



Part D

District Policies

D1 – Gungahlin
District Policy

Table of Contents

District Map.....	1
Land Use Table	2
Policy Outcomes	5
Assessment Outcomes	6
Area specific assessment outcomes	6
Assessment Requirements.....	7
Casey	7
Subdivision	7
Vehicular access	7
Waste facilities	7
Gungahlin (suburb).....	7
Site use and subdivision.....	7
Entertainment precinct.....	7
Building height	9
Active frontage.....	9
Location of car parks	9
Community housing	9
Bushfire prone area	9
Stormwater management.....	9
Figure 1 Gungahlin – Active Frontages	10
Figure 2 Gungahlin – Heights	11
Figure 3 Gungahlin – Heights	12
Figure 4 Gungahlin – Carparking.....	13
Figure 5 Gungahlin – Entertainment Precinct.....	13
Figure 5A Gungahlin – Bushfire and stormwater.....	14
Gungahlin (suburb) – Future Urban Areas	15
Urban Structure	15
Culture.....	15
Land Use.....	15
Land Use - Non-Residential Uses (including community uses).....	15
Land Use - Community needs assessment.....	15

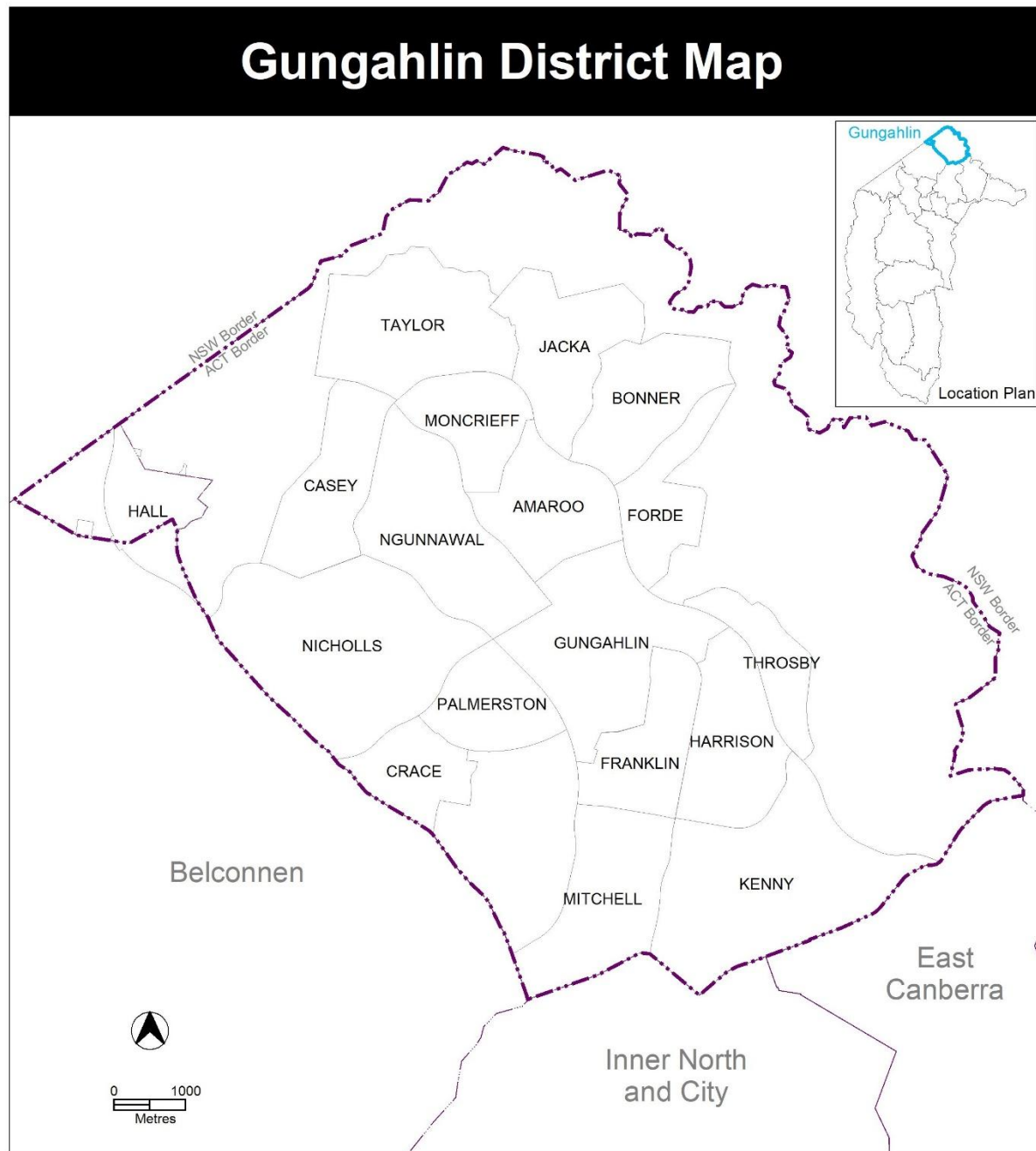
Movement.....	16
Public Space	16
Building Design.....	16
Active Frontages	16
Figure 6 Gungahlin land available for Community Facility CFZ zone	17
Hall	18
Site use.....	18
Number of dwellings.....	18
Building height	18
Plot ratio.....	18
Front boundary setback.....	18
Desired character and heritage	18
Materials and colours	18
Figure 7 Hall – Site use, number of dwellings, building height and plot ratio.....	19
Jacka	20
Building height	20
Figure 8 Jacka – Building heights	20
Figure 9 Jacka – Building heights	21
Figure 10 Jacka – Building heights	22
Jacka – Future Urban Areas.....	23
Urban structure.....	23
Natural Systems - House Park Wetland and heritage Precinct.....	23
Land use	23
Land Use - Non-residential uses (including community uses)	24
Movement.....	24
Public Space and Education	24
Gungahlin Strategic Assessment.....	24
Figure 11 Jacka – Land use, movement and Public Space	25
Figure 12 Jacka – Land use, movement and Public Space	26
Kenny – Future Urban Areas	27
Urban structure.....	27
Culture.....	27
Land use	27
Movement.....	27

Public Space	27
Moncrieff.....	27
Site use.....	27
Noise Management.....	27
Community housing	27
Nicholls	27
Materials and building form	27
Throsby.....	28
Land Use - Development on gas buffer.....	28
Light Spill	28
Cultural heritage and avian flight paths.....	28
Non-urban areas	28
Tree planting.....	28
Gungahlin Strategic Assessment.....	28
Figures – Assessable and Prohibited Development.....	29
Figure 13 Franklin.....	29
Figure 14 Gungahlin	30
Figure 15 Throsby.....	31

District Map

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

Maps detailing specific assessment outcomes and requirements are included within this policy.



Land 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' definition of the *Planning Act 2023*. Development and land use types listed are defined in the Territory Plan Dictionary.

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		AD1 Figure 10
Franklin	CFZ		retirement village; supportive housing	Blocks 4-5 Section 31
Gungahlin	CZ1	produce market		AD1 Figure 11
Gungahlin District	NUZ1	corrections facility		Rural Block 823
Gungahlin	CZ5	craft workshop, drink establishment, indoor entertainment facility, tourist resort		AD3 Figure 11

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Gungahlin	CFZ		retirement village; supportive housing	PD1 Figure 11
Hall	CZ4	bulk landscape supplies		Blocks 4,5,15,16,18,19 Section 2 Blocks 6,7,11,12,14,18 Section 3
Hall	NUZ3	cemetery		Block 1 Section 22 Rural Blocks 310, 312
Hall	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
Nicholls	CFZ		retirement village; supportive housing	Block 27 Section 73
Nicholls	PRZ2	early childhood education and care		Block 2 Section 84
Nicholls	PRZ2	early childhood education and care		Block 2 Section 85
Nicholls	PRZ2	early childhood education and care		Block 14 Section 86
Nicholls	PRZ2	early childhood education and care		Block 11 Section 88
Nicholls	PRZ2	early childhood education and care		Blocks 21-22 Section 89
Ngunnawal		Nil	Nil	
Taylor	RZ3	Nil	Subdivision	Sections 67, 70, 71, 72, 90, 91, 92, 94, 95, 96, 97, 98 (excluding block 6), 99, 103, 105, 106, 107, 108, 110, 111, 112, 113, 120, 121 (excluding block 12), 122, 123, 124, 125, 127, 129, 130, 131

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Throsby	PRZ2	Nil	aquatic recreation facility, childcare centre, educational establishment, guest house, hotel, motel	Figure 12 Part Block 1 Section 65

Policy Outcomes

These policy outcomes describe the high-level objectives for the district. District policy outcomes are derived from the relevant district strategy, which sets the strategic planning vision and directions for the district.

Policy outcomes inform assessment outcomes and assessment requirements. Where a development is consistent with the assessment outcomes and assessment requirements, it is considered to be consistent with the policy outcomes.

