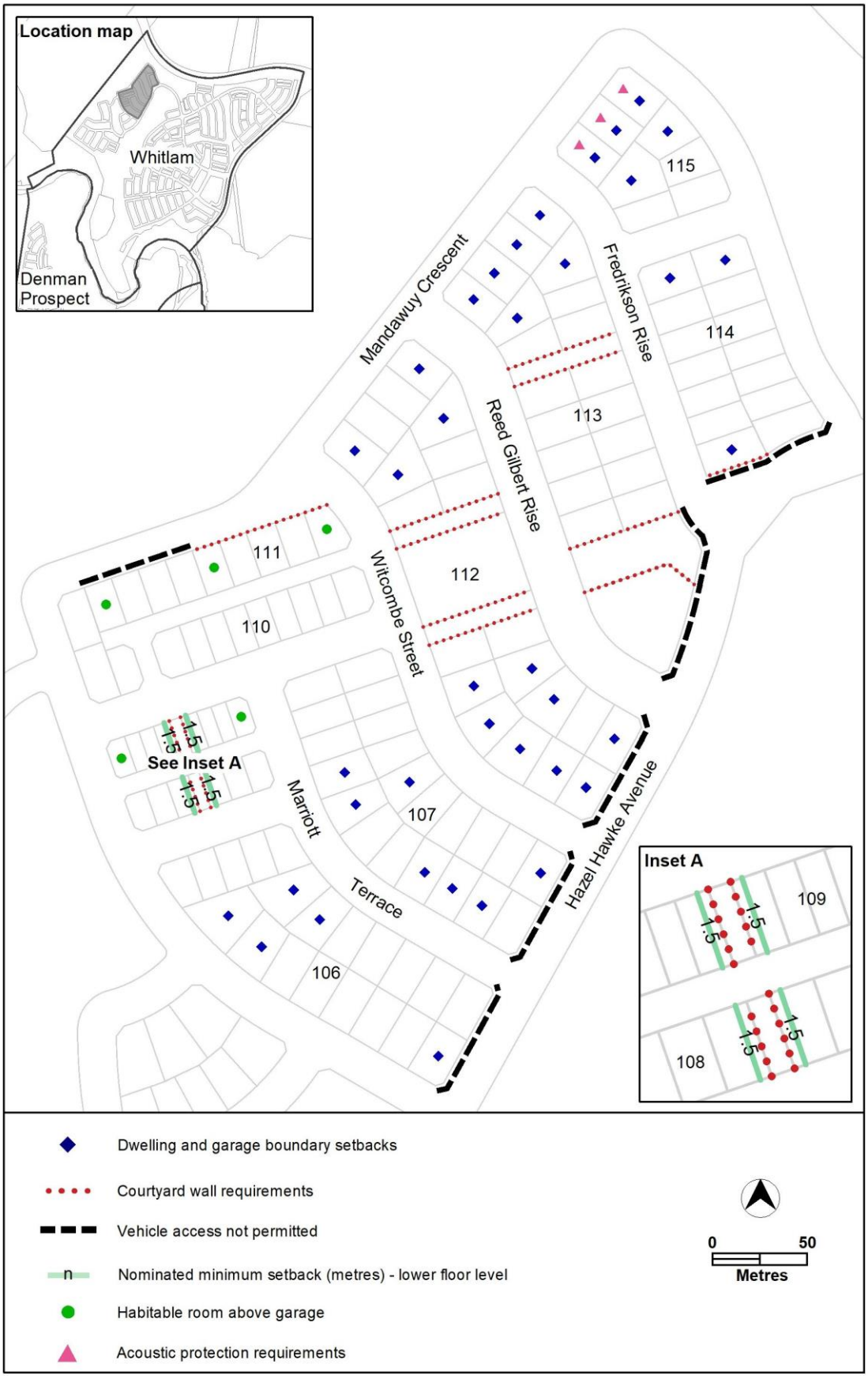
