

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

Notifiable instrument NI2025- 511

made under the

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

1 Name of instrument

This instrument is the *Planning (Exempt Development) Single Dwelling Housing Development Control – Belconnen 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 Belconnen District.

4 Revocation

This instrument revokes the *Planning (Exempt Development) Single Dwelling Housing Development Control – Belconnen District Declaration 2025 (No 1)* (NI2025-418).

George Cilliers
Chief Planner
17 September 2025

Schedule 1

Residential Zones - Single Dwelling Housing Development Control

Belconnen 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 Belconnen 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 HOUSING DEVELOPMENT CONTROL - BELCONNEN DISTRICT

Macnamara	
Item	Control
Principal Private Open Space	<ol style="list-style-type: none"> For nominated blocks in Figure 6 and Figure 6A with 'PPOS A', minimum principal private open space dimensions are 3m x 4m. At least one area of principal private open space on the block complies with all of the following: <ol style="list-style-type: none"> Is located 5m or less from a habitable room other than a bedroom. Is screened from adjoining public streets and public open space. Is located behind the building line (where the front boundary is to a public road), except where enclosed by a courtyard wall. Receives not less than 3 hours of direct sunlight onto not less than 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June). For nominated blocks in Figure 6 and Figure 6A with 'PPOS B', principal private open space is provided at the upper floor level and must comply with all of the following: <ol style="list-style-type: none"> Is located 5m or less from a habitable room other than a bedroom. Receives not less than 3 hours of direct sunlight onto not less than 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June). Is not less than 12m² with a minimum dimension of 1.8m.
Building storeys	<ol style="list-style-type: none"> For blocks identified in Figure 6 and Figure 6A with 'Minimum storeys', the minimum number of storeys is nominated.
Setbacks	<ol style="list-style-type: none"> For blocks in Figure 3, Figure 4, Figure 5, Figure 6 and Figure 6A with 'nominated minimum setback', the minimum boundary setbacks to specified floor levels are nominated. Note: This provision does not apply to side setbacks for garages and/or carports.
Building envelope	<ol style="list-style-type: none"> For nominated blocks in Figure 6 and Figure 6A with 'Building envelope', any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary.
Ventilation requirements	<ol style="list-style-type: none"> For nominated blocks in Figure 6 and Figure 6A with 'Ventilation requirements', all dwelling lower floor enclosed rooms, including basements and non-habitable rooms and spaces such as garages and storerooms, are to have adequate ventilation (e.g. a rate of 10 Litres per second, per person, or part thereof, as per AS1668.2, or natural ventilation in accordance with AS1668.4).
Vehicle access	<ol style="list-style-type: none"> Vehicular access is not permitted to or from the boundary of blocks where indicated in Figure 6 and Figure 6A with 'Vehicle access'.
Boundary nominations	<ol style="list-style-type: none"> For blocks in Figure 3, Figure 4, Figure 5 and Figure 6A with 'Rear boundary', rear boundaries are nominated for the purposes of the Single Dwelling Housing Development Control. For blocks in Figure 3, Figure 4, Figure 5, Figure 6 and Figure 6A with 'Side boundary', side boundaries are nominated for the purposes of the Single Dwelling Housing Development Control.

Gates	10. For nominated blocks in Figure 6 and Figure 6A with 'Gate, street address and letterbox requirements', gates (where applicable), postal addresses and letterboxes are provided to the nominated rear lane boundary.				
Fencing and courtyard walls	<p>11. This provision applies to nominated boundaries in Figure 1 and Figure 2 including all fencing forward of the building line. Courtyard walls are to be provided to nominated boundaries. Materials permitted for F1, F2, F3 and F4 are a combination of solid and semi-transparent elements as follows:</p> <ul style="list-style-type: none"> • Masonry or stonework; and • If courtyard wall is over 600mm in height, the wall must include infill panels that are semi-transparent using materials of dressed or painted hardwood timber or powder coated aluminium slats (openings to be minimum 10mm). <p>Materials permitted for F5 are as follows:</p> <ul style="list-style-type: none"> • Powder coated aluminium slats (openings to be minimum 10mm). <p>Materials not permitted include:</p> <ul style="list-style-type: none"> • Standard paling fence • Chain mesh fencing • Standard Colorbond fencing • Untreated timber slate fencing • Pool fencing <p>All fencing and courtyard walls will comply with the following:</p> <ol style="list-style-type: none"> Where located above retaining wall greater than 1m, courtyard wall to be set back a minimum of 600mm from the boundary, providing sufficient space for planting. The maximum combined height of the retaining wall and courtyard wall is 2.2m from the adjacent footpath level. All fencing must not exceed a 2.5 metre height from finished ground level. All walls and fences must accommodate service requirements for water meters and mini pillars and any other required service. Additional setbacks and clearances around services are permitted. Courtyard walls will address and define the confluence of front boundaries on corner blocks. Where dwellings are built to a boundary, the minimum boundary fence length requirement does not apply. Where vehicle access and sight lines are required, the minimum boundary fence length requirement does not apply. <p>Fences are to be constructed in accordance with Table 1.</p>				
WSUD requirements	<p>12. Nominated blocks in Figure 3, Figure 4, Figure 5, Figure 6 and Figure 6A with 'WSUD Water Tank Provisions' are subject to water tank size requirements as follows:</p> <table border="1"> <thead> <tr> <th>Block Size (m²)</th><th>Minimum tank size (kL)</th></tr> </thead> <tbody> <tr> <td>> 251 - 350</td><td>2</td></tr> </tbody> </table>	Block Size (m ²)	Minimum tank size (kL)	> 251 - 350	2
Block Size (m ²)	Minimum tank size (kL)				
> 251 - 350	2				

	<table border="1"> <tr> <td>> 351 - 599</td><td>4</td></tr> <tr> <td>> 600 - 800</td><td>8</td></tr> <tr> <td>> 801</td><td>10</td></tr> </table> <p>Rainwater tanks are installed in accordance with minimum roof capture areas and internal and external connection requirements in the Single Dwelling Housing Development Control.</p>	> 351 - 599	4	> 600 - 800	8	> 801	10
> 351 - 599	4						
> 600 - 800	8						
> 801	10						
Garages	13. For blocks identified in Figure 3 , Figure 4 , and Figure 5 with 'Garage location provision', garages must be a minimum of 1.5m behind the front building line.						
Parking	14. For blocks identified in Figure 6 and Figure 6A with 'Parking requirements', only one onsite parking space is required.						
Development requirements	15. Development complies with the specifications identified in Figure 7 , Figure 8 , and Figure 9 .						

Strathnairn	
Item	Control
Principle private open space	<p>16. For blocks identified in Figure 12, Figure 17, Figure 18, Figure 19, Figure 20, Figure 23, Figure 25, Figure 28, Figure 29, Figure 32, and Figure 33, the minimum dimensions or area of principal private open space are nominated. At least one area of principal private open space on the block complies with all of the following:</p> <ul style="list-style-type: none"> a) Directly accessible from, and adjacent to, a habitable room other than a bedroom. b) Screened from adjoining public streets and public open space. c) Located behind the building line, except where enclosed by a courtyard wall. d) Is not located to the south, south-east or south-west of the dwelling, unless it achieves not less than 3 hours of direct sunlight onto 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June). <p>Where nominated at Upper Floor Level principal private open space also complies with the following:</p> <ul style="list-style-type: none"> a) Not less than 12m².
Principle private open space/Daytime living	17. For blocks identified in Figure 31 , the principal private open space and daytime living area is located on the western side of the block.
Building storeys	18. For blocks identified in Figure 12 , Figure 13 , Figure 14 , Figure 15 , Figure 16 , Figure 17 , and Figure 18 , the mandatory number of storeys is nominated.
Setbacks	<p>19. The minimum boundary setbacks to lower floor level and/or upper floor level are identified in Figure 12 to Figure 33. This does not apply to setbacks for garages and/or carports.</p> <p>Note: Side boundary 1 and side boundary 2 are nominated by the applicant unless otherwise specified in this specification.</p>
	20. For blocks identified in Figure 12 to Figure 18 , Figure 20 to Figure 32 , the minimum setback to garage/carport/surveillance unit is nominated.

Gates	<p>21. For blocks identified in Figure 12, Figure 13, Figure 15, Figure 16, and Figure 18, an access gate to open space is required.</p> <p>22. For blocks identified in Figure 20, Figure 21, Figure 22, Figure 23, Figure 24, Figure 26, and Figure 30, the location of the gate, street address and letterbox are nominated.</p>
Fencing	<p>23. For blocks identified in Figure 10, fencing materials are to be a combination of solid and semi-transparent elements as follows:</p> <ul style="list-style-type: none"> • Masonry or stonework. • If over 600mm in height to include infill panels that are semi-transparent using materials such as dressed hardwood timber or powder coated aluminium slats (openings to be minimum 10mm). <p>The following materials/ fencing are not permitted:</p> <ul style="list-style-type: none"> • Paling fence. • Chain mesh fencing. • Colorbond fence. • Untreated timber slat fencing. • Timber sleepers. • Brush fencing. <p>Fences are to be constructed in accordance with Table 2.</p> <p>24. For blocks identified in Figure 11, fencing materials are to be a combination of solid and semi-transparent elements as follows:</p> <ul style="list-style-type: none"> • Masonry, stonework or a combination of raised garden beds of minimum of 400mm high with hedging. • If over 600mm in height to include infill panels that are semi-transparent using materials such as dressed hardwood timber or powder coated aluminium slats (openings to be minimum 10mm). <p>The following materials/ fencing are not permitted:</p> <ul style="list-style-type: none"> • Paling fence. • Chain mesh fencing. • Colorbond fence. • Untreated timber slat fencing. • Timber sleepers. • Brush fencing. <p>Fences are to be constructed in accordance with Table 3.</p>
Walls	<p>25. For blocks identified in Figure 12, Figure 15, Figure 17 to Figure 30, Figure 32, and Figure 33, the maximum length of wall at nominated setback cannot exceed nominated length.</p>
Screening treatments	<p>26. For blocks identified in Figure 31 and Figure 32, landscaping screening treatments of minimum 1.8m high to principal private open space.</p> <p>27. For blocks identified in Figure 31, fencing and landscaping complies with all of the following:</p> <ol style="list-style-type: none"> A 1.8 metre solid timber lapped and capped fence on the boundary with a 4.5 metre high mesh fence within the block as close to the timber fence as possible. Mesh fence includes evergreen climbing planting. A 3 metre planting area from the mesh fence into the block.

