

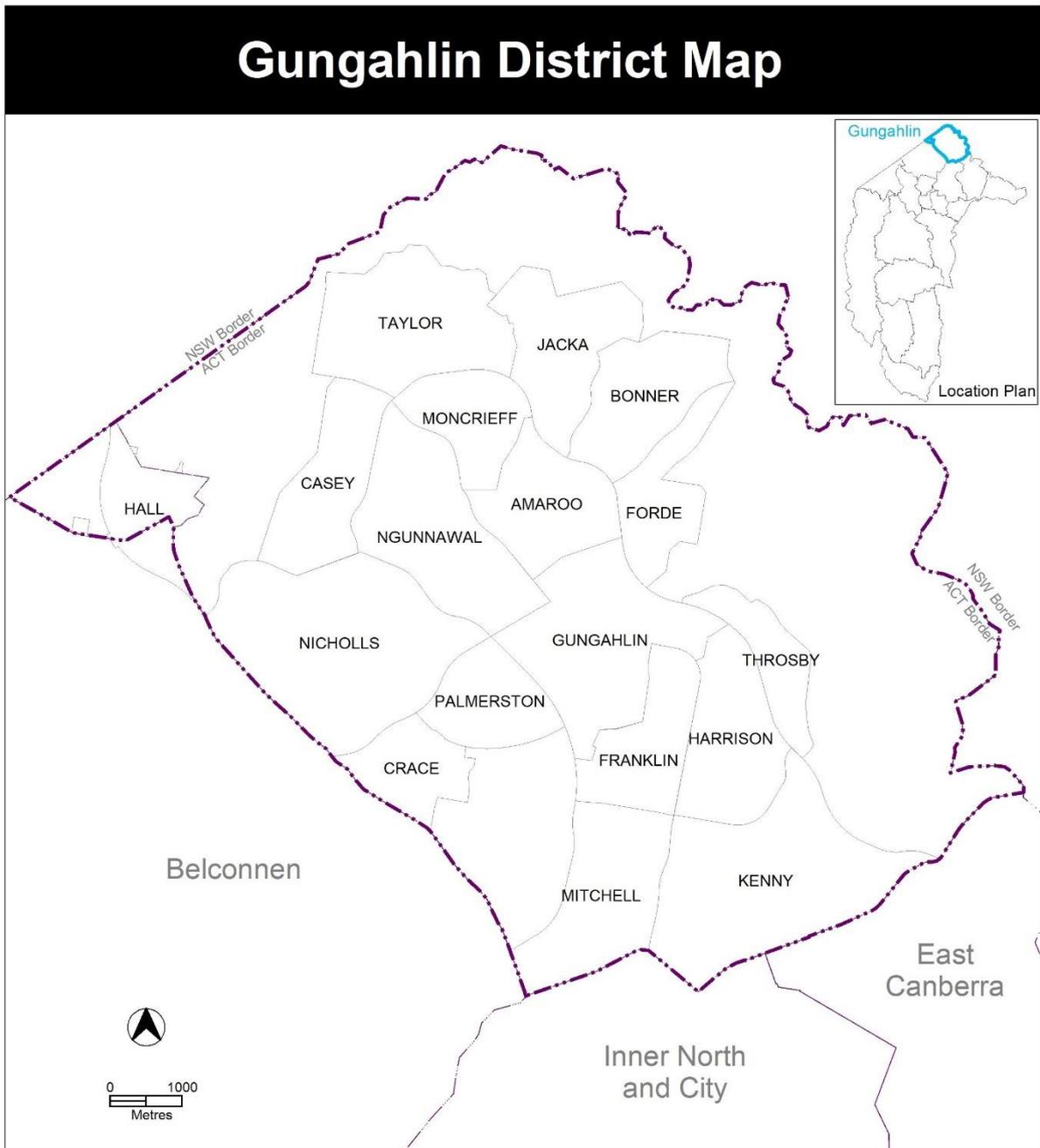
PART D1: GUNGAHLIN DISTRICT POLICY

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1.1 District map

This policy applies to land within the area identified as the Gungahlin District in the map below.