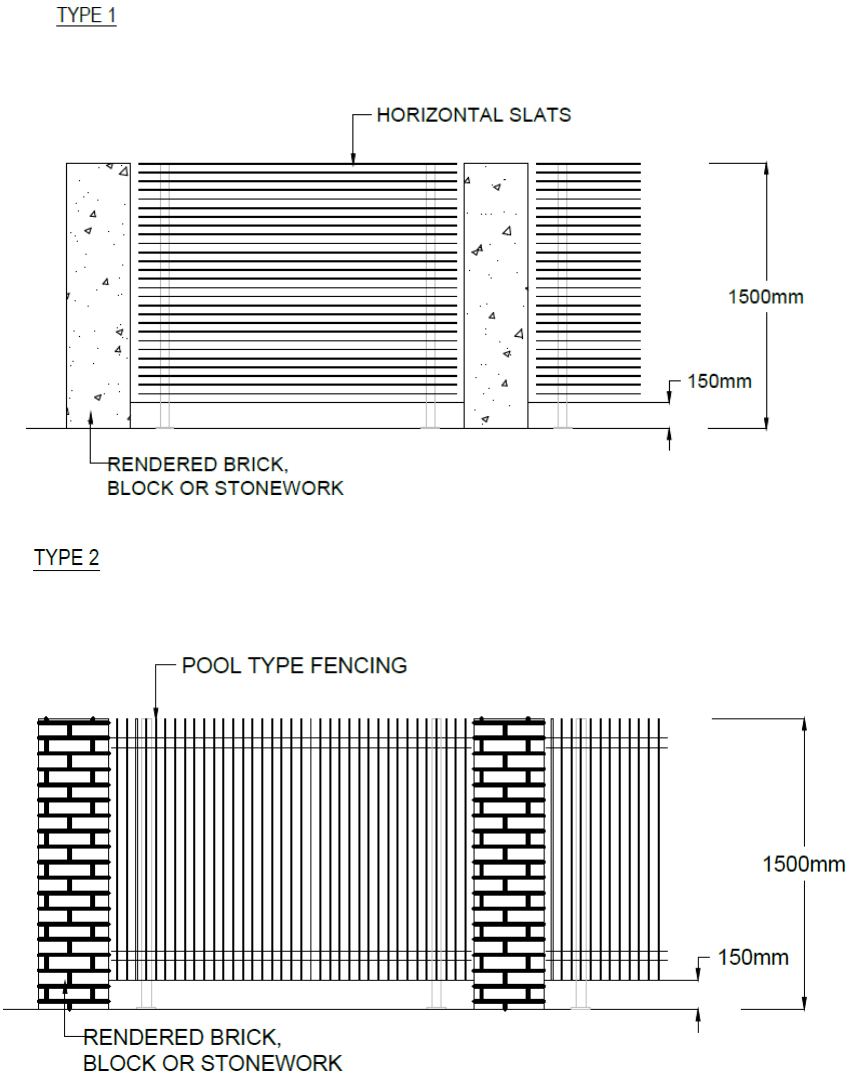