Water tank requirements	<p>28. Rainwater tanks on single dwelling blocks are provided to meet the following water tank size requirements and are installed in accordance with minimum roof capture areas and internal and external connection requirement:</p> <table border="1"> <thead> <tr> <th>Block Size (m²)</th><th>Minimum tank size (kL)</th></tr> </thead> <tbody> <tr> <td>0 ≤ 250</td><td>0</td></tr> <tr> <td>> 250 - 350</td><td>2</td></tr> <tr> <td>> 350 - 599</td><td>4</td></tr> <tr> <td>> 599 - 800</td><td>8</td></tr> <tr> <td>> 800</td><td>10</td></tr> </tbody> </table> <p>29. For blocks identified in Figure 25, Figure 29, Figure 31, and Figure 32, rain water tanks must be installed in accordance with the relevant controls in the Single Dwelling Housing Development Control.</p>	Block Size (m ²)	Minimum tank size (kL)	0 ≤ 250	0	> 250 - 350	2	> 350 - 599	4	> 599 - 800	8	> 800	10
Block Size (m ²)	Minimum tank size (kL)												
0 ≤ 250	0												
> 250 - 350	2												
> 350 - 599	4												
> 599 - 800	8												
> 800	10												
Garage/Carport location	30. For blocks identified in Figures 31 , garages/ carports are not to directly address Sally Ross way and Speldewinde Street.												
Parking	31. For blocks identified in Figure 12 , Figure 13 , Figure 17 , Figure 19 , Figure 30 , Figure 31 , Figure 32 , and Figure 33 , only one onsite parking space is required.												
Development provisions	32. Development complies with the specifications identified in Figure 34 to Figure 44 .												

Table 1 – Macnamara development requirements

Type	Mandatory fencing/courtyard wall	Minimum boundary length	Minimum setback	Mandatory height
F1	Yes	100%	800mm	1.5m
F2	Yes	50%	0m	1.8m
F3	Yes	50%	0m	1.5m
F4	No	50%	0m	1.5m
F5	Yes	50%	0m	1.8m

FIGURES

Figure 1 – Macnamara development requirements



Figure 2 – Macnamara development requirements



The site plan map displays a residential development layout. The streets shown are Bolza Street, Asimus Avenue, Ilma Stone Way, Wapshare Street, Jill Landsberg Terrace, and Payne Scott Way. The map includes various setback lines (n) and boundary indicators (rear and side). Water tank provisions (W) are marked on several lots. Garage location provisions are indicated by yellow circles. A legend at the bottom explains the symbols used.

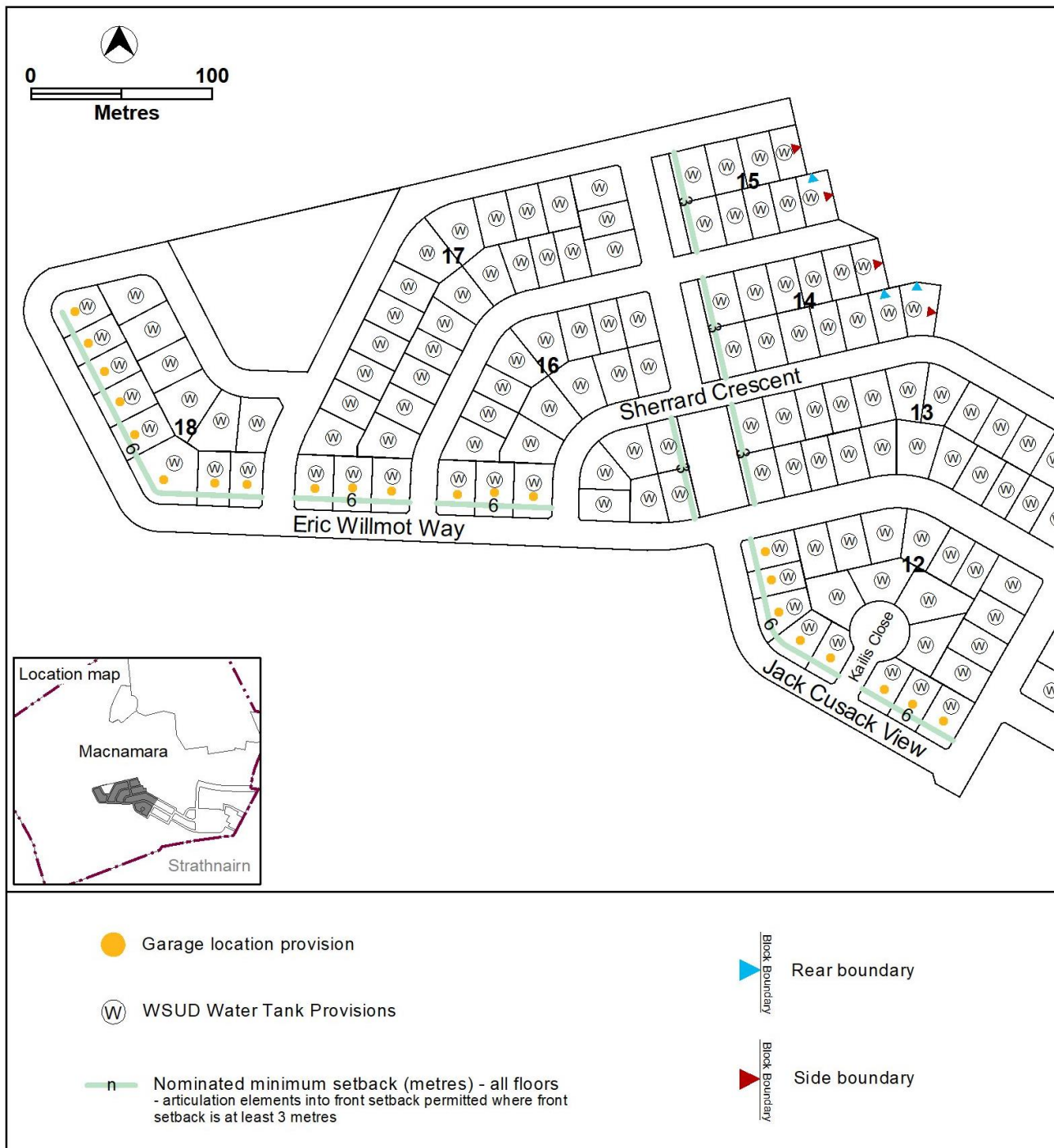
Legend:

- Garage location provision
- WSUD Water Tank Provisions
- Nominated minimum setback (metres) - all floors
- articulation elements into front setback permitted where front setback is at least 3 metres
- Rear boundary
- Side boundary

Figure 4 – Macnamara development requirements



Figure 5 – Macnamara development requirements



Pro Hart Avenue

Jill Landsberg Terrace

25

22

21

24

23

23

Location map

Macnamara

Strathnairn

0 20
Metres

Minimum storeys

PPOS A

PPOS B

Ventilation requirements

Parking requirements

WSUD Water Tank Provisions

Gate, street address and letterbox requirements

Vehicle access

Nominated minimum setback (metres) - all floors
- articulation elements into front setback permitted where front setback is at least 3 metres