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

1. Enhance connectivity corridors for threatened species and woodland and grassland habitats between reserves including Kinlyside, Percival Hill, Gungaderra, Mulangarri, Goorooyaroo, Nadjung Mada, Budjan Galingji and Mulligans Flat.
2. Restore waterways and riparian habitat corridors and their catchments through the application of water sensitive urban design including along Ginninderra Creek and around Yerrabi and Gungahlin ponds to enhance water quality, aquatic and terrestrial riparian habitat and recreational values.
3. Provide future economic opportunities by providing capacity for employment floorspace including office uses in the Gungahlin town centre and positioning the centre to attract future development.
4. Protect the critical urban services role and function of Mitchell for northern Canberra.
5. Enhance public transport connections between the Gungahlin town centre and Casey, Moncrieff and Amaroo group centres and the growing northern suburbs.
6. Deliver new schools, Amaroo tennis centre, Casey Community Recreation Irrigated Park (CRIP) and a community centre in the town centre alongside other new community and recreational facilities to address existing identified gaps and future demand.
7. Develop new greenfield suburbs (Jacka and Kenny) as sustainable neighbourhoods exemplars, including appropriate net-zero emissions transition initiatives.

Assessment Outcomes

Consistent with the district policy outcomes, development proposals in Gungahlin District must demonstrate that they are consistent with any area specific assessment outcomes that may apply, as well as the relevant zone assessment outcomes.

In demonstrating compliance with the assessment outcomes, consideration is to be given to the relevant design guides and may be given to planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by design guidance and/or planning technical specifications.

Where a proposed development complies with relevant provisions in the design guide and/or planning technical specification and the development comprehensively addresses the assessment outcome, further assessment regarding that assessment outcome will not be required.

Where a design guide applies to a development, the proposal must demonstrate that it is consistent with the relevant guidance. More information is available in the design guide. Given the nature of the design guides, different design responses are possible to meet the same assessment outcomes.

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 technical specification, entity referral will be required.

Area specific assessment outcomes

There are no area specific assessment outcomes to consider for the Gungahlin District. Development needs to comply with relevant zone assessment outcomes.

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 tables. Localities that are not listed do not have assessment requirements.

Control	Assessment requirement
Casey	
Subdivision	1. On Block 11 Section 132 subdivision into standard blocks is not permitted.
Vehicular access	2. On Block 10 Section 132 the commercial ground floor finished floor level enables direct and level access into the building.
Waste facilities	3. On Block 9 Section 132 waste storage and collection is to be provided on site and waste vehicles must enter and exit the site in a forward manner.
Gungahlin (suburb)	
Site use and subdivision	4. Blocks 3 and 5 Section 231 are to be used exclusively for the development of commercial office and ancillary use. In the event of subdivision of these blocks the land for commercial office use will generally be located along Flemington Road.
Entertainment precinct	5. In accordance with Figure 5 within the Gungahlin Entertainment Precinct (GEP): - Development supports entertainment uses that: - Are appropriate to the location and scale of the precinct. - Contribute to a thriving, lively and inclusive precinct and night time economy across daily, weekly and seasonal timeframes. - Encourage a diverse mix of uses to enhance diverse user experiences. - Development design, siting, materials selection, and construction will: - Enable live performance and entertainment options for a diverse range of interests, abilities, and demographics to reflect the Gungahlin community and visitors to our centre. - Support the health, wellbeing, and amenity of occupants in a lively, higher-noise urban environment. - Integrate with surrounding uses and public space. - All <u>noise emitting development</u> must demonstrate how low frequency noise associated with live entertainment and amplified music has been considered and applied in building design, siting, and materials. - All <u>noise receiving development</u> must demonstrate how low frequency noise associated with live entertainment and amplified music has been considered and applied in building design, siting, and materials, in order to achieve indoor noise levels compliant with AS2107:2000 'satisfactory levels' and an equivalent internal noise level, for low frequency noise which in habitable rooms including bedrooms (night-time) is 43dBC demonstrated in any one-third octave band between and including 63Hz and 125Hz. Note: The GEP area is potentially affected by noise from external sources, including low frequency noise from live entertainment and amplified music. - All development must demonstrate how (siting, design and operational) considerations are applied to minimise adverse impacts of development on

Control	Assessment requirement
	surrounding uses and the amenity of other users. Consideration should be given to the likely hours and days of use and operation when minimising adverse impacts. This includes impacts between: i) residential uses; ii) non-residential and residential uses; and iii) non-residential uses. Note: for the purposes of entertainment precincts, <u>noise emitting development</u> includes but is not limited to the following uses: <i>club, drink establishment, emergency services facility, hotel, indoor recreation facility, indoor entertainment facility, industry (except light industry), outdoor recreation facility, restaurant</i>. <u>Noise receiving development</u> includes but is not limited to the following uses: residential uses, restaurant, retail uses, hotel, community facilities. Note: A condition of development approval may be imposed to ensure construction complies with an EPA- approved noise management plan as required elsewhere under the Territory Plan. f) Basement <i>indoor entertainment facility</i> uses are excluded from the definition of <i>gross floor area</i> (GFA) where limited by a lease or other Territory Plan requirements. Note: to qualify, development must do all of the following: i) meet any applicable conditions of Development Approval, including Lease Variation if required; ii) be constructed in accordance with an Environment Protection Authority endorsed Noise Management Plan; iii) provide an indoor entertainment facility use located below Natural Ground Level; iv) remain part of a registered Building Management Statement and on the same Unit Plan for the ground floor tenancy located directly above; v) make building end of trip facilities available to indoor entertainment facility employees. Note: A development that includes entertainment uses both above and below NGL, can apply the GFA exemption for the entertainment use below NGL provided the above qualifications are met.

Control	Assessment requirement
Building height	6. Maximum height of buildings are indicated on Figure 2 and Figure 3. a) For areas a and b in Figure 2, the height of building may be increased by an additional two storeys where: i) There is a clear difference in height between elements within a block; ii) The development achieves a high quality design outcome; iii) Minimises detrimental impacts on adjacent development including overshadowing and excessive scale and contributes to the desired policy outcomes. b) For area a in Figure 3, the maximum height of building may be increased by an additional two storeys or six metres, where development achieves all of the following: i) The taller building elements are located in accordance with Figure 3 and there is to be no more than two building elements per block. ii) There is a clear difference in height between elements within a block. iii) The development achieves a high quality design outcome. Within areas shown in Figure 2 and Figure 3, building height excludes: roof top plant and plant screening, lift overruns, antennas, photovoltaic panels, air conditioning units, non gross floor area architectural features, chimneys, flues and vents. Excluded items that are setback 3 metres from the building façade or floor immediately below are not included in the number of storeys.
Active frontage	7. In accordance with Figure 1: a) 'Mandatory' active frontages are provided. b) 'Active Frontage – Adaptable Built Form' development provides a ground level that is adaptable and accessed from the street. c) 'Active Frontage – Partial' development provides a building façade designed to provide sufficient natural surveillance to the street/spaces; provide access where buildings front the public domain by providing appropriate levels of shade and weather protection to support retail, commercial and community activities.
Location of car parks	8. Sites required to reserve land for publicly accessible carparking are indicated on Figure 4.
Community housing	9. Community housing is permitted on Block 4 Section 235 Gungahlin as a stand-alone use
Bushfire prone area	9A. In accordance with Figure 5A, buildings on nominated blocks must be constructed in accordance with Australian Standard AS 3959 – Construction of buildings in bushfire-prone areas.
Stormwater management	9B. In accordance with Figure 5A, nominated blocks must retain stormwater from a 1-in-3 month ARI storm event on site for later reuse. Release of retained storm water is prohibited below the 1-in-3 month ARI stormwater events.

Figure 1 Gungahlin – Active Frontages

This figure is also relevant to Assessment Requirements for:

- [Gungahlin \(Suburb\) – Future Urban Areas](#)