Figure 36 – Whitlam development requirements



Elevation of courtyard wall

Figure 37 – Whitlam development requirements

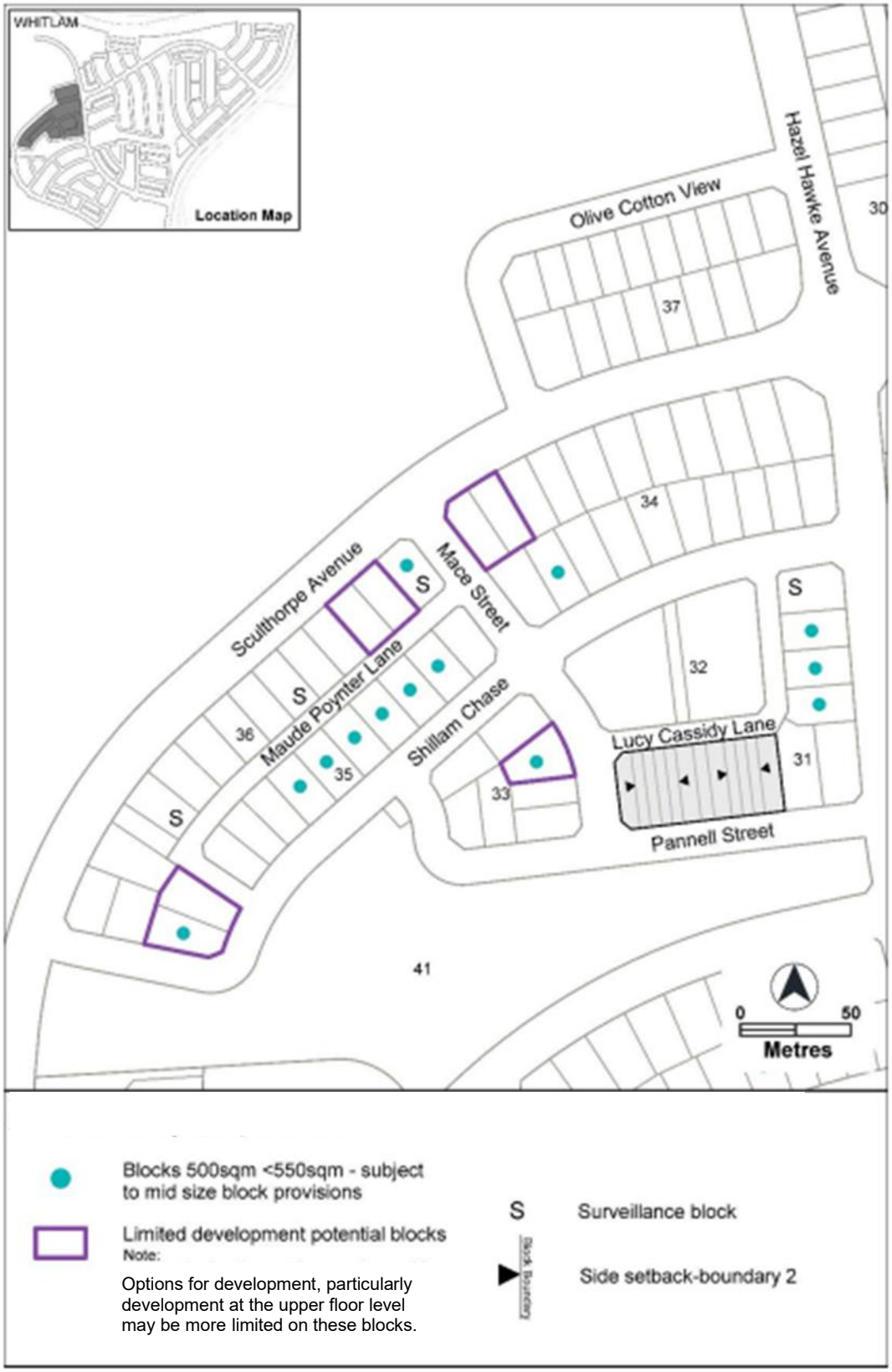