Building envelope

Side boundary

Figure 6A – Macnamara development requirements

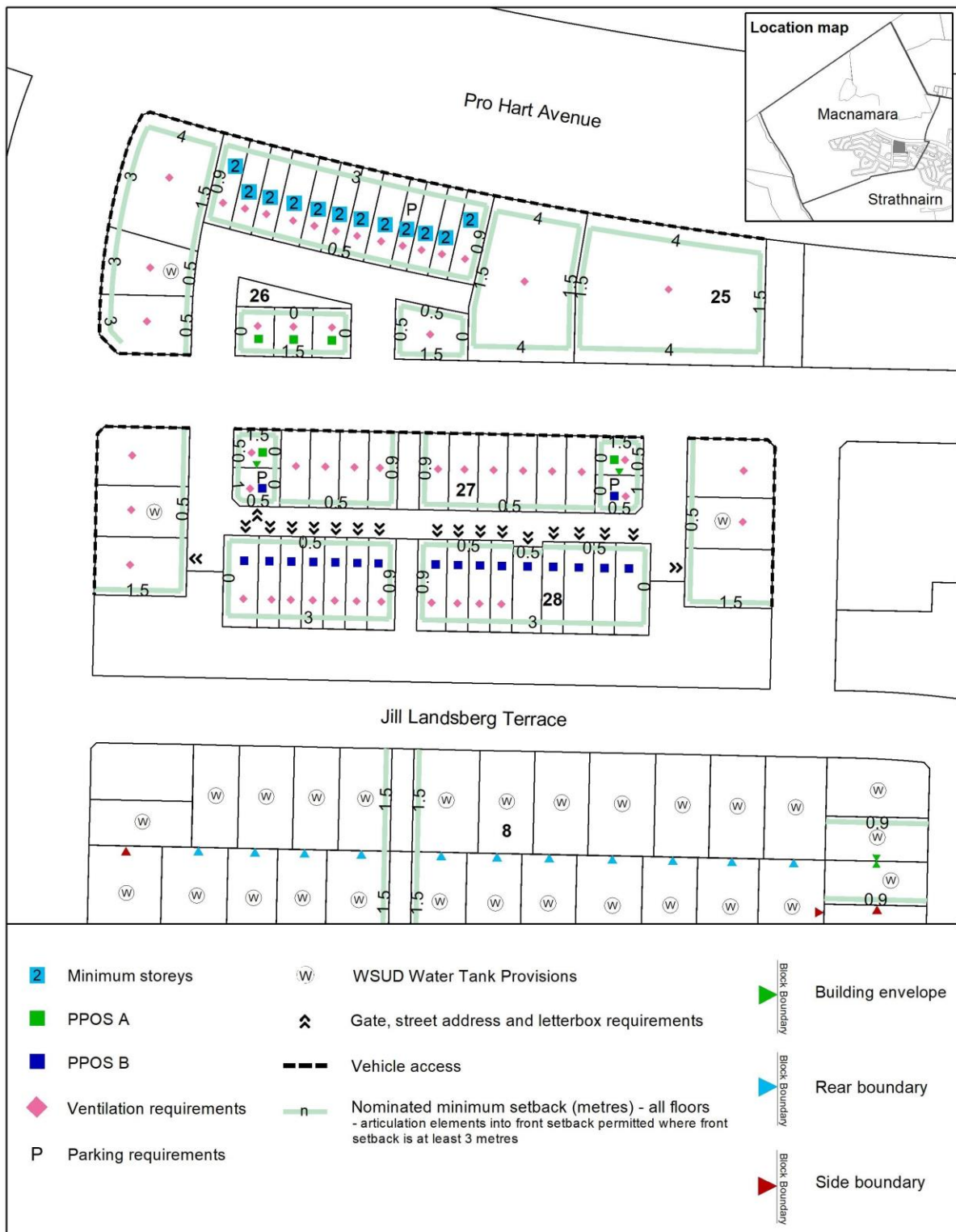


Figure 7 – Macnamara development requirements

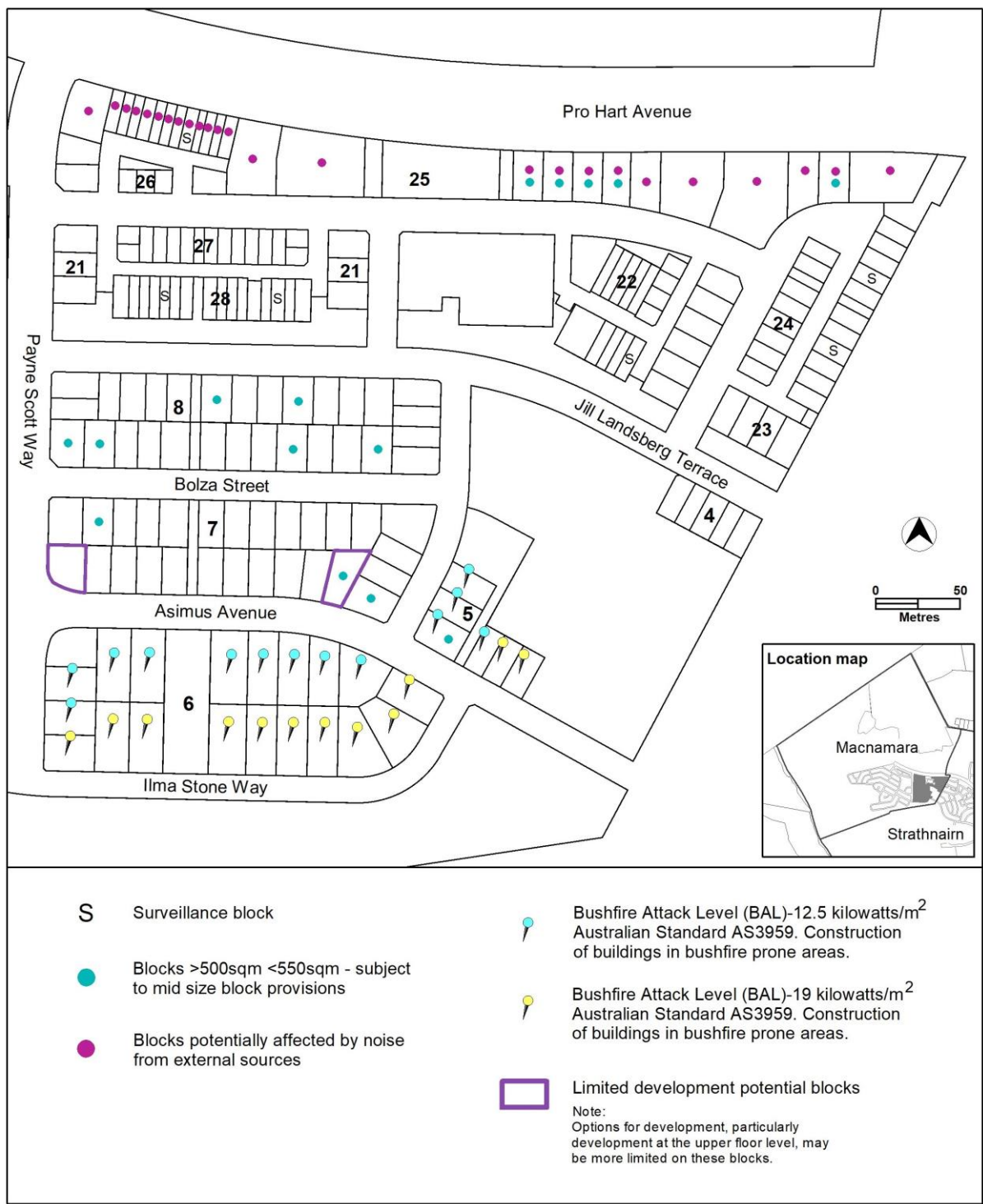


Figure 8 – Macnamara development requirements

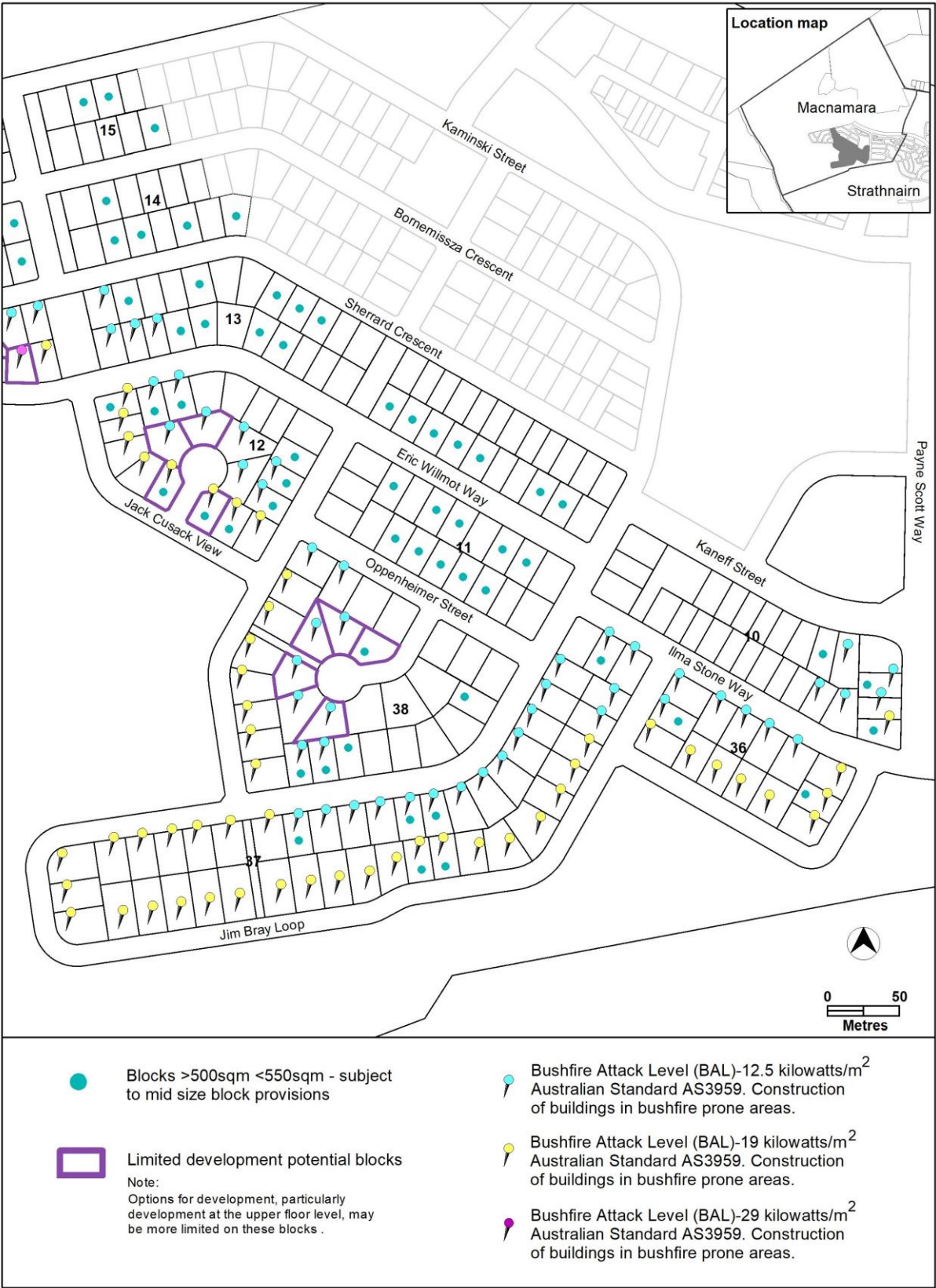


Figure 9 – Macnamara development requirements

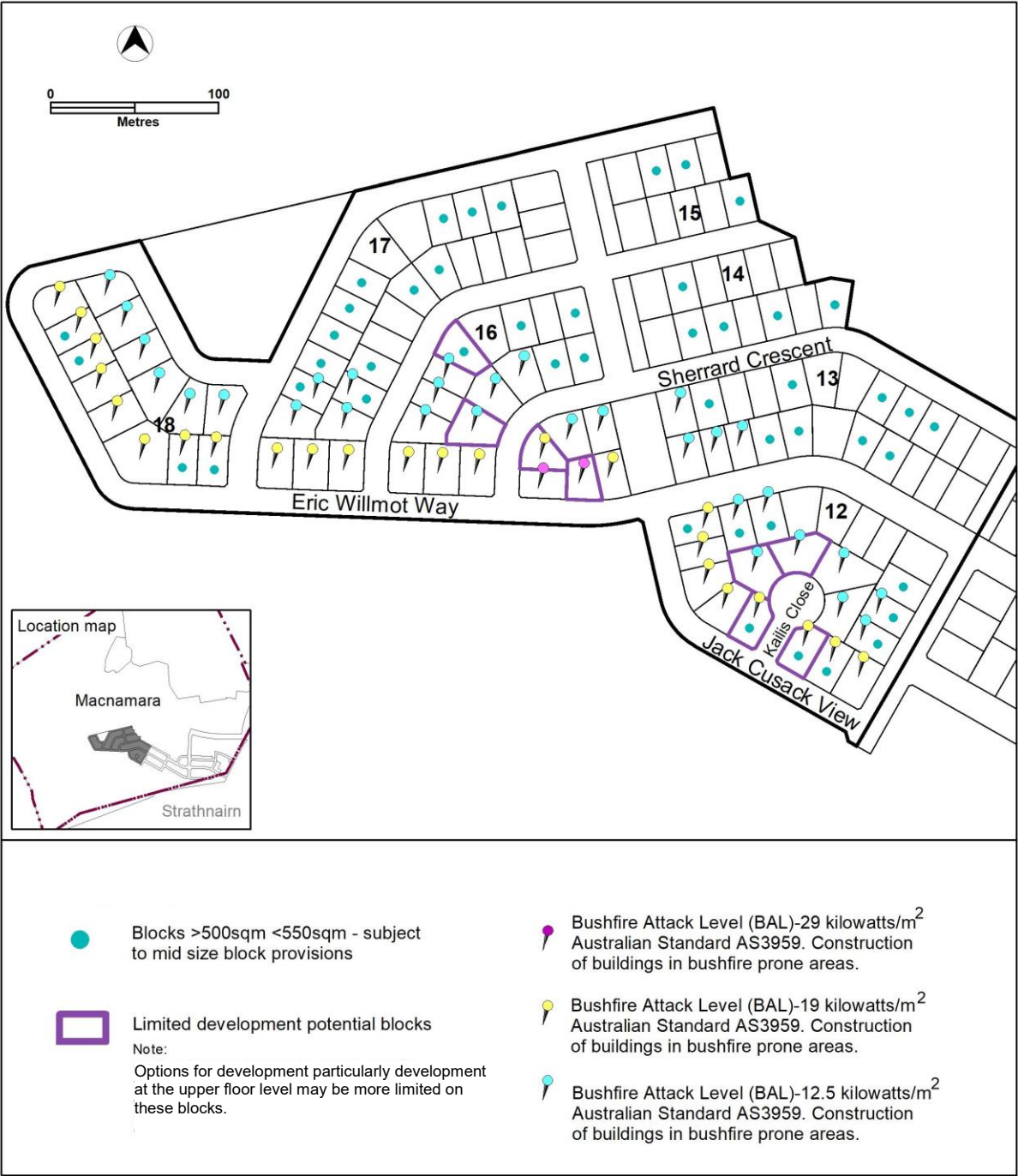



Figure 10 – Strathnairn development requirements



Table 2 – Strathnairn development requirements






LOCATION (refer to plan) FENCING CONTROL ONLY APPLIES TO COURTYARD WALLS AND FENCES FORWARD OF THE BUILDING LINE		MANDATORY	MINIMUM FRONT SETBACK	MAXIMUM HEIGHT	MAXIMUM HEIGHT FOR PPOS SCREEN	MAXIMUM HEIGHT OF SIDE FENCING TO FRONT OF FRONT BUILDING LINE	NOTE
	VILLAGE LINK/ GREEN LINK	YES	100% @ 0m	1.2m	1.5m	1.5m	
	VILLAGE LINK/ GREEN LINK	YES	100% @ 600mm	1.2m	1.5m	1.5m	PROVIDE PLANTING FORWARD OF THE COURTYARD WALL
	CENTRAL BOULEVARD	YES	50% @ 0m 50% @ 1m	1.2m	1.5m	1.5m	
	LANE WAYS	AS REQUIRED	100% @ 0m	1.8m	1.8m	NA	
	BLOCKS ADJACENT TO OPEN SPACE	AS REQUIRED	100% @ 0m	1.8m*	1.8m	NA	
	NORTH FACING BLOCKS	ONLY WHERE PPOS IS IDENTIFIED	50% @ 0m 50% @ 600mm	1.5m*	1.5m	1.5m	
CORNER BLOCKS (APPLIES TO ALL LARGE AND MID SIZE CORNER BLOCKS)		AS REQUIRED	50% @ 0m 50% @ 600mm	1.5m*	1.5m	1.5m	NO FENCING PERMITTED WITHIN 6m OF THE CORNER (REFER TO DIAGRAM BELOW)

* Where located above a retaining wall, fencing to be setback a minimum of 600mm from the boundary. The maximum combined height of wall and fence is 2.2 metres from footpath level. Sufficient space between retaining wall and fence to provide planting.