Maps detailing specific assessment requirements, assessment outcomes and development compliance provisions are included at the end of this policy.



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1.2 Land and use table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Amaroo		Nil	Nil	
Bonner	CFZ	Nil	retirement village; supportive housing	Blocks 6 & 10 Section 26
Casey	CZ5	craft workshop, drink establishment, indoor entertainment facility, tourist resort	Nil	Block 1 Section 48 Blocks 1-2 Section 131
Crace	CZ5	craft workshop, drink establishment, indoor entertainment facility, tourist resort	Nil	Block 1 Section 25 Block 34 Section 17
Forde	CZ5	craft workshop, drink establishment, indoor entertainment facility, tourist resort	Nil	Block 5 Section 4 Blocks 1-7 Section 29 Block 1 Section 30 Block 3 Section 32 Blocks 1-2 Section 33
Franklin	CZ5	craft workshop, drink establishment, indoor entertainment facility, tourist resort		Block 3 Section 32 Block 2 Section 33 Block 1 Section 122 Block 2 Section 123 Block 2 Section 124 Blocks 1-2 Section 126 Part Block 1 Section 127
	CFZ		retirement village; supportive housing	Blocks 4-5 Section 31

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Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Gungahlin (suburb)	CZ1	produce market		Figure 6
	CZ3	correction facility		Figure 6
	CZ5	craft workshop, drink establishment, indoor entertainment facility, tourist resort		Figure 6
	CFZ		retirement village; supportive housing	Figure 6
Hall	CZ4	bulk landscape supplies		Blocks 4,5,15,16,18,19 Section 2 Blocks 6,7,11,12,14,18 Section 3
	NUZ3	cemetery		Block 1 Section 22 Rural Blocks 310, 312
	CFZ		retirement village; supportive housing	Block 7 Section 6
Harrison	CZ5	craft workshop, drink establishment, indoor entertainment facility, tourist resort	Nil	Sections 95, 99, 108, 118, 127, 138, 139, 140, 167
Jacka		Nil	Nil	
Mitchell	NUZ1	civic administration		Block 3 Section 54
Moncrief		Nil	Nil	
Nicholls	CZ6	service station		Sections 2, 83 Blocks 1,3,5 Section 39 Rural Block 477
	CFZ		retirement village; supportive housing	Block 27 Section 73
Ngunnawal		Nil	Nil	
Taylor	RZ3	Nil	Subdivision	Sections 67, 70-72, 90-99, 103-116, 120, 122-125, 127, 129-131
Throsby	PRZ2	Nil	aquatic recreation facility, childcare	Part Block 1 Section 65

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Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
			centre, educational establishment, guest house, hotel, motel	

1.3 Policy outcomes

Development proposals in Gungahlin District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for Gungahlin District are derived from the Gungahlin District Strategy. The Gungahlin District Strategy sets the vision, priorities and values of the district.

The desired policy outcomes to be achieved for Gungahlin District include:

1. Provide future economic opportunities by ensuring capacity for employment floorspace specifically including office uses in the Gungahlin town centre and positioning the centre to attract future development.
 2. Develop new greenfield suburbs (Jacka, Kenny) as exemplars of sustainable neighbourhoods and zero carbon initiatives.
 3. Deliver new schools, Amaroo tennis centre, Casey CRIP and a town centre community centre alongside other new community and recreational facilities to address existing identified gaps and future demand.
 4. Enhance connectivity corridors for threatened species and woodland and grassland habitats between nature reserves including Kinlyside, Mulangarri, Gorooyaroo and Mulligans Flat.
 5. Restore waterways and riparian habitats including Yerrabi and Gungahlin ponds to enhance both water quality and recreational values.
 6. Protect the critical urban services role and function of Mitchell for northern Canberra.
 7. Enhance public transport connections between from Casey, Moncrieff and Amaroo group centres and the growing northern suburbs to the Gungahlin town centre.
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1.4 Assessment requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within the Gungahlin District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