Figure 38 – Whitlam development requirements

Figure 39 – Whitlam development requirements

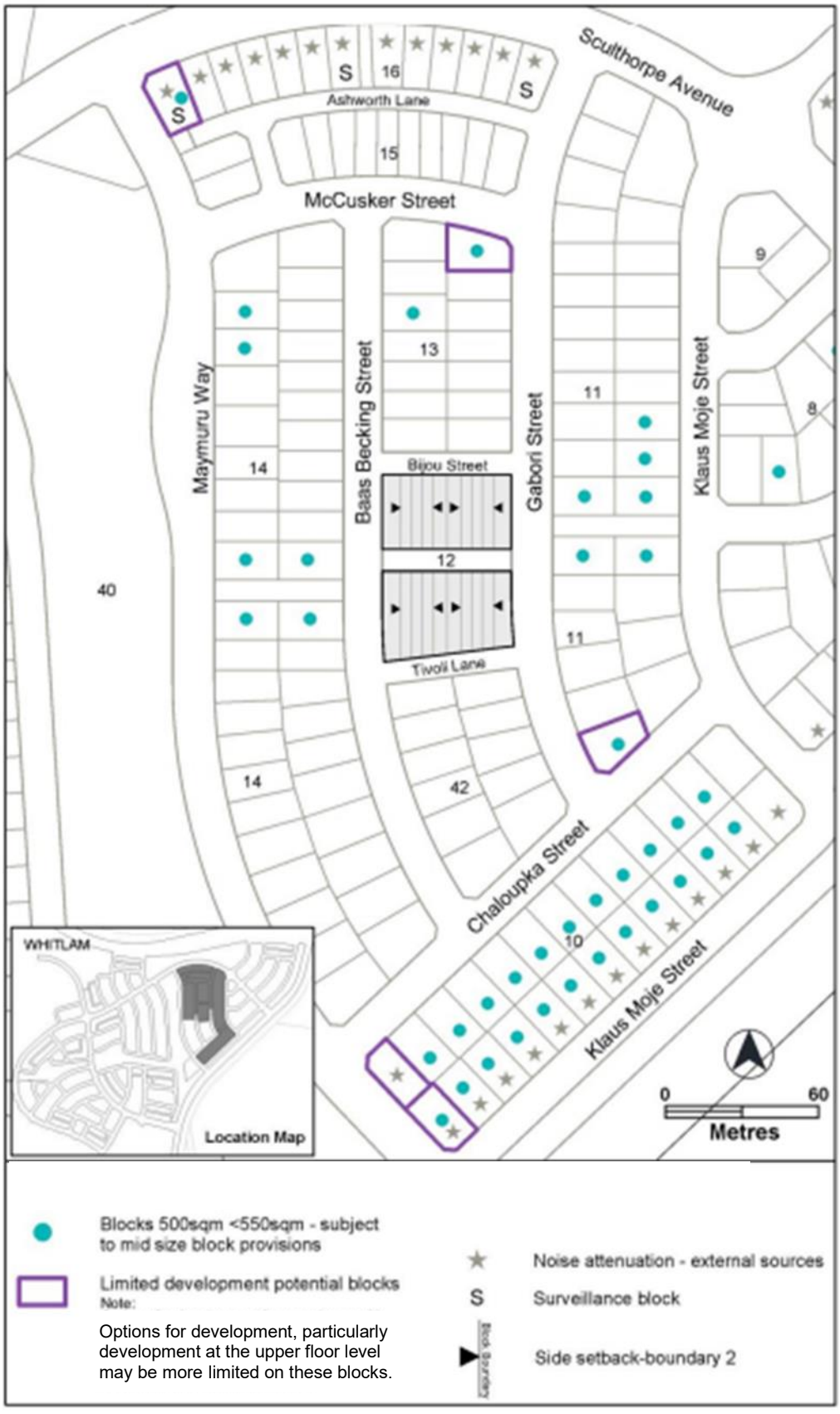


Figure 40 – Whitlam development requirements