Figure 11 – Strathnairn development requirements



Table 3 – Strathnairn development requirements

LOCATION (refer to plan) FENCING CONTROL ONLY APPLIES TO COURTYARD WALLS AND FENCES FORWARD OF THE BUILDING LINE		MANDATORY FENCING COURTYARD WALL	MINIMUM FRONT SETBACK	MAXIMUM HEIGHT	MAXIMUM HEIGHT FOR PPOS SCREEN	MAXIMUM HEIGHT OF SIDE FENCING TO FRONT OF FRONT BUILDING LINE	NOTE
	VILLAGE LINK BLOCKS ≤ 12.5m WIDE	YES	100% @ 0m	1.2m*	1.5m	1.5m	
	VILLAGE LINK BLOCKS > 12.5m WIDE	YES	50% @ 0m 50% @ 600mm	1.2m*	1.5m	1.5m	PROVIDE PLANTING FORWARD OF THE COURTYARD WALL
	CENTRAL BOULEVARD	YES	50% @ 0m 50% @ 1m	1.2m*	1.5m	1.5m	
	LANE WAYS	NO	100% @ 0m	1.8m	1.8m	NA	
	BLOCKS ADJACENT TO OPEN SPACE	NO	100% @ 0m	1.8m*	1.8m	NA	
NORTH FACING BLOCKS		NO	50% @ 0m 50% @ 600mm	1.5m*	1.5m	1.5m	
CORNER BLOCKS		NO	50% @ 0m 50% @ 600mm	1.5m*	1.5m	1.5m	NO FENCING PERMITTED WITHIN 5m OF THE CORNER (REFER TO DIAGRAM BELOW)

* Where utility service infrastructure is required in front of any walls, such as Water Meters, Mini Filters, Sewer and any other required service, walls may contain recesses to a maximum of 1.8m length and 0.8m depth or as agreed by the service provider.

Where blocks are subjected to two boundaries fronting a laneway as shown in Example C, a courtyard wall or fence treatment may be installed along laneway frontages on the boundary.

Where located above a retaining wall, fencing to be setback a minimum of 600mm from the boundary, providing sufficient space for planting. The maximum combined height of wall and fence is 2.2 metres from footpath level.

Side boundary fences may be of Timber Paling (hardwood lapped and capped) or Sheet Metal