Development proposals in Gungahlin District will be assessed against the assessment requirements in the following table. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Casey	1. Subdivision of Block 11 Section 132 Casey into standard blocks is not permitted.	
Gungahlin (suburb)	2. Maximum height of buildings in Area 1 as indicated on Figure 1. 3. Maximum height of buildings in Area 2 as indicated on Figure 2. 4. Sites required to reserve land for publicly accessible carparking as indicated on Figure 3. 5. Provide active frontages indicated as “mandatory” on Figure 4.	Figure 1 Figure 2 Figure 3 Figure 4
Hall	6. Development within the suburb of Hall is to be consistent with the desired character for the Village of Hall as stated in the ‘Hall Village Heritage Precinct’ citation under the provisions of the Heritage Act 2004. 7. Maximum height of buildings in Area A in the Village of Hall is 8.5m. 8. Maximum plot ratio in the Village of Hall (Areas A & B) is 50%.	Figure 5
Throsby	9. Development involving one or more of the following uses is to comply with a plan prepared by a gas pipeline engineer and endorsed by the Territory agency responsible for regulation and safety of utilities. a) childcare centre b) early childhood education and care c) community activity centre d) educational establishment e) retirement village or aged care facilities f) medium to high density residential more than two storeys in height g) community theatre h) cultural facility i) health facility The plan is to detail an assessment against the safety management study process and location classifications in accordance with Australian Standard AS2885.1 Pipelines – gas and liquid petroleum	
Non-urban areas	10. All development is in accordance with the Gungahlin Strategic Assessment as approved by the Commonwealth Government	

1.5 Assessment outcomes

Development proposals in Gungahlin District will be assessed having regard to:

1. the stated policy outcomes
2. the applicable design guides (Urban Design Guide and/or Housing Design Guide)
3. the functionality and usability of the development for its intended purpose/use
4. site constraints including noise, bushfire, flooding, contamination or hazardous materials
5. impacts of non-residential development on surrounding residential amenity
6. vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, electric vehicle parking and access to charging locations, and the visual impact to the street or public places
7. accessibility and adaptability
8. water sensitive urban design (WSUD)
9. minimisation of cut and fill
10. serviceability in terms of infrastructure and utility services
11. suitability of any advertising or signs
12. consistency with the Crown Lease
13. the assessment outcomes in the following table.

Locality	Assessment outcome	Reference
Gungahlin (suburb)	<p>14. Development within the Gungahlin town centre is to demonstrate consistency with the following overarching desired planning outcomes, where relevant:</p> <ol style="list-style-type: none"> a) Provide a mix of land use types and densities. b) Provide opportunities for people to live, work and recreate which delivers environmental, social and economic benefits for the community. c) Balance and protect residential amenity with the commercial uses. d) Provide a safe and vibrant night-time economy. e) Ensure retail activity is well distributed around the retail core and future sites are viable through inclusion of an anchor store. f) Promote social inclusion through providing accessible commercial and community facilities. g) Provide a structure to the town centre that is robust, while recognising the changing needs of the town centre. h) Continue the 'main street' character to Hibberson Street that promotes quality of public realm and a 'human scale' to the built form. i) Encourage active frontages indicated on Figure 5. j) Provide public spaces and a street network that promotes pedestrian movement, particularly along Hibberson Street and Gungahlin Place. k) Provide opportunity for a variety of public transport. l) Build upon the distinct public domain character and provide opportunity for variety and change in the public realm. m) Encourage flexibility and innovation in design of the built form and open space. 	Figure 5

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Locality	Assessment outcome	Reference
	<ul style="list-style-type: none"> n) Provide a street network designed for low vehicle speeds and easy pedestrian access. o) Provide for a range of employment within the town centre. p) Design of buildings, infrastructure and public realm spaces to reflect needs of a changing climate. 	
Hall	15. Developments in the suburb of Hall are to include materials and colours that are sympathetic with surrounding buildings, consistent with the desired character as expressed in the relevant Assessment Requirements. Where no cohesive built form exists in the immediate neighbourhood, materials are to be consistent with Australian vernacular (timber, brick, metal roofs) and colours are to be predominantly earthy toned.	
Jacka	16. Development is in accordance with the Gungahlin Strategic Assessment as approved by the Australian Government.	
Nicholls	17. The materials and form of development on land adjacent to O'Hanlon Place (between Curran Drive and Gold Creek Road) is sympathetic to the historic features of the heritage-listed 'Ginninderra Village Complex'.	
Throsby	18. Minimise or avoid lighting impacts on Mulligans Flat Nature Reserve. Lighting shrouds are to be installed on external lighting to direct light away from the Mulligans Flat Nature Reserve and adjacent residential development.	
Non-urban areas	19. Existing eucalypt plantations may be harvested provided they are replaced with appropriate native vegetation. Additional plantations are not permitted.	