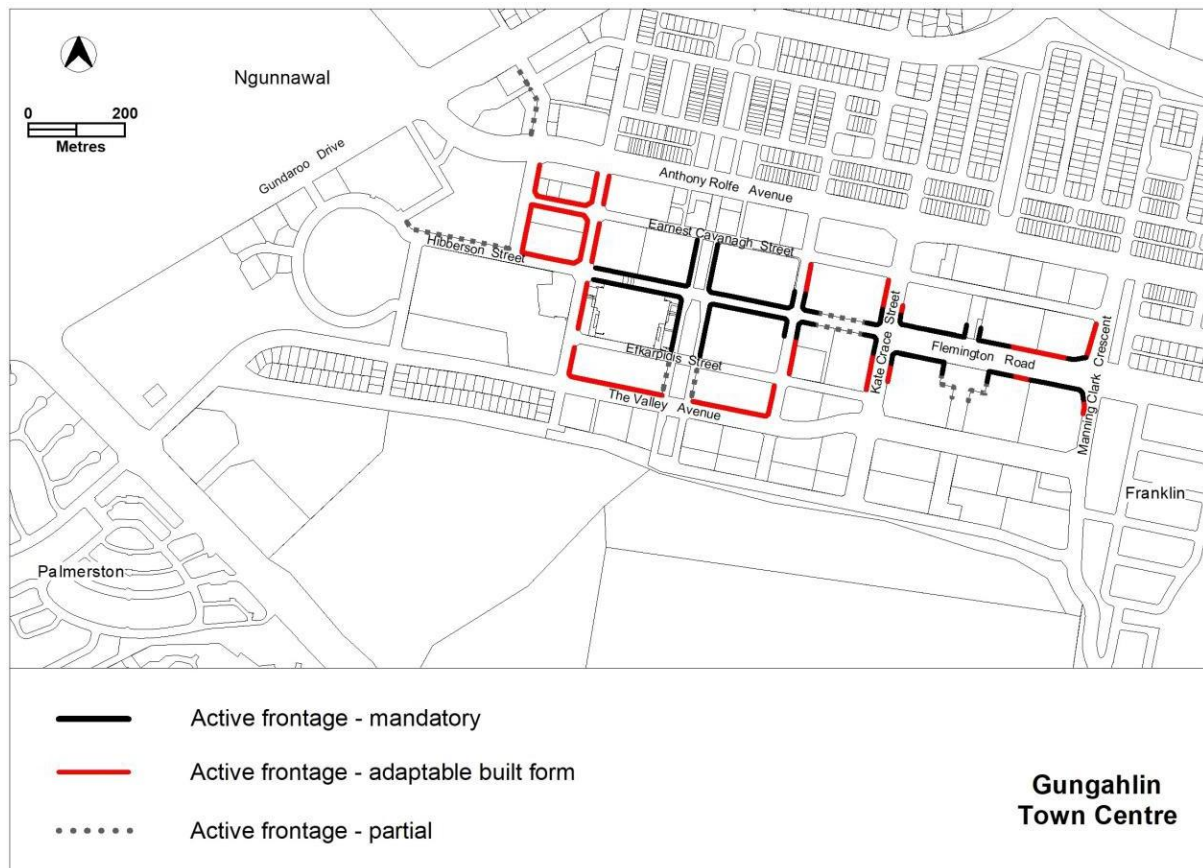


Figure 2 Gungahlin – Heights

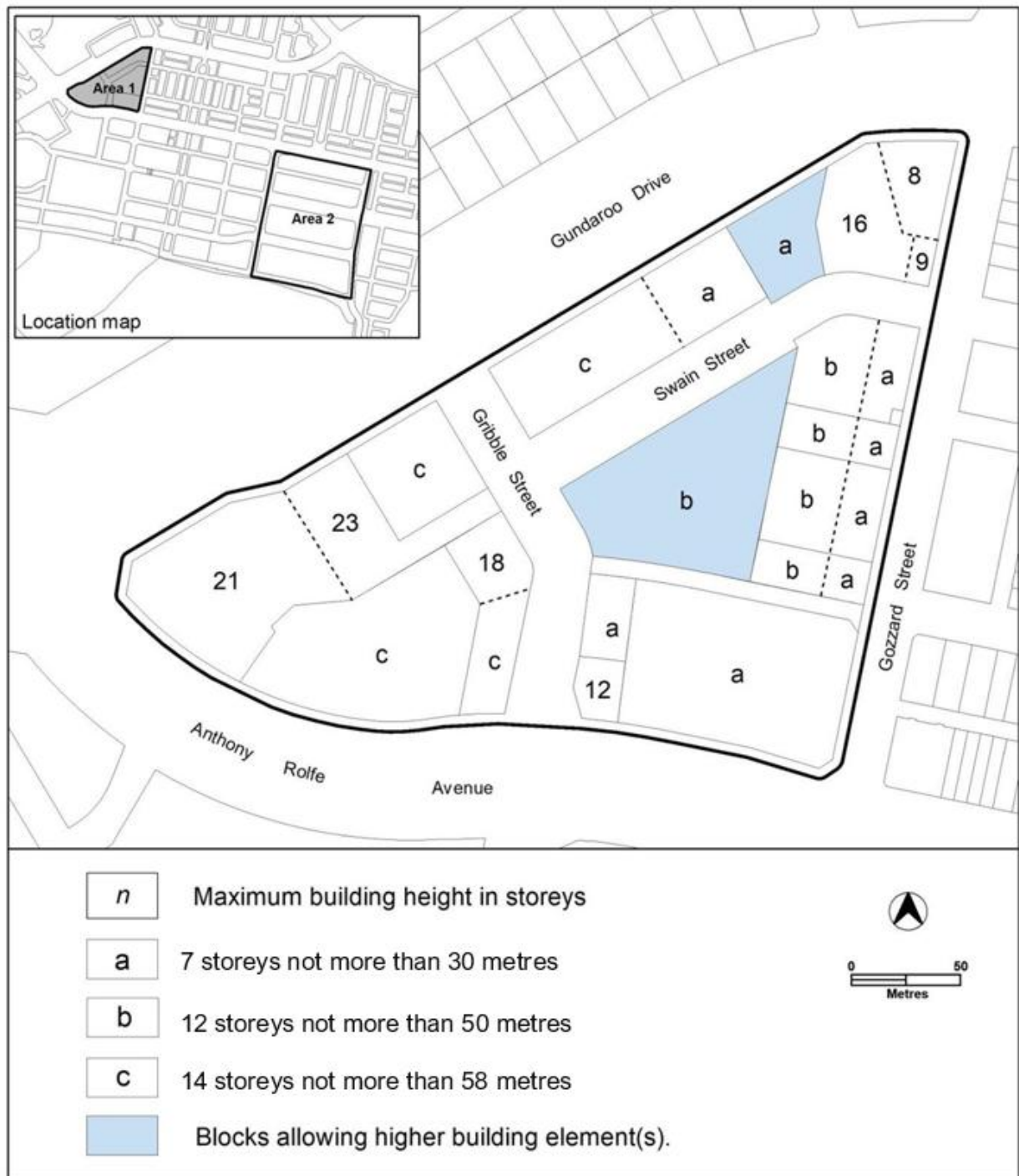


Figure 3 Gungahlin – Heights



Figure 4 Gungahlin – Carparking

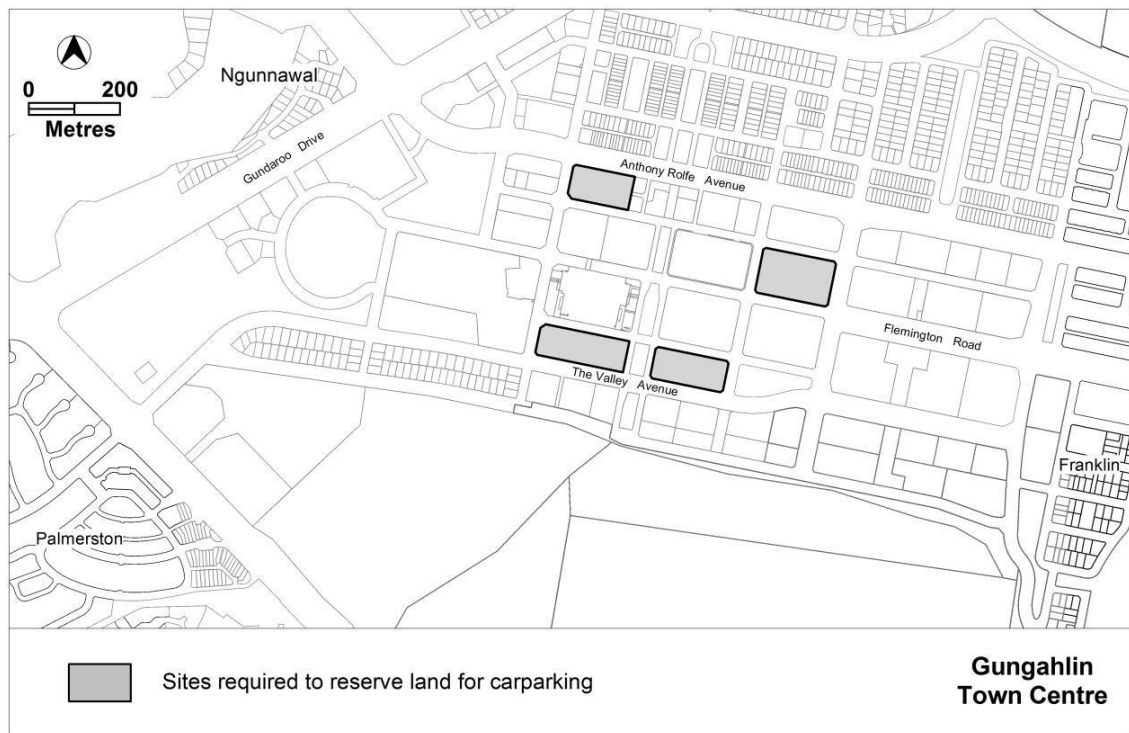


Figure 5 Gungahlin – Entertainment Precinct

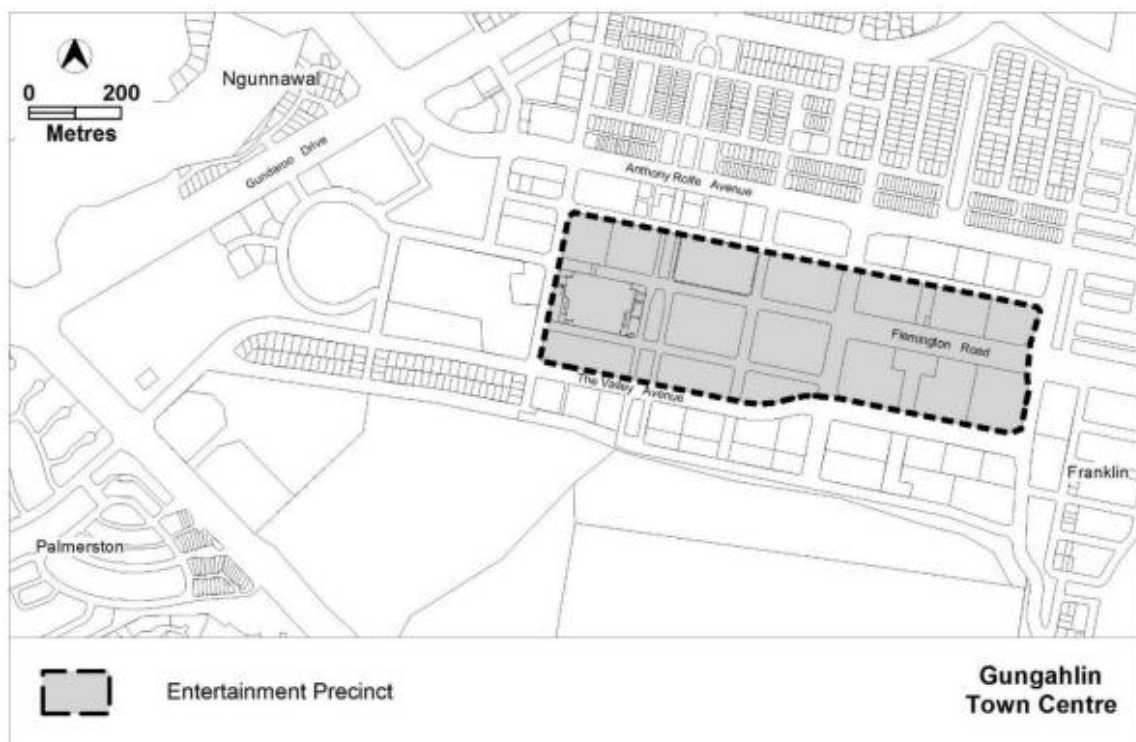
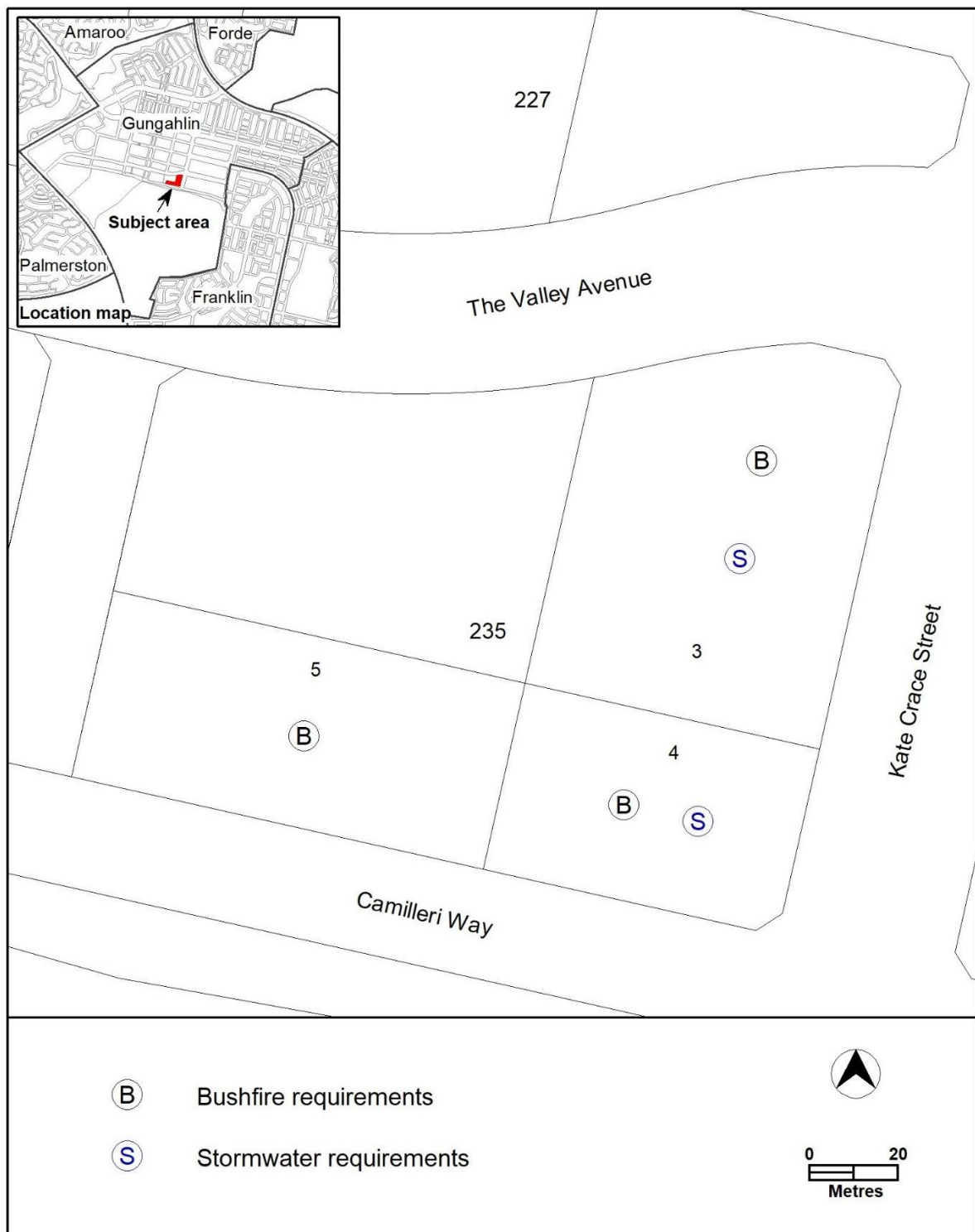


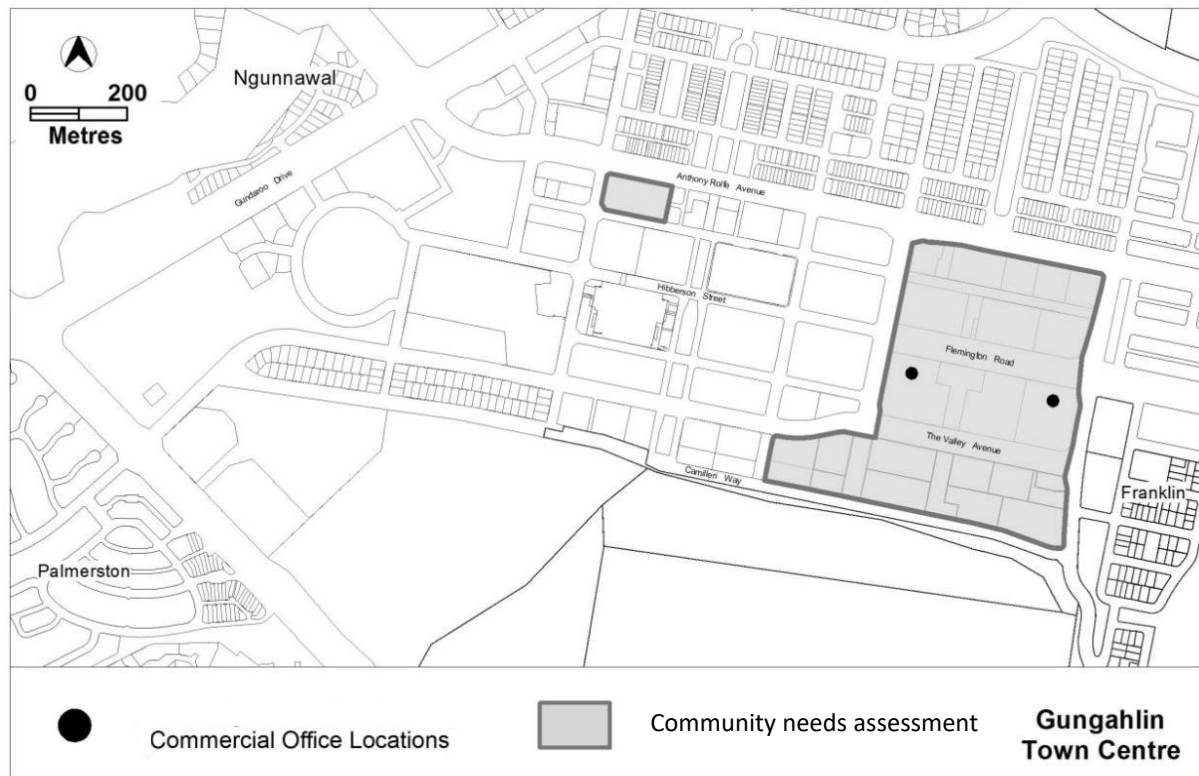
Figure 5A Gungahlin – Bushfire and stormwater



Control	Assessment Requirement
Gungahlin (suburb) – Future Urban Areas	
Urban Structure	10. Development within the Gungahlin town centre is designed with consideration for: - A structure to the town centre that is robust, while recognising the changing needs of the town centre. - Defining the edge of the Town Centre with peripheral streets and open space.
Culture	11. Development in the Gungahlin town centre is designed to reflect the cultural significance of the Gungahlin area, including its landscape, ecosystem and history of occupation, in the design of the Town Centre, including residential areas and open spaces.
Land Use	12. Land use mix and densities in the Gungahlin town centre are designed with consideration for: - Providing a mix of land use types and densities. - Providing opportunities for business investment and employment that supports both daytime and night-time economic activities in the town centre. - Encouraging higher density development in the town centre, particularly in suitable locations that are well served by public transport. - Improvement to urban design and encouragement of mixed-use development, which provide for home-based employment and small scale workplaces, in the town centre is to enhance and strengthen its role. - Providing sites for the equitable distribution of services and facilities having regard to the level of provision in other Town Centres and residential areas, and to the needs of different groups in the population and consider inter-generational equity in respect to planning for services and facilities. - Providing opportunities for people to live, work and recreate which delivers environmental, social and economic benefits for the community. - Providing a safe and vibrant night-time economy.
Land Use - Non-Residential Uses (including community uses)	13. Development of non-residential uses in the Gungahlin town centre is designed with consideration for: - Ensuring retail activity is well distributed around the retail core and future sites are viable through inclusion of an anchor store. - Promoting social inclusion through providing accessible commercial and community facilities. - Encouraging the development of a retail environment in the Town Centre that creates a distinct point of difference from other centres. - Ensuring the concentration of commercial and retail activity in the town centre provides an efficient pattern of development. - Providing a range of employment within the town centre. - Providing an area to the west of the Town Centre for education and recreation facilities.
Land Use - Community needs assessment	14. A community needs assessment approved by the ACT Government is required to identify community uses in the area identified in Figure 6 or located elsewhere in the town centre. Community uses will be identified as community facility zoned land and/or a specified minimum gross floor area with a mixed use or multi-use development. The community needs assessment:

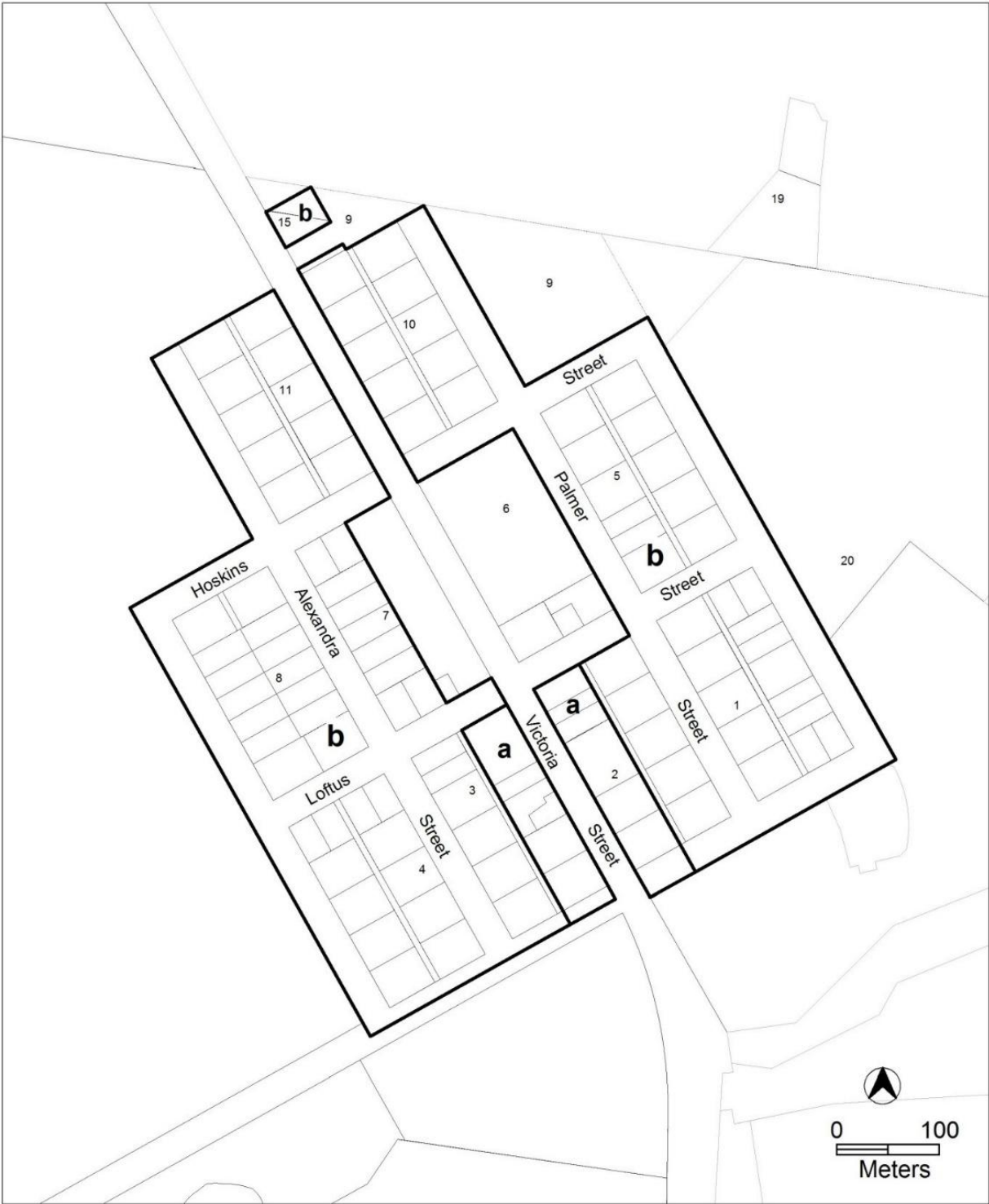
Control	Assessment Requirement
	a) considers the demand for community facilities in the town centre to service the needs of the Gungahlin community; b) identifies mechanism(s) and safeguards to make sure that gross floor area is retained for community uses within a mixed use development; and c) takes into account facilities already located within the town centre.
Movement	15. Development in the Gungahlin town centre is designed with consideration for: a) Providing opportunity for a variety of public transport. b) Providing public spaces and a street network that promotes pedestrian movement, particularly along Hibberson Street and Gungahlin Place. c) Providing a street network designed for low vehicle speeds and easy pedestrian access.
Public Space	16. Areas of open space in the Gungahlin town centre are designed with consideration for: a) Providing an area in the west of the Town Centre for a system of ponds in an area of urban open space which includes a diverse range of vegetation types and wildlife habitats within the storm water system. b) Providing open spaces that are useable and pleasant, with spaces for quiet refection, noisy activities, public rallies and casual meeting. c) Ensuring that public spaces remain publicly accessible at all times and that they are safe to use
Building Design	17. Development within the Gungahlin town centre will seek to ensure high-amenity, quality urban design outcomes within residential areas, heritage areas, major centres and activity nodes, and along principal approach routes
Active Frontages	18. Development in the Gungahlin town centre is designed with consideration for: a) Continuing the 'main street' character to Hibberson Street that promotes quality of public realm and a 'human scale' to the built form. b) Encouraging active frontages indicated on Figure 1. c) Building upon the distinct public domain character and providing opportunity for variety and change in the public realm. d) Encouraging activities, particularly at street frontage level, that contribute to pedestrian activity and social interaction.

Figure 6 Gungahlin land available for Community Facility CFZ zone



Control	Assessment requirement
Hall	
Site use	19. In accordance with Figure 7 , industrial trades are permitted on the ground floor in area 'a'.
Number of dwellings	20. In accordance with Figure 7 , in area 'b' the maximum number of dwellings on each block is 1.
Building height	21. In accordance with Figure 7 , area 'a' has a maximum height of building - 8.5m.
Plot ratio	22. In accordance with Figure 7 , blocks in area 'a' have a maximum plot ratio of 50%
Front boundary setback	23. In accordance with Figure 7 , in area 'a' the front setback to Victoria Street is nil.
Desired character and heritage	24. 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 <i>Heritage Act 2004</i> .
Materials and colours	25. 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.

Figure 7 Hall – Site use, number of dwellings, building height and plot ratio



Control	Assessment requirement
Jacka	
Building height	26. In accordance with Figure 8 , Figure 9 , and Figure 10 , the mandatory number of storeys is indicated.