Figure 12 – Strathnairn development requirements



Figure 13 – Strathnairn development requirements

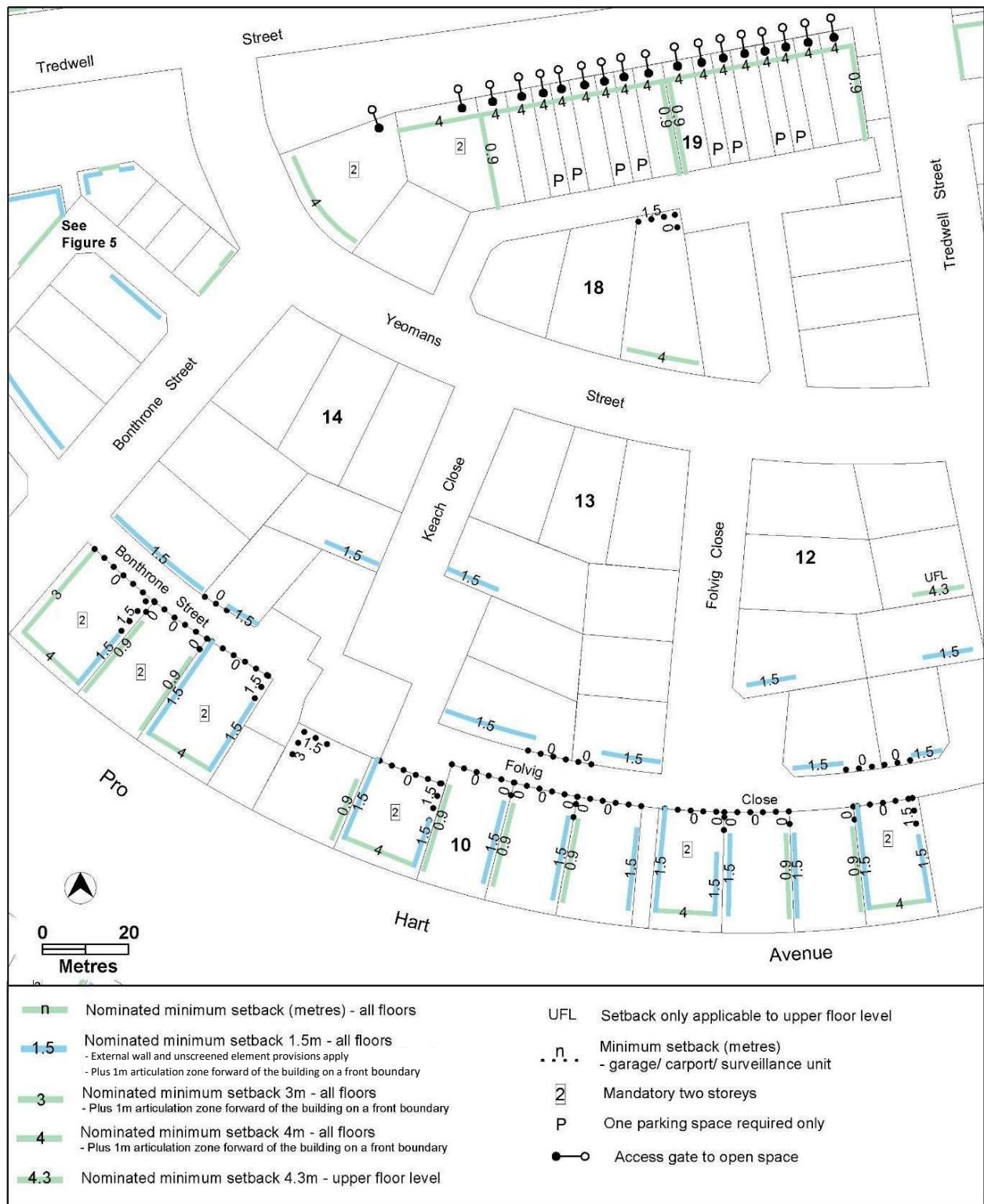


Figure 14 – Strathnairn development requirements

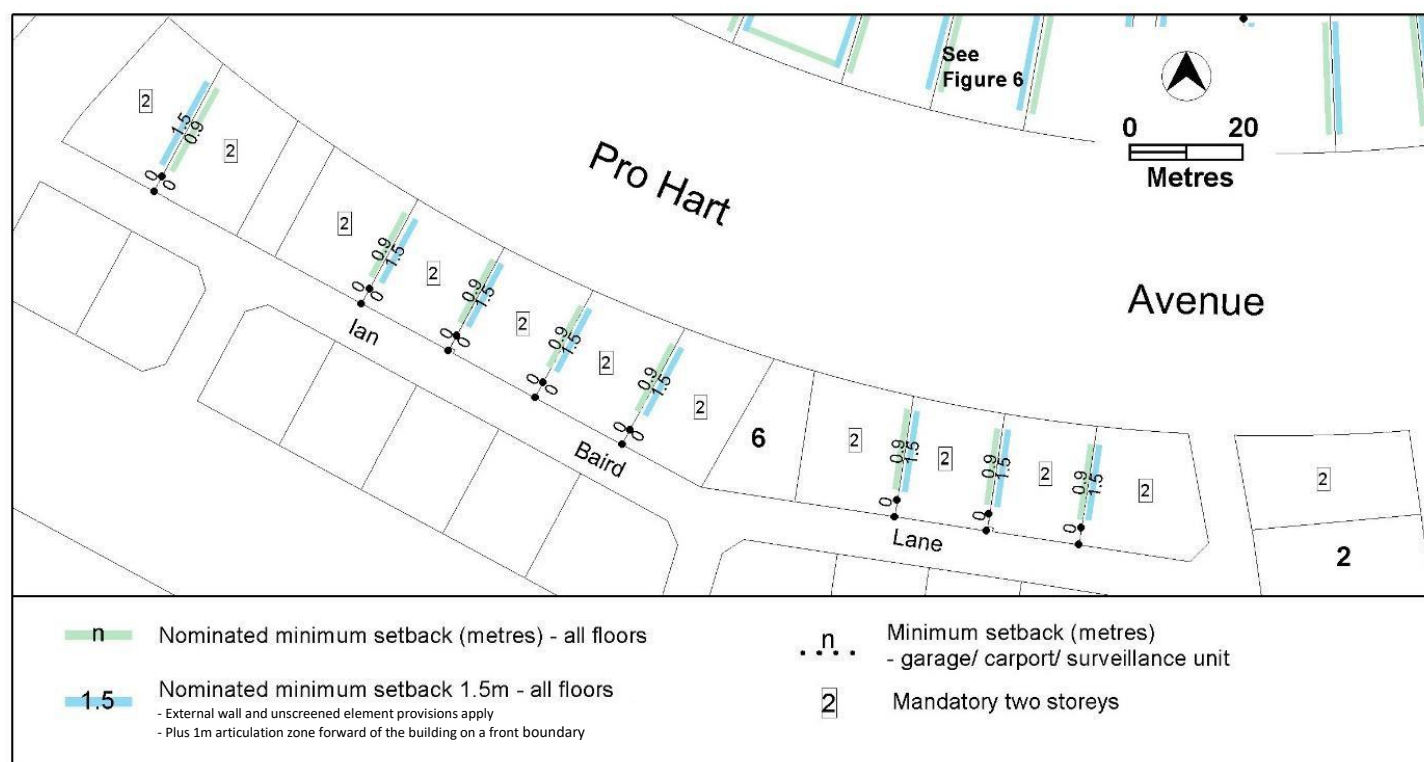


Figure 15 – Strathnairn development requirements

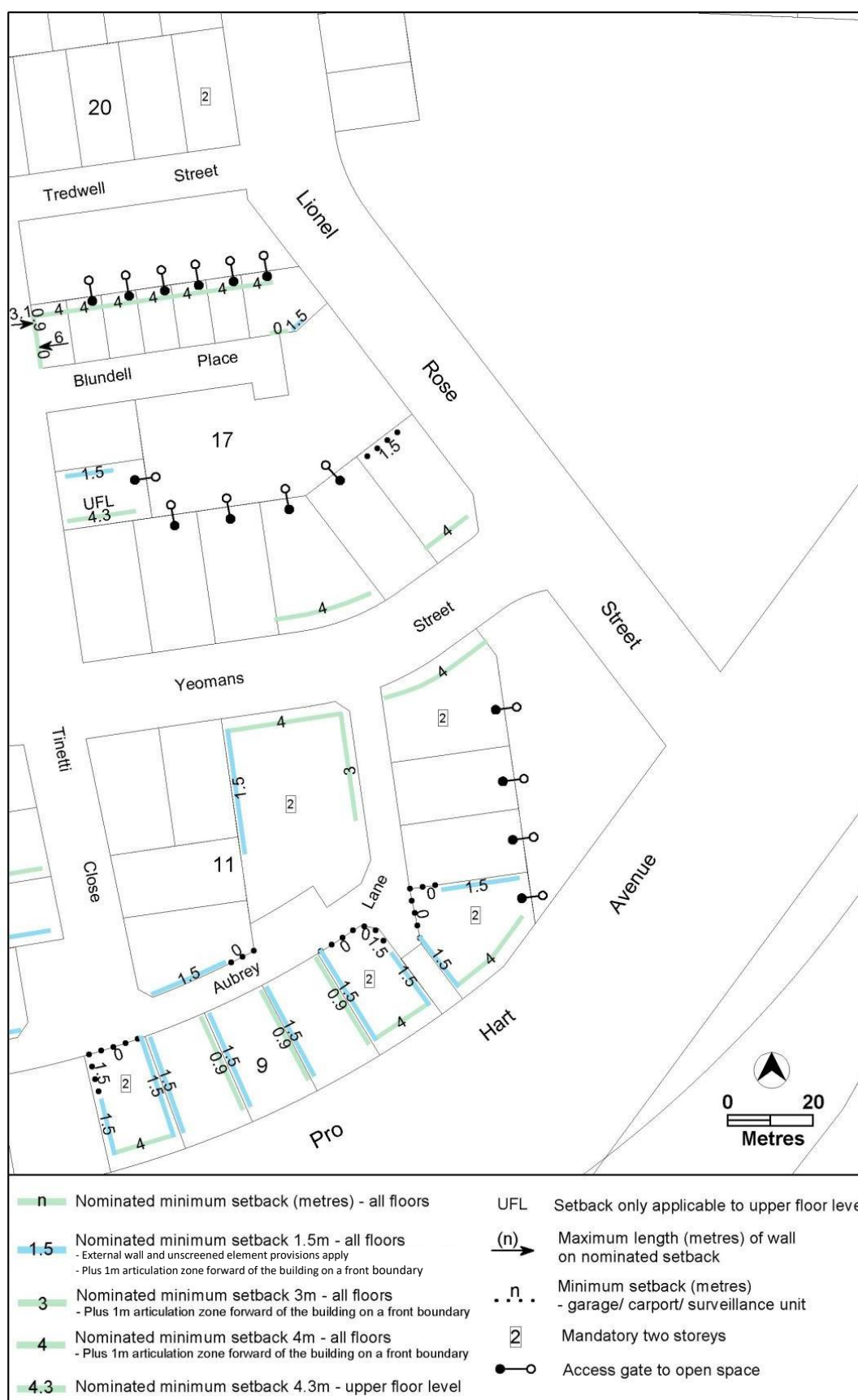