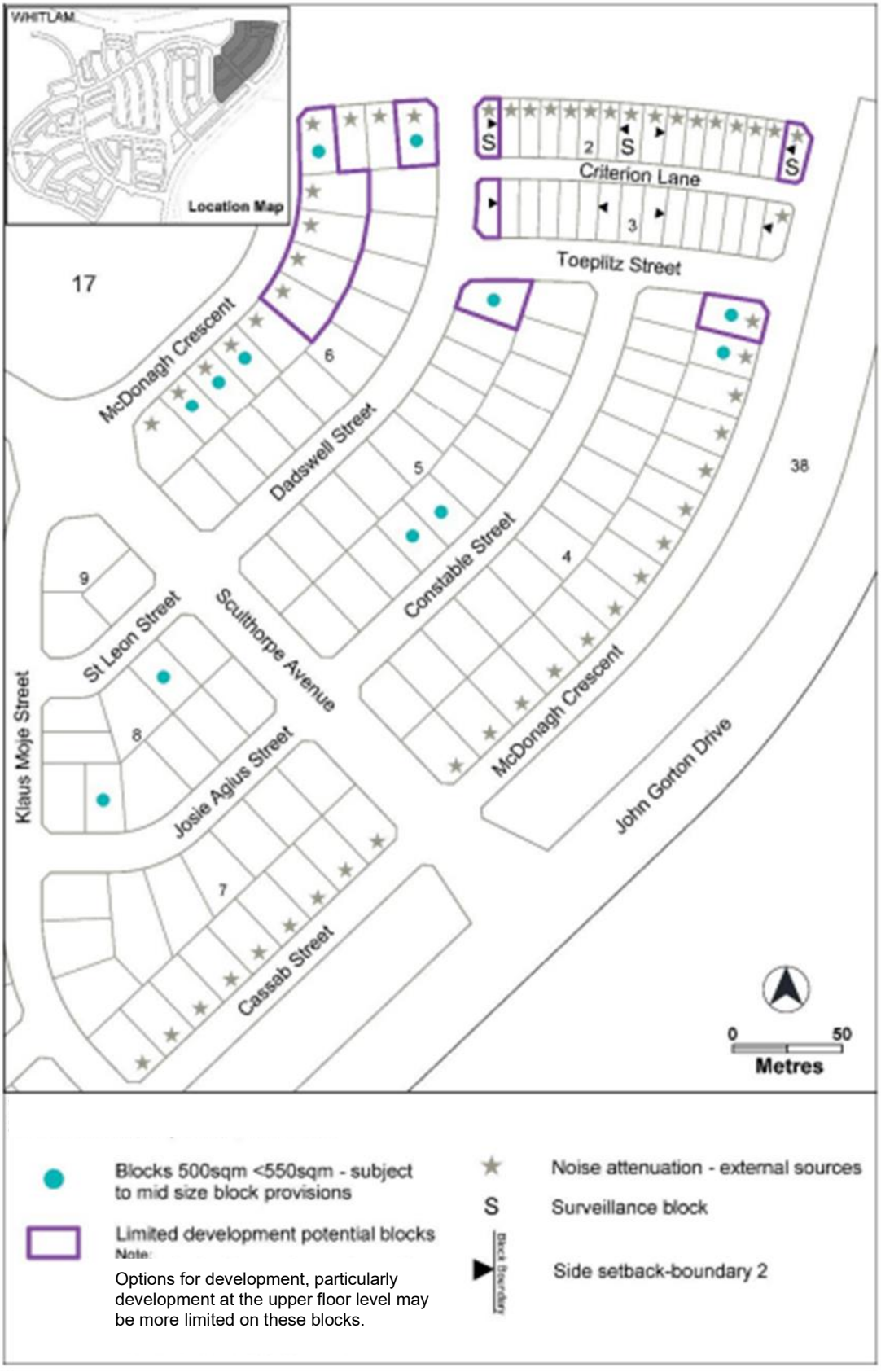


Figure 41 – Whitlam development requirements

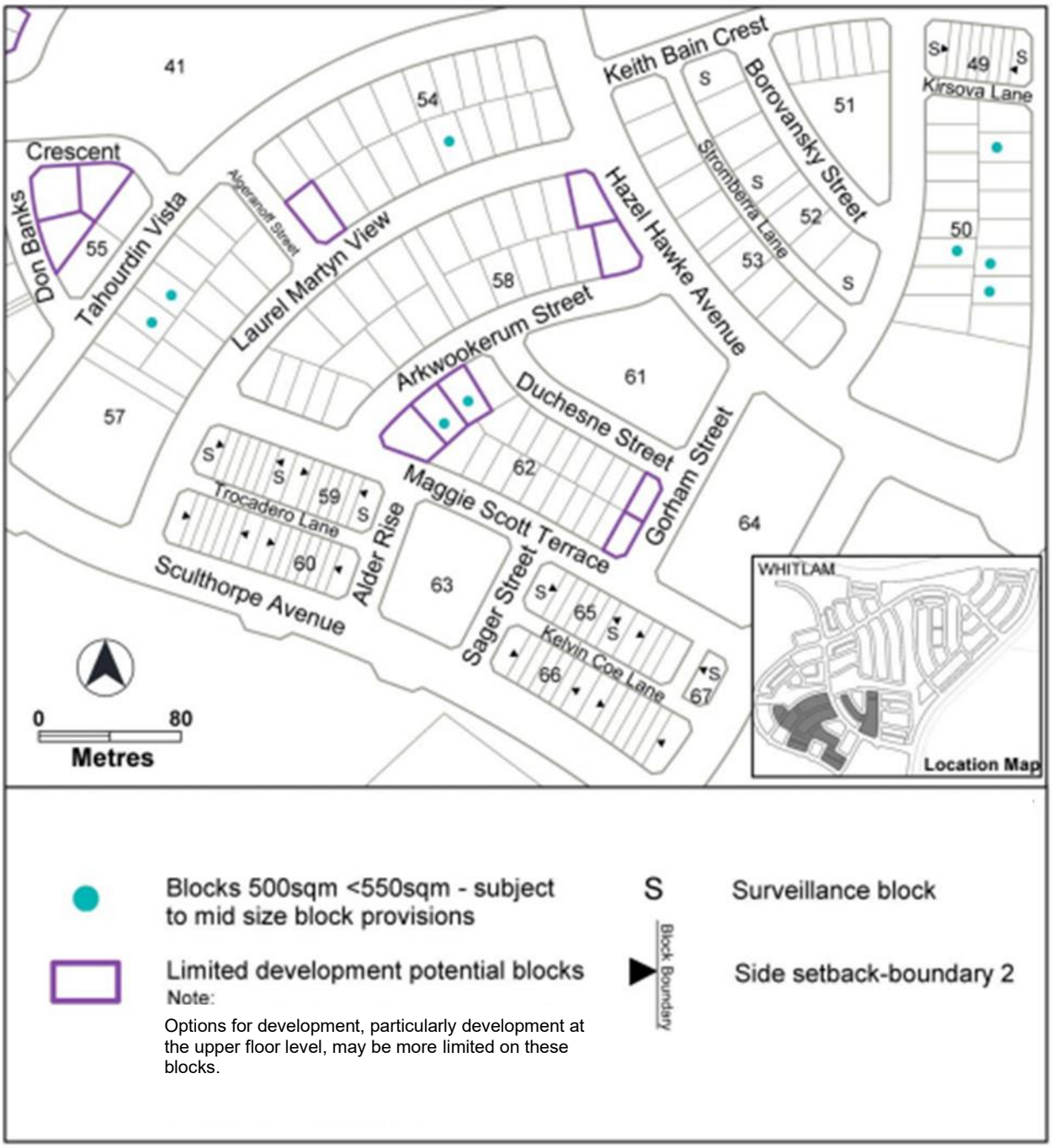