* Localities not listed do not have assessment requirements

1.6 Development compliance provisions

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.

Figure 1 (Gungahlin)

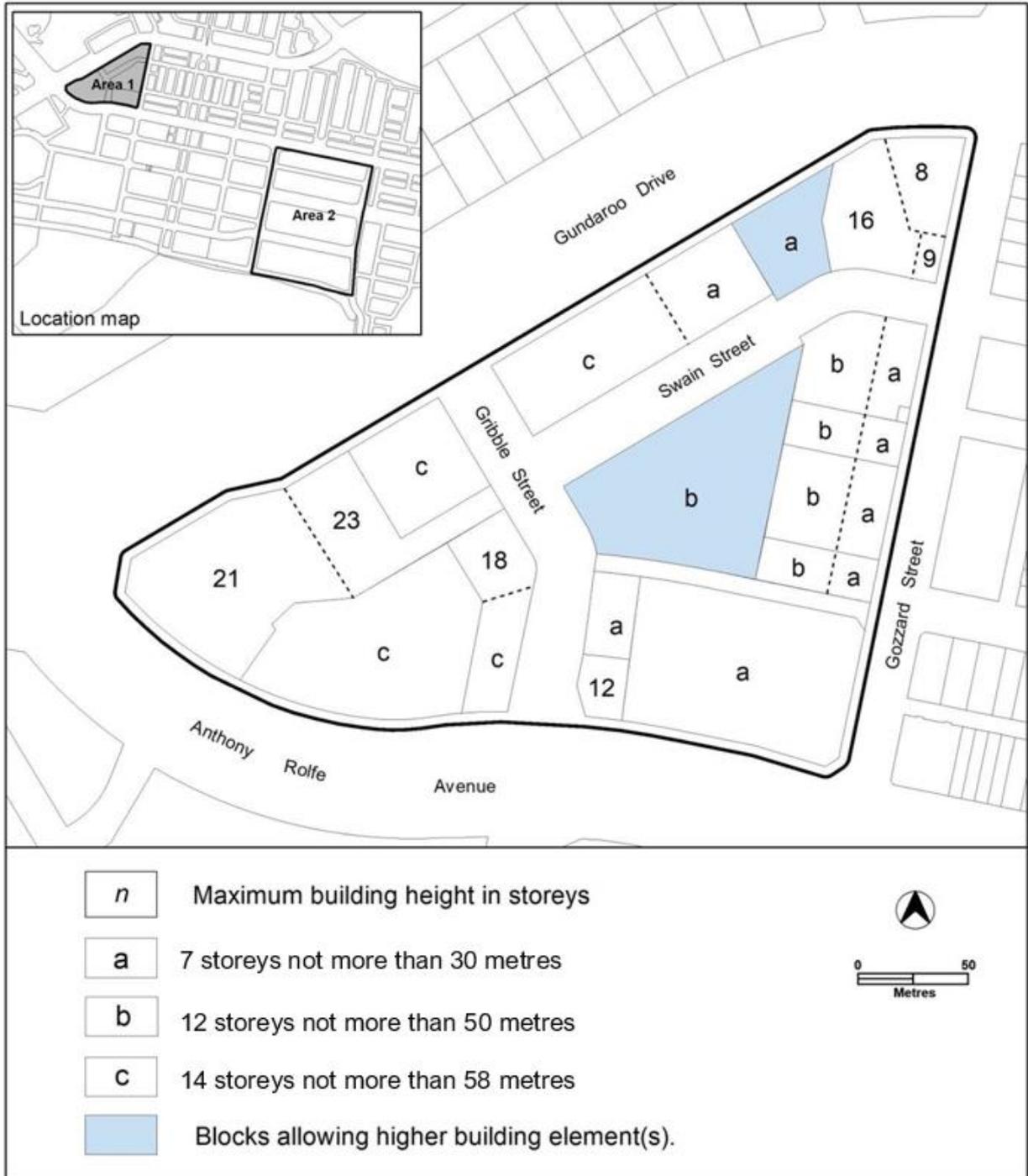


Figure 2 (Gungahlin)