Figure 16 – Strathnairn development requirements



Figure 17 – Strathnairn development requirements

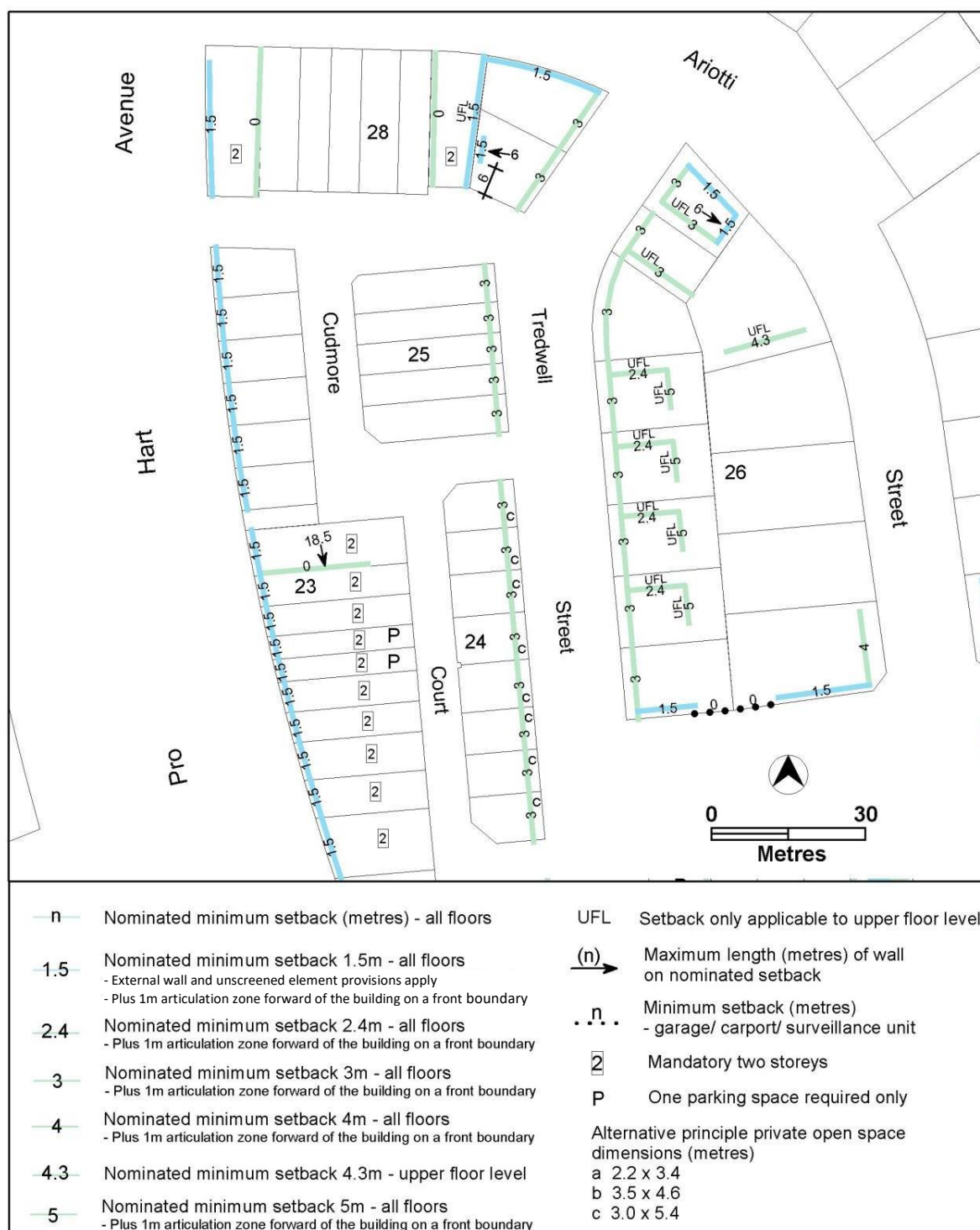


Figure 18 – Strathnairn development requirements

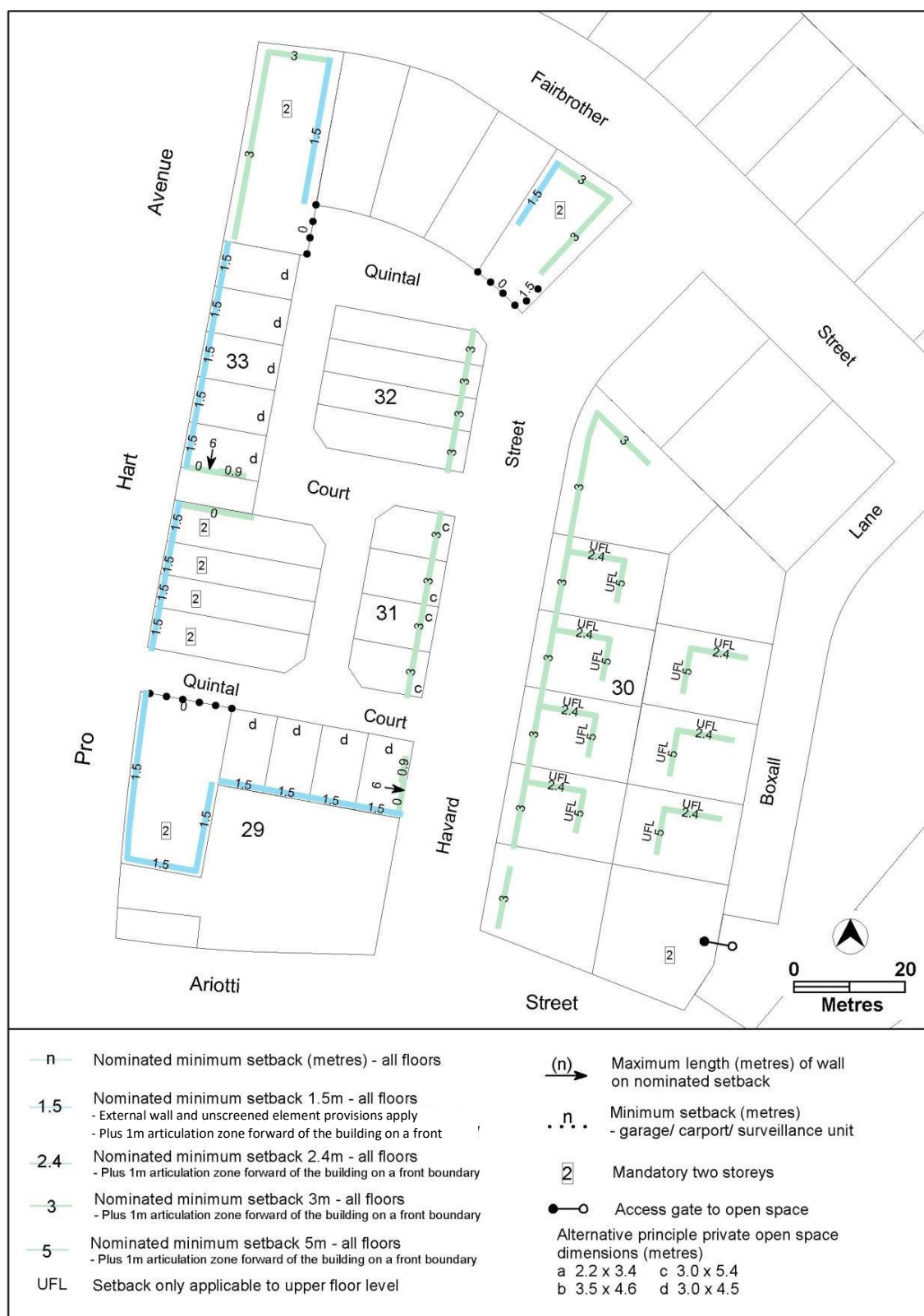


Figure 19 – Strathnairn development requirements

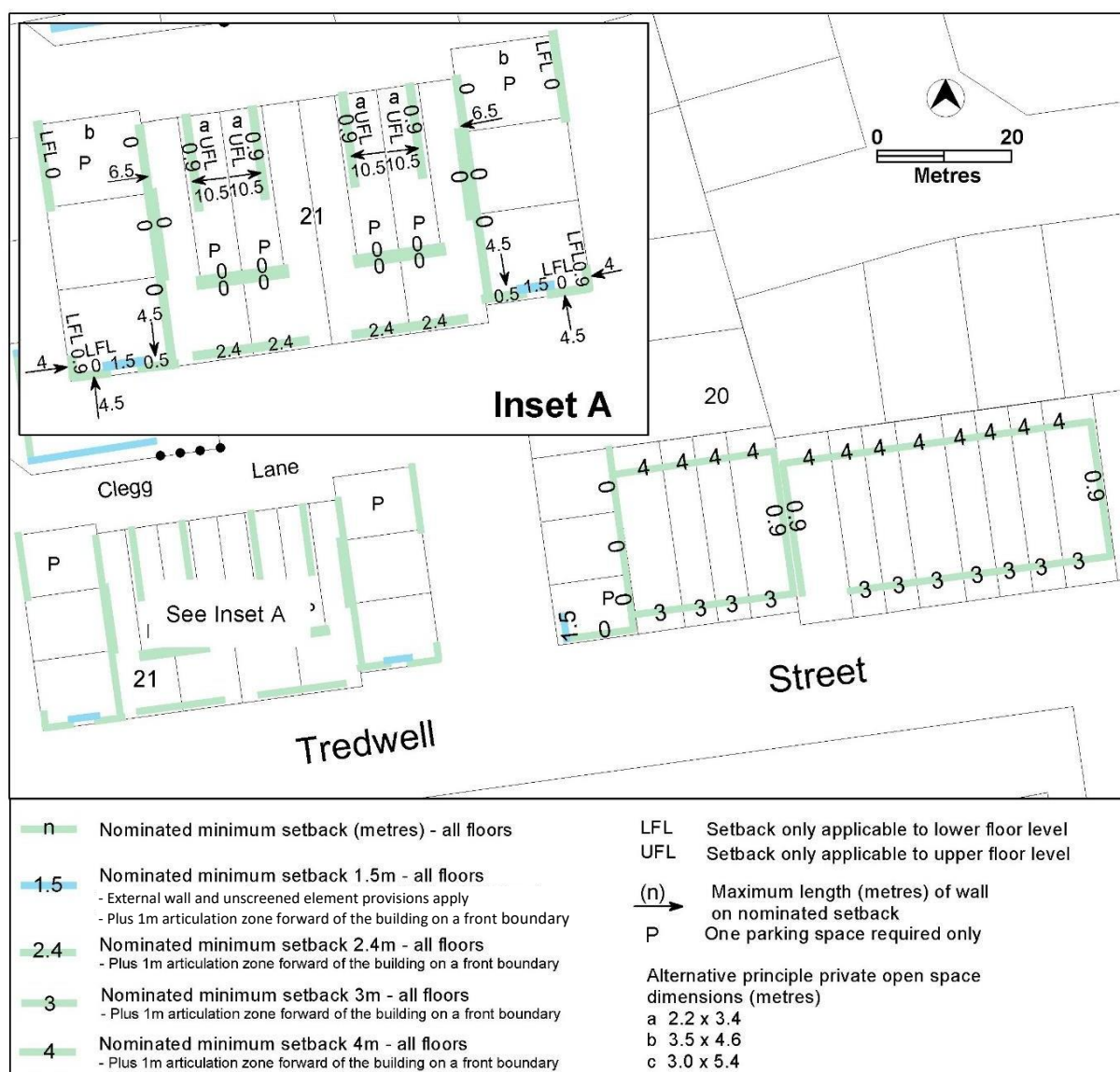


Figure 20 – Strathnairn development requirements