Figure 8 Jacka – Building heights

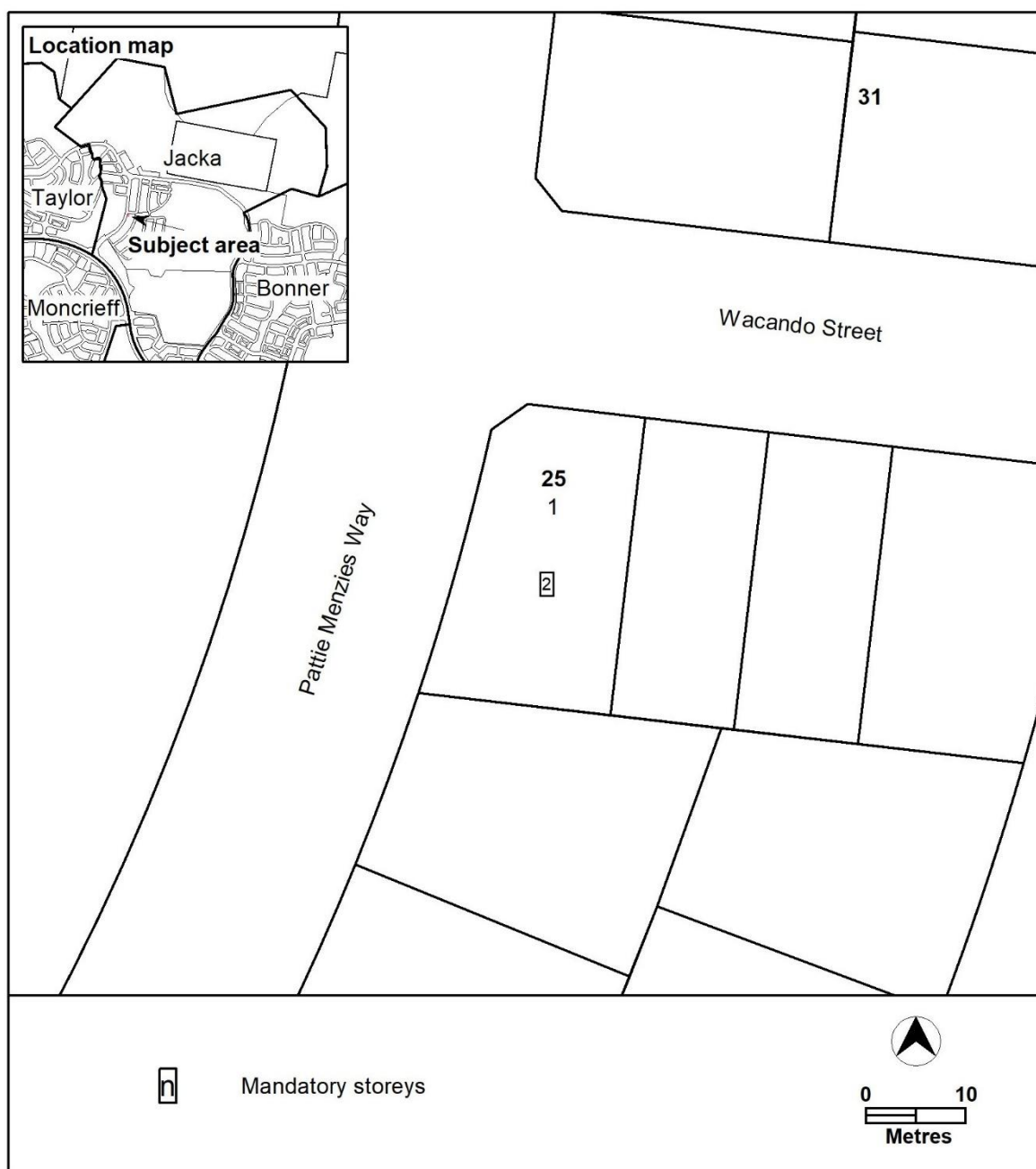


Figure 9 Jacka – Building heights

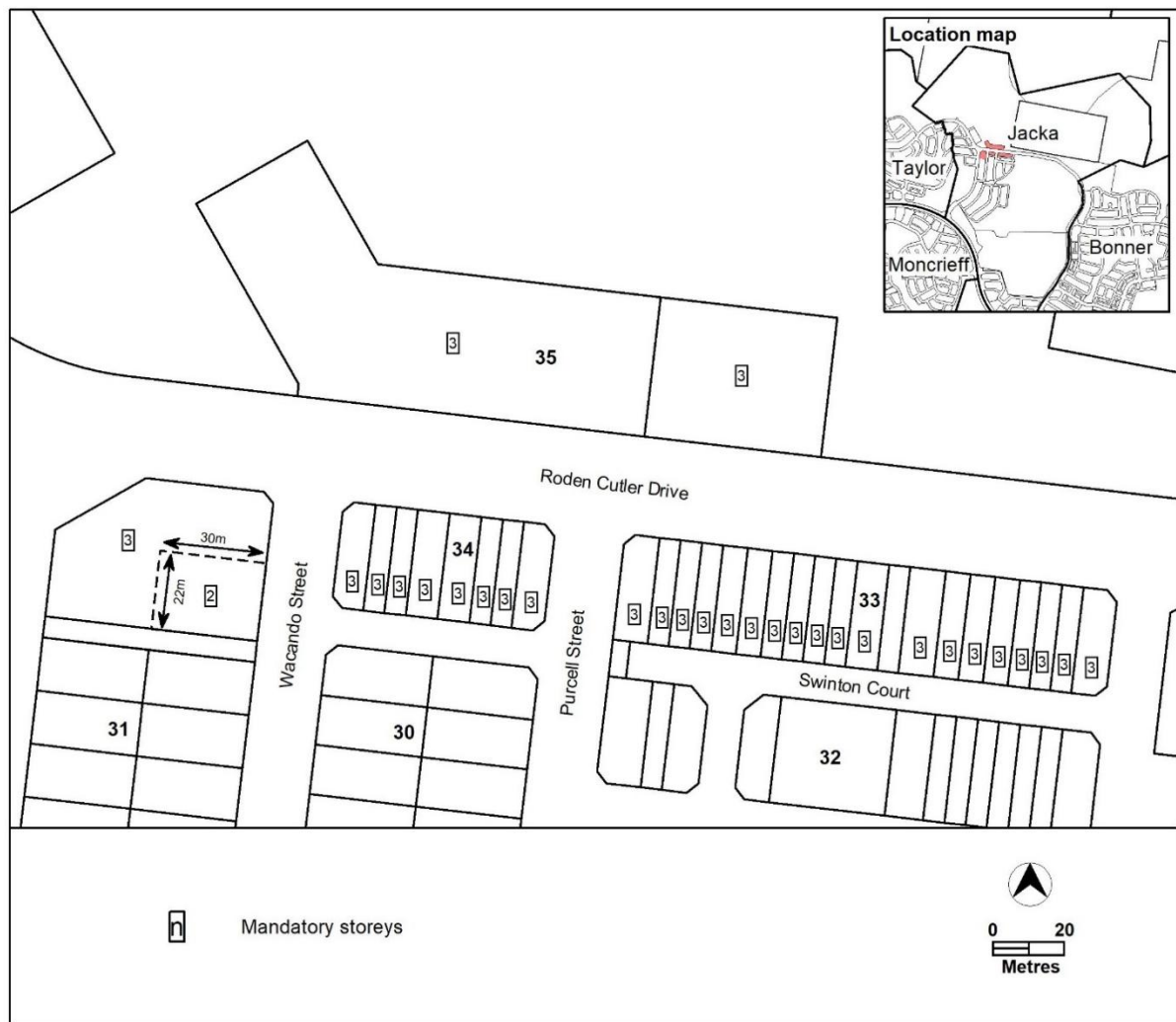


Figure 10 Jacka – Building heights



Control	Assessment requirement
Jacka – Future Urban Areas	
Urban structure	27. In accordance with Figure 11 and Figure 12, the future urban area is designed and developed with consideration given to the following: - Providing edge roads around the edge of residential development immediately adjacent to the suburb edge and act as a buffer between residential development and areas of open space. An edge road shall be predominantly used as a buffer where the adjoining open space contains substantial cultural heritage and environmental values and in areas identified in the bushfire risk assessment. - Providing an urban edge trail (equestrian and other uses) around the outer edge of Jacka that will move incrementally as the urban edge develops, subject to land management and tenure arrangements. - Retention, wherever practical, of mature woodland trees and remnant as regenerating woodland trees. In addition, the avenue of trees along Horse Park-Elm Grove boundary to be retained and used as the basis for an east-west corridor through the suburb. - Roads shall be designed to provide connectivity throughout the suburb and with adjoining suburbs and be designed for both vehicular and pedestrian movements. - A hilltop reserve lookout is to be located on the major spur of higher country to the west of wetlands area. This spur is to connect back to the permanent non-urban land to the north via open space. - Significant hilltops and ridges are to be retained in urban open space.
Natural Systems - House Park Wetland and heritage Precinct	28. In accordance with Figure 11 and Figure 12 the development of the Horse Park Wetland and heritage precinct is to be protected by inclusion within a substantial area of urban open space (generally incorporating the curtilage boundaries identified by the Resister of the National Estate listing for the Wetland), which will be subject to specific planning policies and management practices. The precinct shall have high visibility but restricted access by the public. The wetlands are to be protected by the inclusion upstream of water sensitive urban design techniques. 29. In accordance with Figure 11 and Figure 12, to ensure the integrity of water quality and flow to the wetland area, water sensitive urban design water management measures are to be implemented in the locations identified upstream of the Horse Park Wetland. The detail design of these measures will be the subject of future hydraulic studies.
Land use	30. In accordance with Figure 11 and Figure 12 land use and densities must have consideration for: - Mixed used characteristics with other small scale retail, office, personal service tenancies and community uses with the flexibility to accommodate changing needs over time. There should also be opportunity for residential development at upper floor level. - Provision for community facility sites. - A variety of housing types be contained in the suburb including low, medium and high residential and affordable housing.

Control	Assessment requirement
Land Use - Non-residential uses (including community uses)	31. In accordance with Figure 11 and Figure 12 development of non-residential uses must consider: a) Locating 'convenience' local shopping centre centrally in the suburb (with uses able to change in parallel with changing community needs) adjacent to areas of higher residential density. b) Providing an area close to the local centre for a community facility site adjacent to the main public transport route on the distributor road. 32. The Gross Floor Area (GFA) of the retail component of the local centre shall be in the order of 500m².
Movement	33. In accordance with Figure 11 and Figure 12 development must consider: a) Including active travel and public transport links in the local centre b) Providing local bus routes through the suburb, encouraging public transport use.
Public Space and Education	34. In accordance with Figure 11 and Figure 12 development must consider: a) Primary school, neighbourhood oval and district playing fields located upstream of the wetlands and central to the school catchment and near the local centre. b) A district sporting fields with two playing fields. c) Open Space with major hilltops and ridges retained as urban open space. d) Providing hilltop reserves on the western ridgeline and in other strategic locations that provide opportunities for lookouts and viewsheds.
Gungahlin Strategic Assessment	35. Development is in accordance with the Gungahlin Strategic Assessment as approved by the Australian Government.