Figure 3 (Gungahlin):

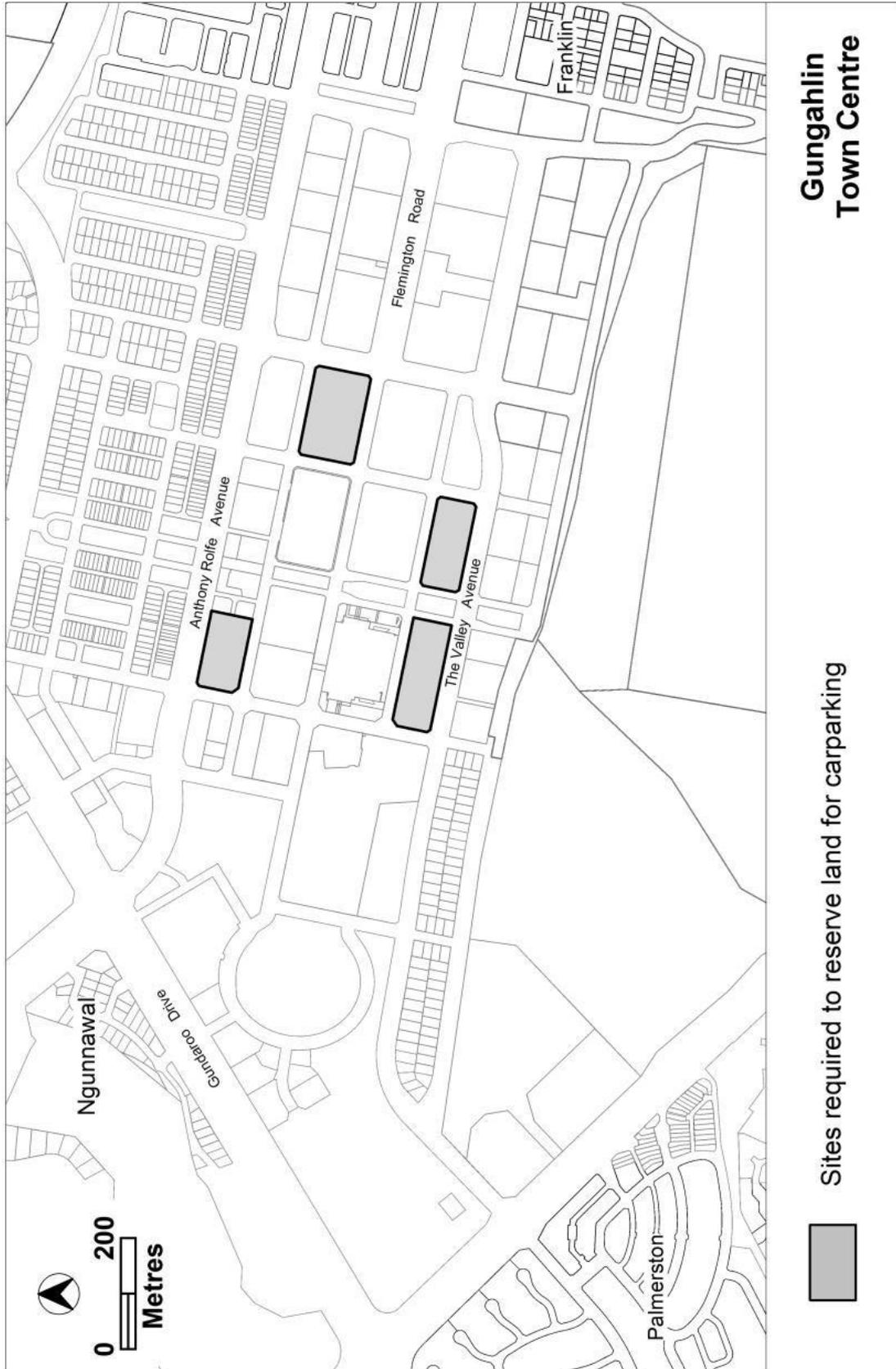


Figure 4 (Gungahlin)