Figure 21 – Strathnairn development requirements

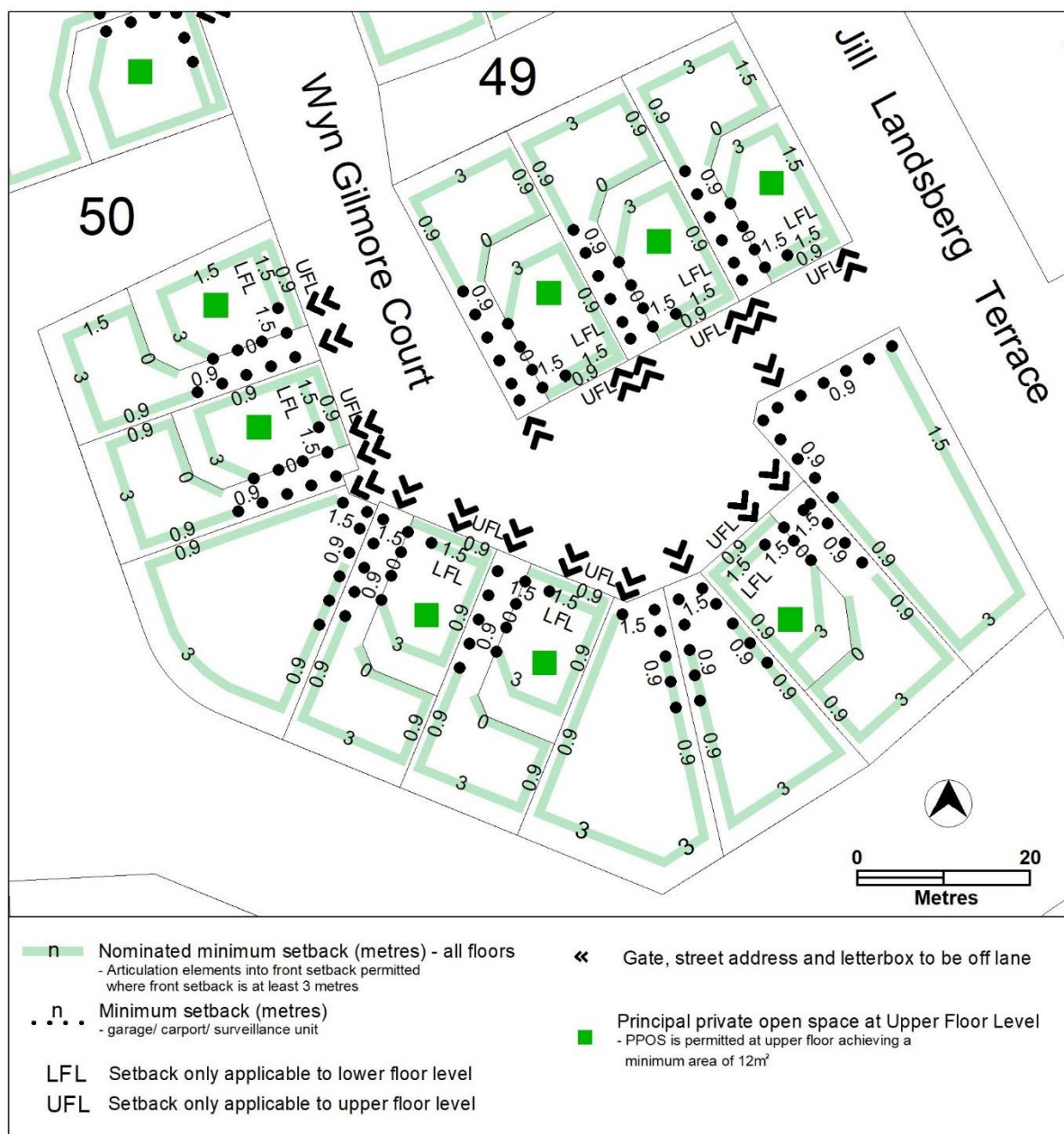


Figure 22 – Strathnairn development requirements

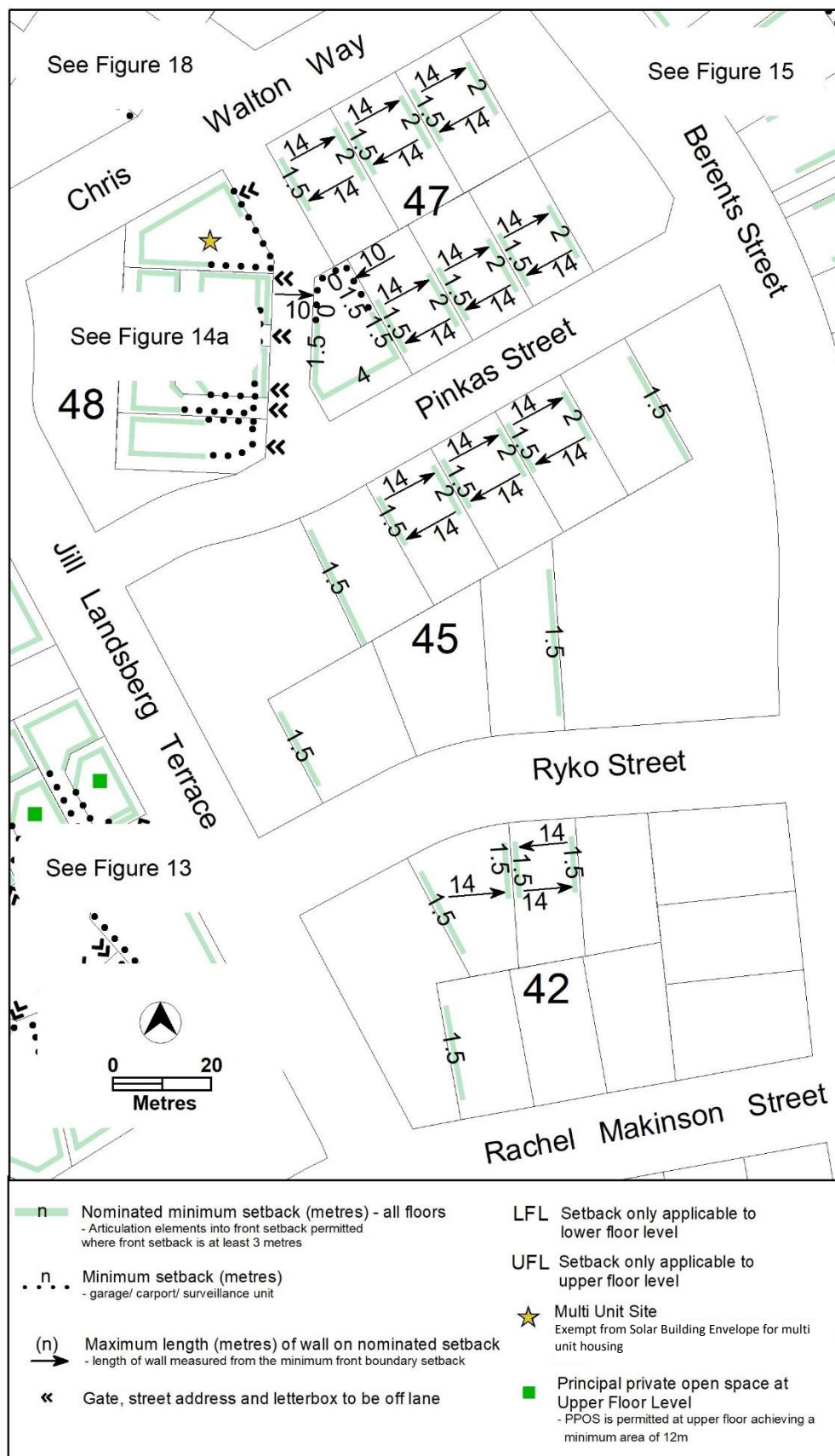


Figure 23 – Strathnairn development requirements

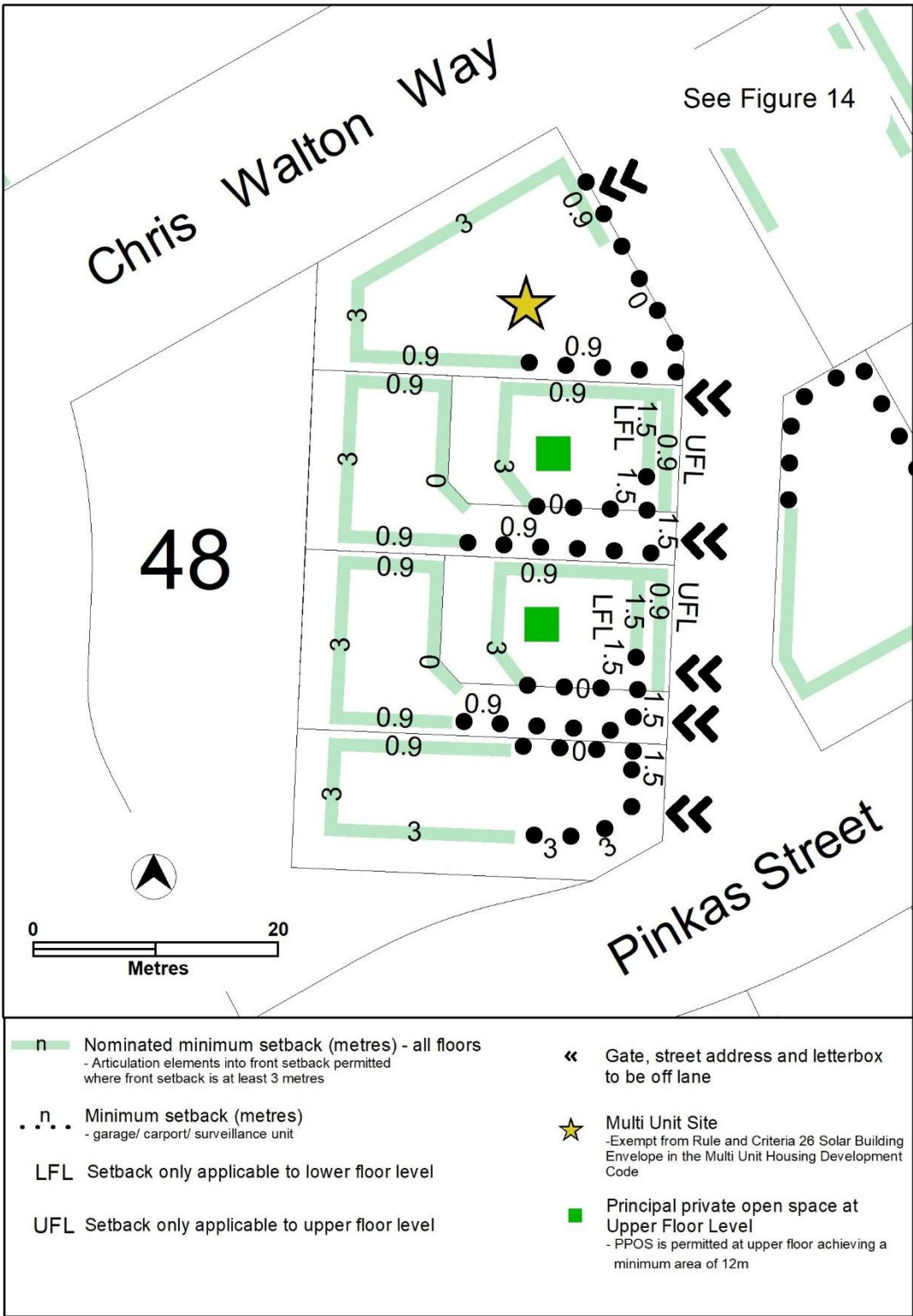
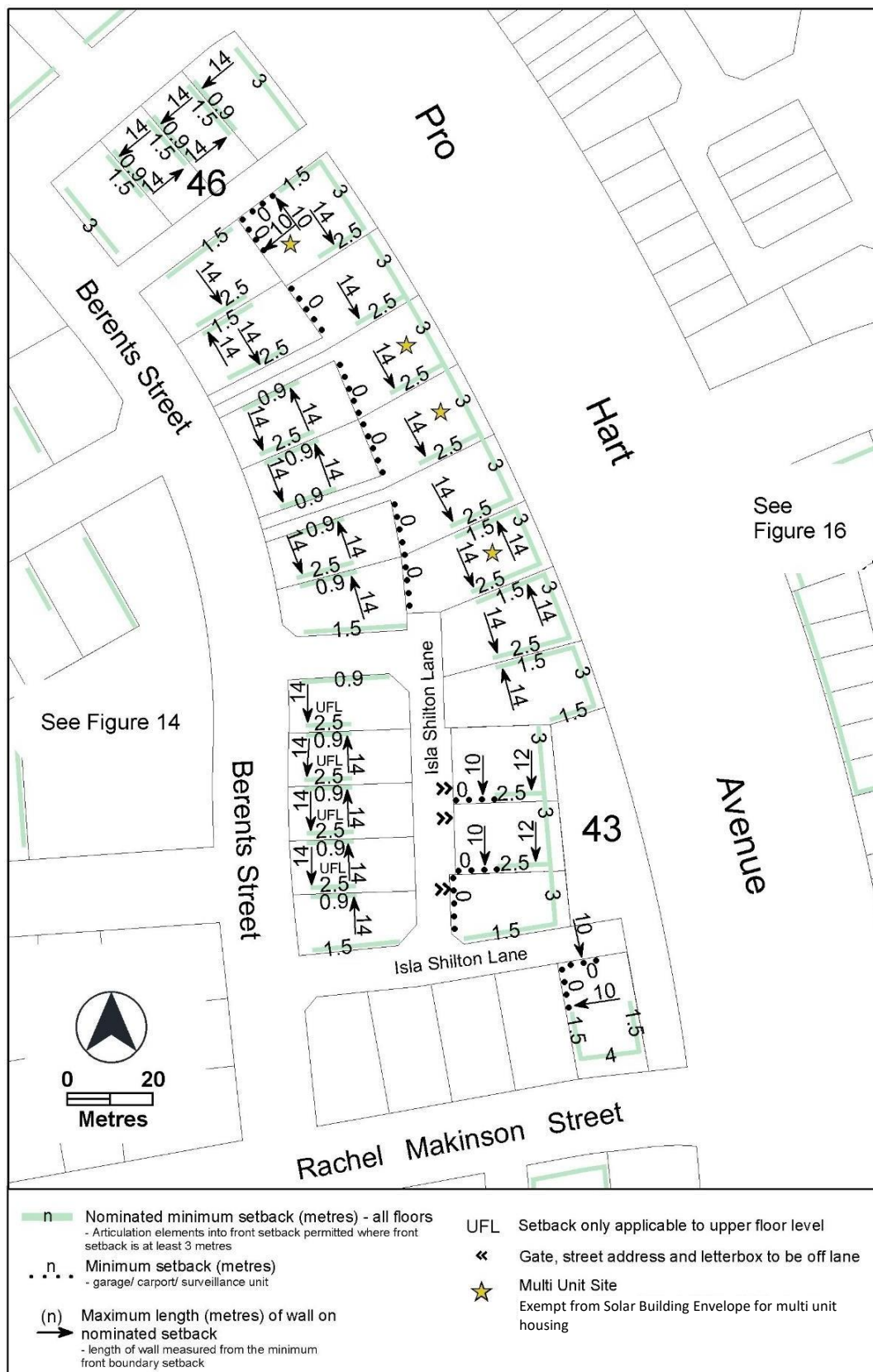