Figure 42 – Whitlam development requirements

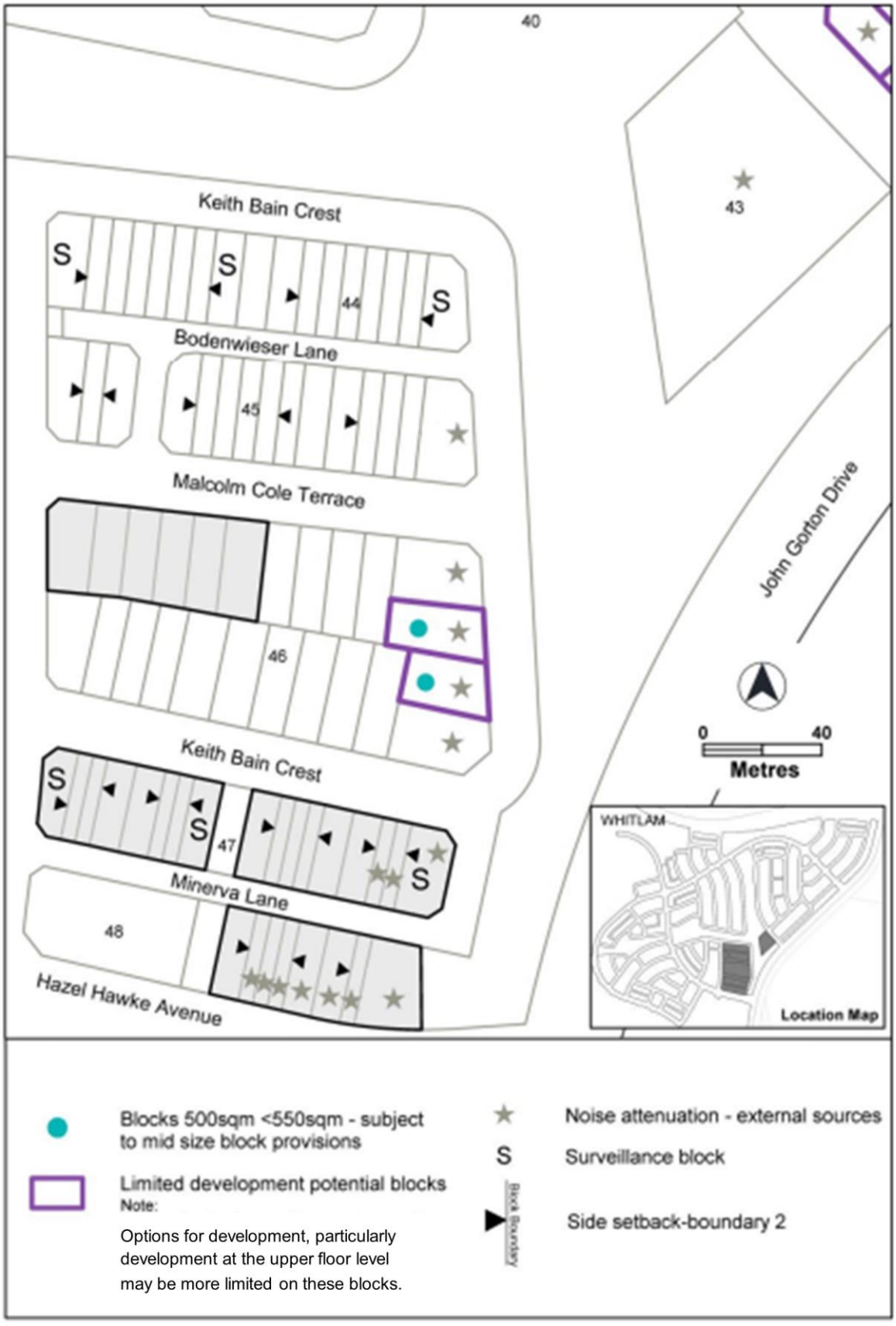


Figure 43 – Whitlam development requirements

Figure 44 - Whitlam development requirements