Figure 11 Jacka – Land use, movement and Public Space

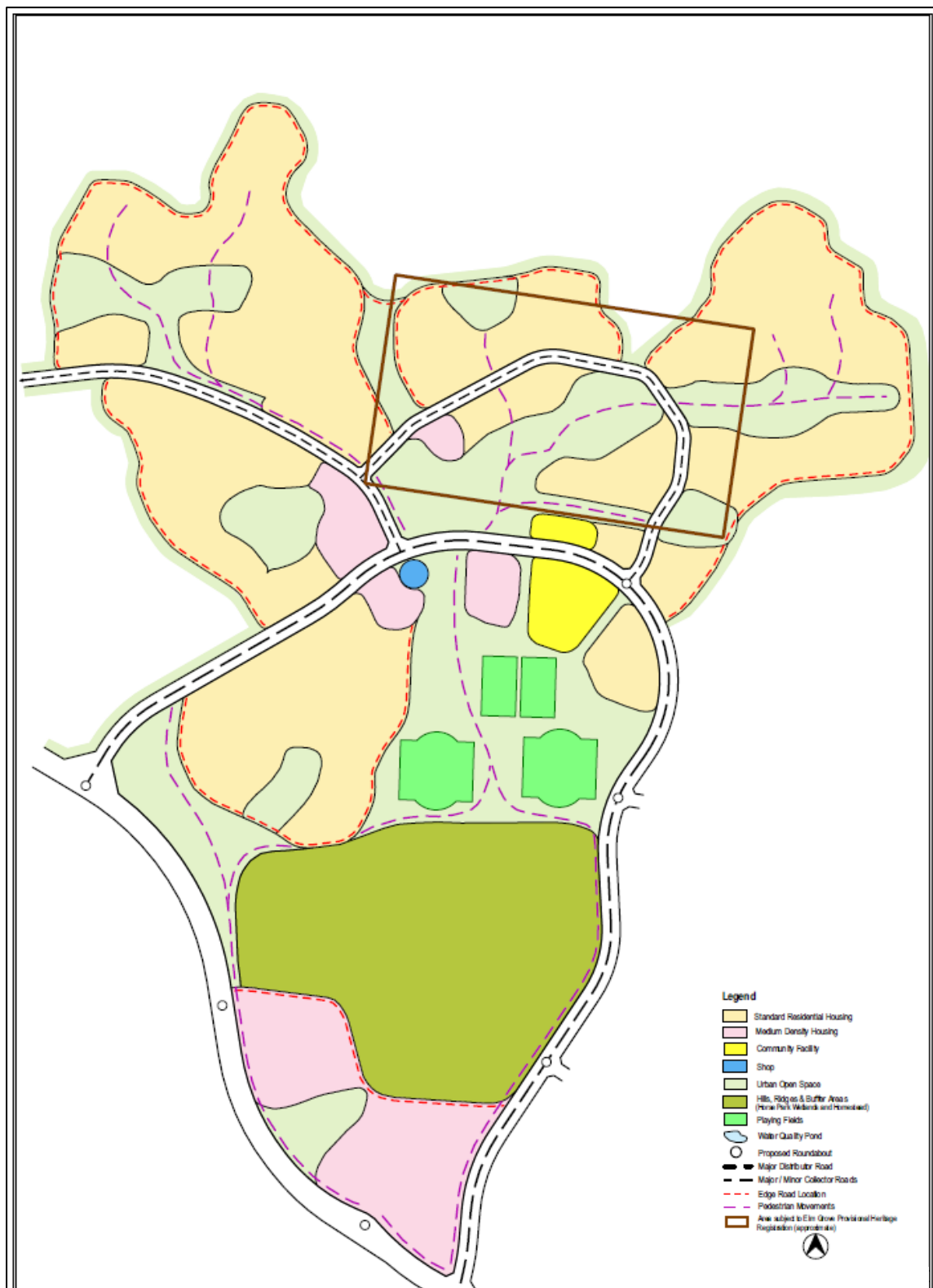
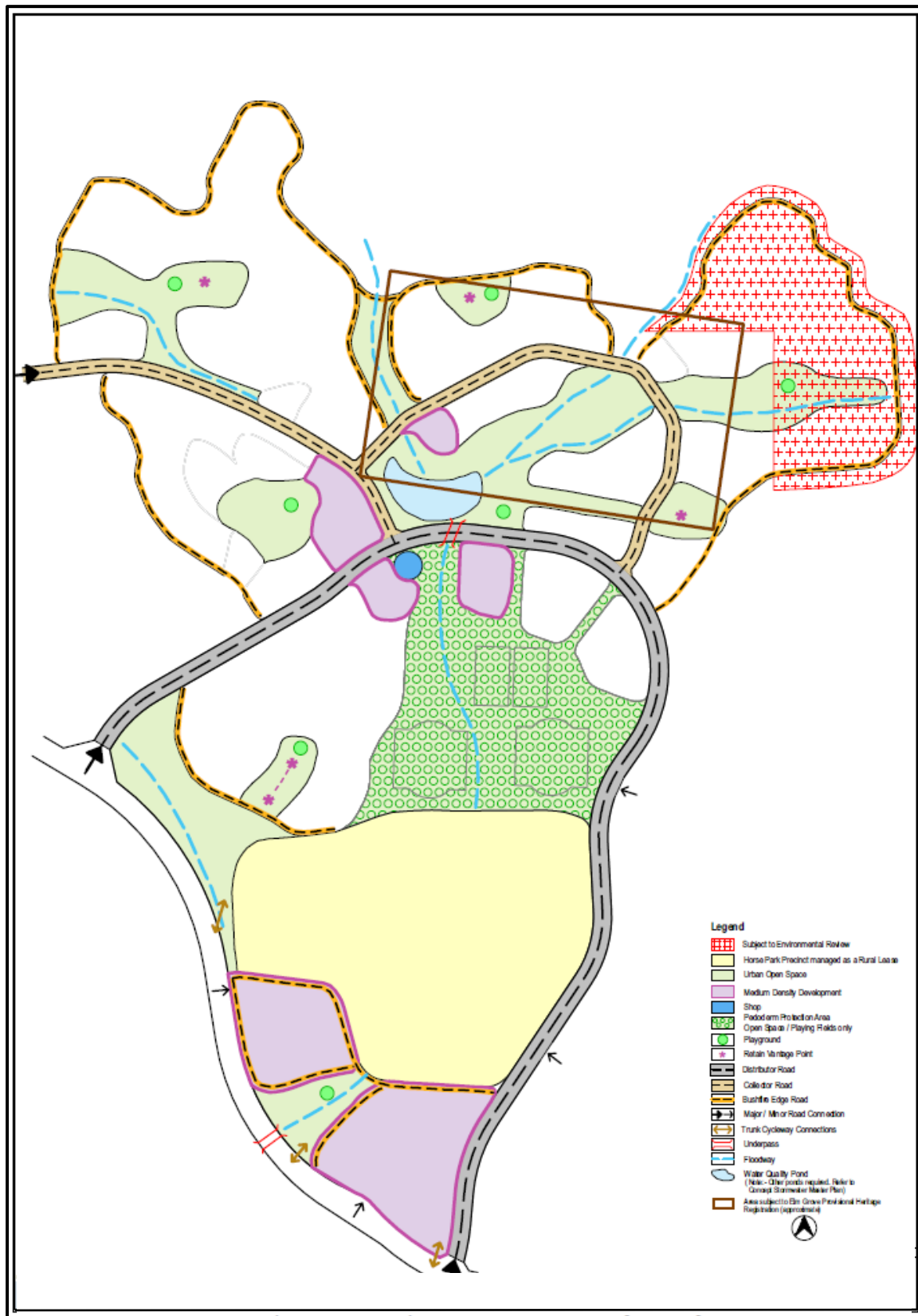


Figure 12 Jacka – Land use, movement and Public Space



Control	Assessment requirement
Kenny – Future Urban Areas	
Urban structure	36. The future urban area is designed and developed with consideration given to the following: - Enhancing connectivity and flight paths for species such as the superb parrot. - Development areas to be surrounded by an edge road, or similar, to enhance bushfire hazard management and response, enhance passive surveillance and control invasive species. - A water detention feature is required as part of Sullivan’s Creek Drainage Study. - Ensure Sandford Street extension to Federal Highway connection.
Culture	37. Cultural and / or natural heritage sites in the future urban area are to be preserved within open space and provide a pedestrian/cycling to urban areas of Kenny east of Horse Park Drive. Cycleway/pedestrian link to be provided within open space. Well Station Road (trail) and adjacent trees to be retained in open space.
Land use	38. Design and development has consideration for: - A commercial centre with adjoining higher density housing is to be developed in close proximity with Horse Park Drive. - Opportunities are to be provided for small-scale community facility sites in open spaces in convenient locations predominantly along public transport routes. - Higher density and mixed-use residential areas will be located adjacent to the primary school.
Movement	39. Design and development of local bus routes in the future urban area are to be provided through the suburb, encouraging public transport use.
Public Space	40. Design and development of the future urban area has consideration for: - A Neighbourhood oval may be located adjacent to proposed Government Primary School. - Existing drainage lines to contribute to linear park.
Moncrieff	
Site use	41. On Block 1 Section 22, the gross floor area of the commercial centre shall be up to 4000m² of retail/commercial space, of which up to 2500m² could include a supermarket.
Noise Management	42. On Block 2 Section 22 multi-unit housing along Horse Park Drive is to be assessed for acoustic requirements on an individual basis. 43. On Blocks 4 and 5 Section 23 no access is permitted to Mirrabai Drive and acoustic requirements are to be assessed on an individual basis.
Community housing	44. Community housing is permitted on Block 4 Section 23 Moncrieff as a stand-alone use.
Nicholls	
Materials and building form	45. 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’.