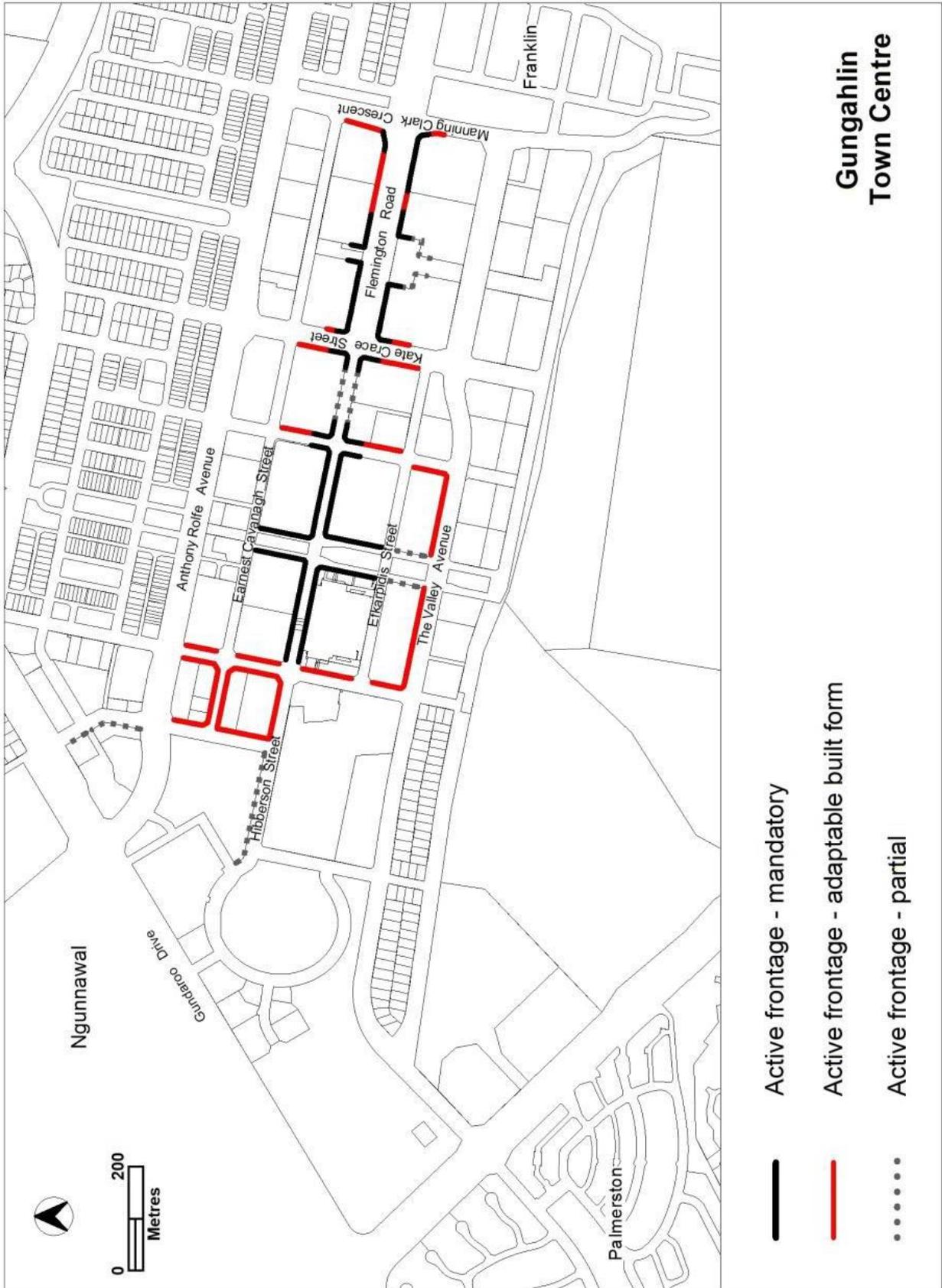


Figure 5 (Hall)

