

DISTRICT SPECIFICATION DS8: TUGGERANONG

District specifications contains provisions that support compliance with requirements for undertaking development. These provisions assist proponents to prepare their development proposals with respect to some of the required outcomes. District specifications can provide possible solutions for identified aspects of a development proposal or certainty for that proposal. District specifications may also be used as a reference or benchmark for technical matters in the preparation and assessment of development proposals.

Where a proposed development complies with a relevant provision in the district specifications and the 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.

The district specifications for the Tuggeranong District comprises specifications for specific localities; the specifications are structured according to the localities.

Each provision comprises a *control* and a *specification*.

- **Control** refers to the general issue that the specification deals with.
- **Specification** suggests a possible solution that supports compliance with the particular issue or provision.

The following district specifications could be referred to when demonstrating compliance with the Territory Plan.

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 D8: Tuggeranong District Policy*.

Urban localities

1.1 Bonython

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

There are no specific development and site controls for this locality.

1.2 Calwell

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

There are no specific development and site controls for this locality.

1.3 Chisholm

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

There are no specific development and site controls for this locality.

1.4 Conder

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

There are no specific development and site controls for this locality.

1.5 Gillmore

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

There are no specific development and site controls for this locality.

1.6 Gordon

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

There are no specific development and site controls for this locality.

1.7 Gowrie

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

There are no specific development and site controls for this locality.

1.8 Greenway

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

There are no specific development and site controls for this locality.

1.9 Isabella Plains

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

There are no specific development and site controls for this locality.

1.10 Kambah

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

There are no specific development and site controls for this locality.

1.11 Macarthur

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

There are no specific development and site controls for this locality.

1.12 Monash

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

There are no specific development and site controls for this locality.

1.13 Richardson

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

There are no specific development and site controls for this locality.

1.14 Theodore

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

There are no specific development and site controls for this locality.

1.15 Wanniasa

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

There are no specific development and site controls for this locality.

Non-urban localities

1.16 Booth

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

There are no specific development and site controls for this locality.

1.17 Cotter River

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

There are no specific development and site controls for this locality.

1.18 Mount Clear

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

There are no specific development and site controls for this locality.

1.19 Paddy's River

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Paddy's River area:

There are no specific development and site controls for this locality.

1.20 Tennent

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

There are no specific development and site controls for this locality.

1.21 Tharwa

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

Control: Fences

Specification:

1. Fences in the front zone achieve all of the following:
 - a) Maximum 1.2m height above ground level
 - b) Made using transparent materials such as wire, wire mesh or open timber
 - c) Privacy screening is provided through landscape planting
 - d) Non-transparent fences such as sheet metal are not permitted
2. Fences in the primary building zone and rear zone achieve all of the following:
 - a) Maximum 1.8m height above ground level
 - b) Made of transparent materials such as wire, wire mesh and open timber
 - c) Privacy screening is provided through landscape planting
 - d) Non-transparent fences such as sheet metal are not permitted.

Note: Courtyard walls are not permitted in the front zone or for use as boundary fencing.

Control: Retaining walls

Specification:

3. Retaining walls are a maximum of 1m in height and incorporated with the primary building to minimise visual impacts.
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1.22 Tuggeranong (non-urban)

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

There are no specific development and site controls for this locality.

1.23 Rendezvous Creek

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

There are no specific development and site controls for this locality.