Control	Assessment requirement
Throsby	
Land Use - Development on gas buffer	46. Development on gas buffer in Figure 15 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.
Light Spill	47. External lighting for sporting and ancillary facilities is to be designed in accordance with Australian Standards for Sports Lighting and Control of the Obtrusive Effects of Outdoor Lighting. 48. In accordance with Figure 15, in area 'PD1' lighting shrouds are to be installed on all external lighting to direct light away from Mulligans Flat Nature Reserve and the adjacent residential development.
Cultural heritage and avian flight paths	49. Urban open space and restricted access recreation retains cultural heritage items, provides opportunities for connectivity and flight paths for the superb parrot through the suburb to other nesting grounds in the ACT and provides opportunities for pedestrian and cyclist paths that connect to existing networks in adjoining suburbs.
Non-urban areas	
Tree planting	50. Existing eucalypt plantations may be harvested provided they are replaced with appropriate native vegetation. Additional commercial plantations are not permitted.
Gungahlin Strategic Assessment	51. All development is in accordance with the Gungahlin Strategic Assessment as approved by the Commonwealth Government.

Figures – Assessable and Prohibited Development

Figure 13 Franklin

Link back to [Land Use Table](#)

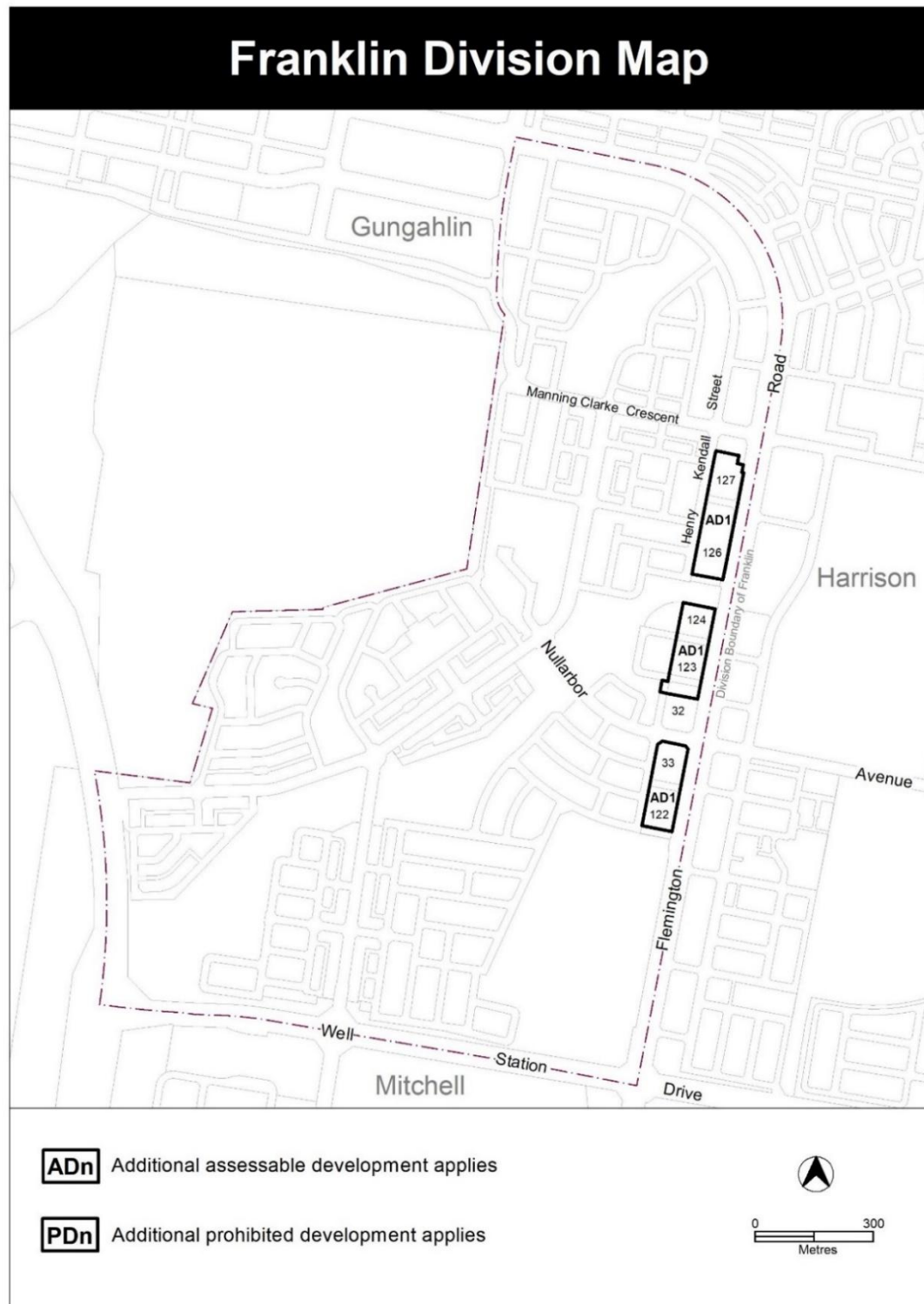


Figure 14 Gungahlin

Link back to [Land Use Table](#)

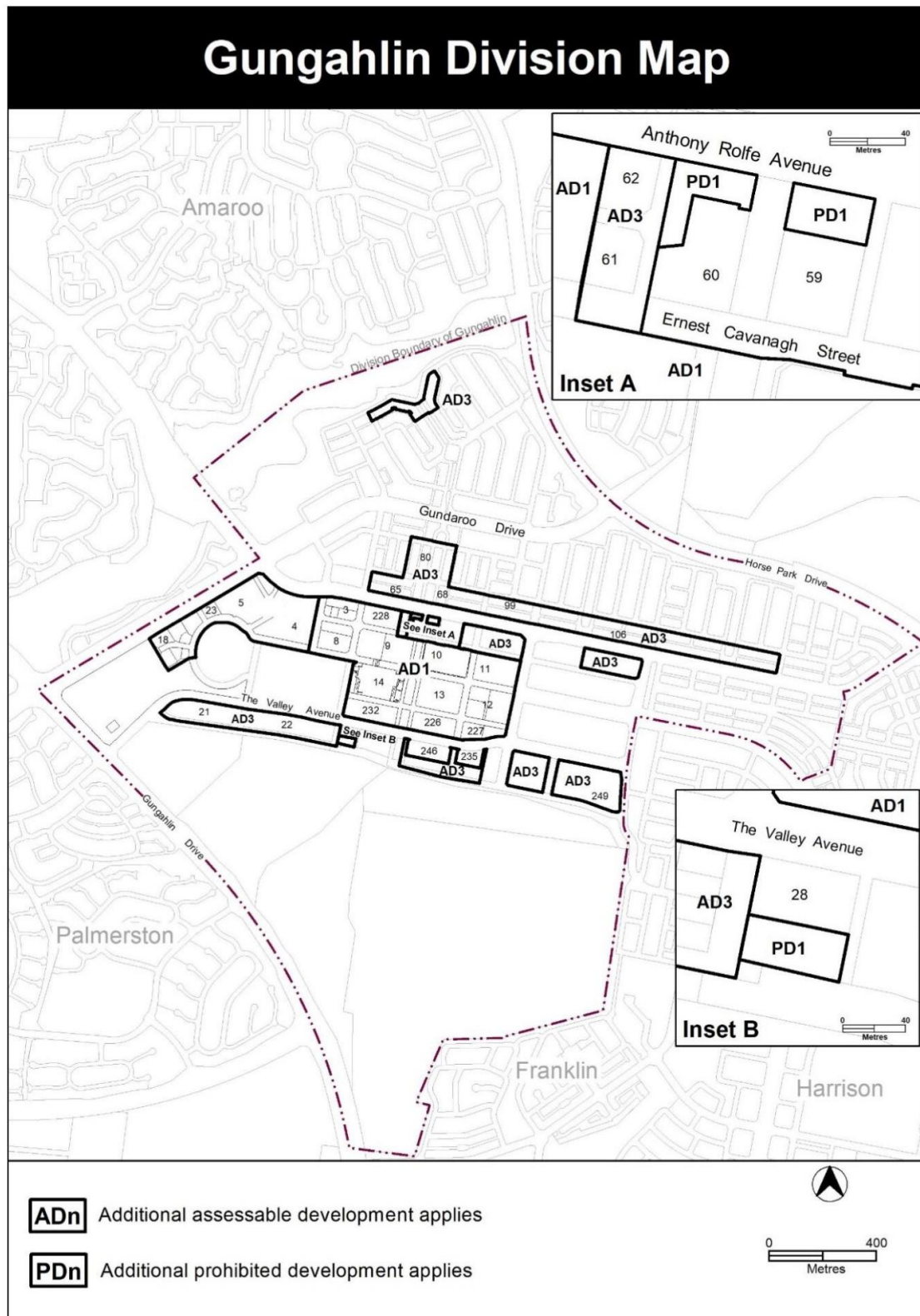


Figure 15 Throsby

This figure is also relevant to Assessment Requirements for:

- [Throsby](#)

Link back to [Land Use Table](#)