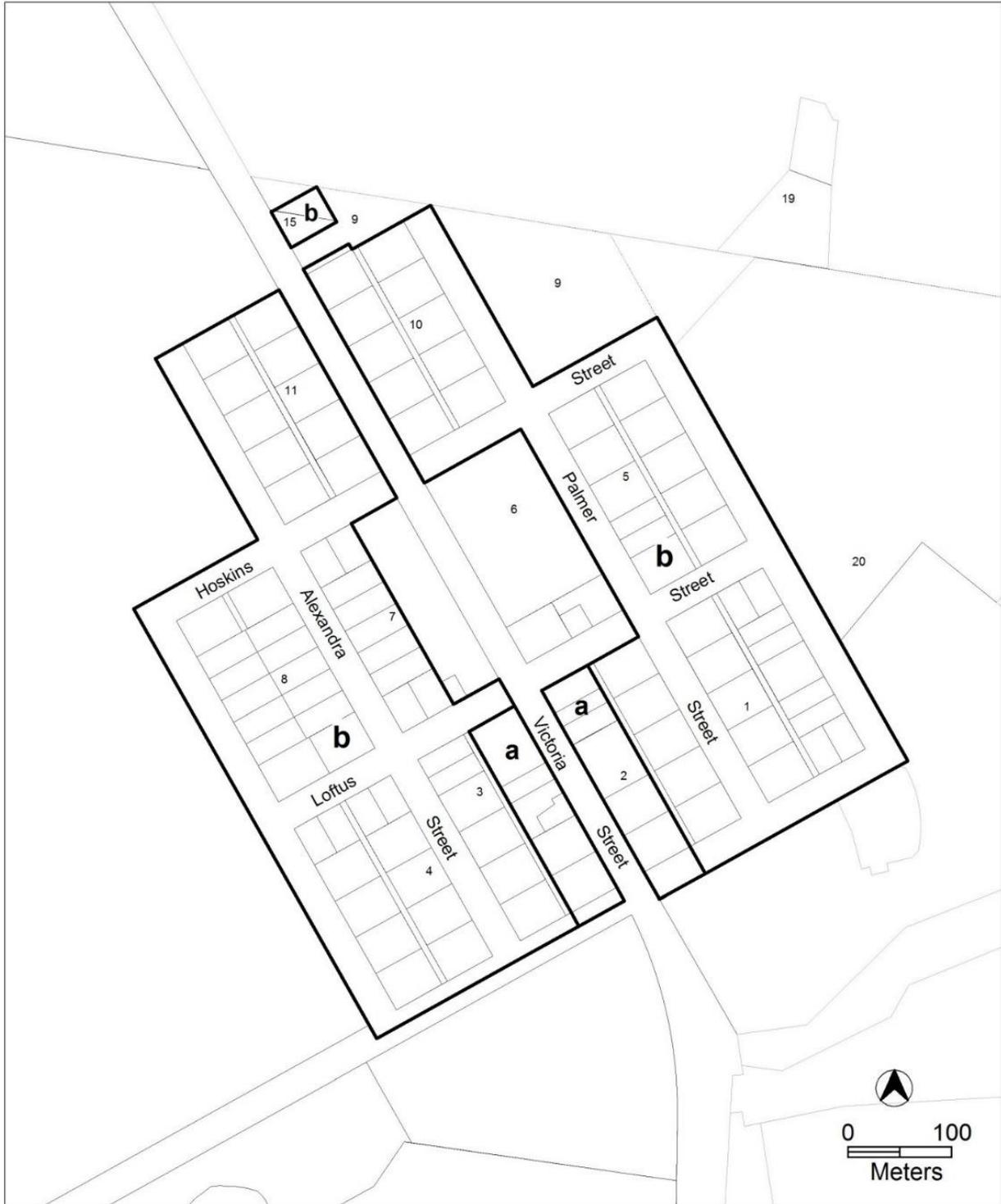


Figure 6 (Gungahlin additional assessable and prohibited development)