Figure 24 – Strathnairn development requirements



Map Details:

- Streets:** Pro Hart Avenue, Palisade Lane, Grace Munro Crescent, Lionel Rose Street.
- Lots:** 70, 69, 68, 67.
- Setbacks (n):** Indicated by green lines and numbers (e.g., 3, 4, 6, 10, 12, 14, 15, 2.5, 0.9).
- Wall Lengths (n):** Indicated by arrows and numbers (e.g., 12, 14, 15, 2.5, 0.9).
- Water Tank Provisions (W):** Indicated by a circle with 'W' in Lot 67.
- Upper Floor Level (UFL):** Indicated by 'UFL' in some setbacks.

Legend:

- n** Nominated minimum setback (metres) - all floors
 - Articulation elements into front setback permitted where front setback is at least 3 metres
- n** Minimum setback (metres)
 - garage/ carport/ surveillance unit
- (n)** Maximum length (metres) of wall on nominated setback
 - length of wall measured from the minimum front boundary setback
- (W)** WSUD Water Tank Provisions
- UFL** Setback only applicable to upper floor level

Alternative principle private open space dimensions (metres)

a 2.2 x 3.4	d 3.0 x 4.5
b 3.5 x 4.6	e 3.0 x 4.0
c 3.0 x 5.4	

Figure 26 – Strathnairn development requirements

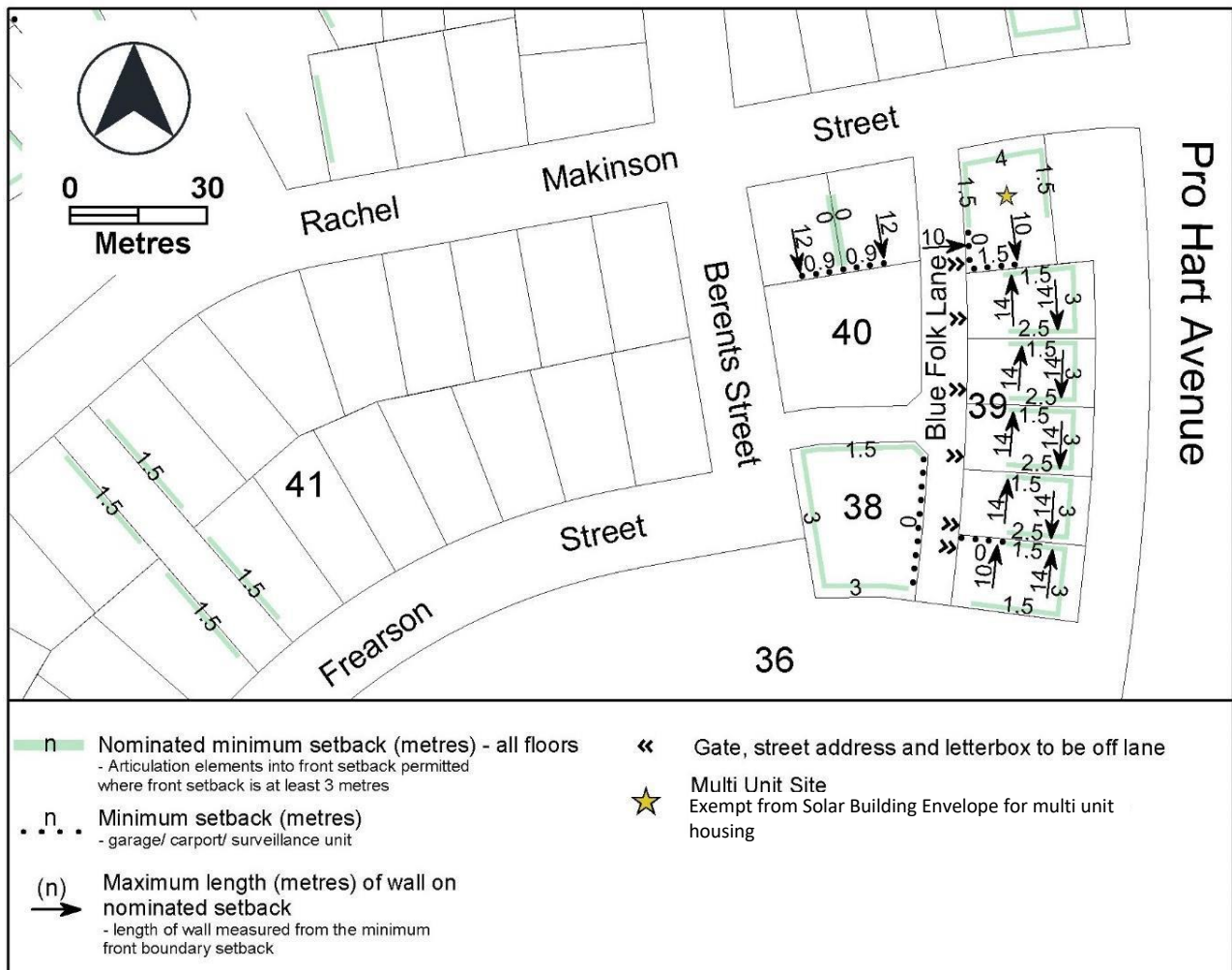


Figure 27 – Strathnairn development requirements

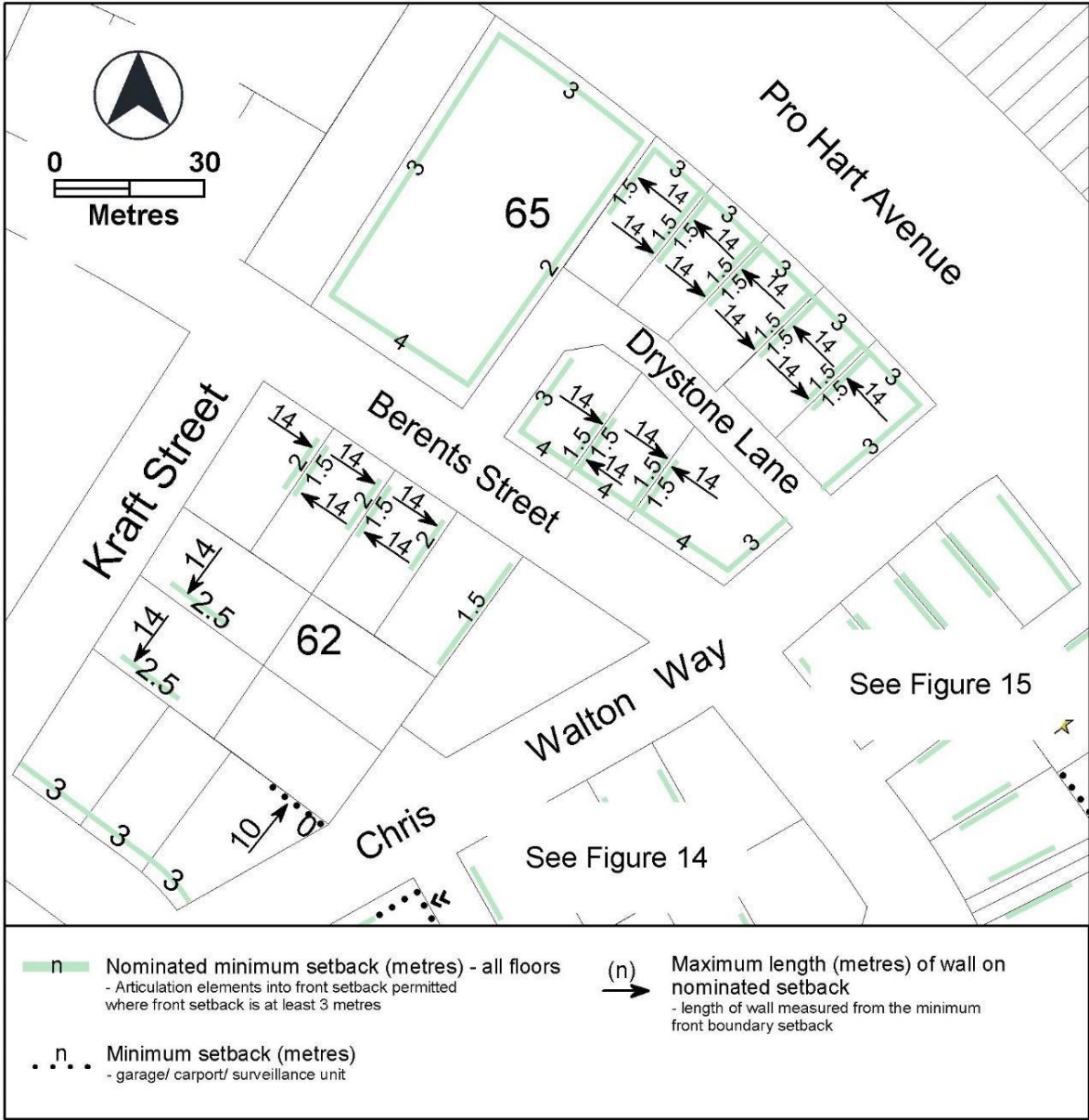


Figure 28 – Strathnairn development requirements

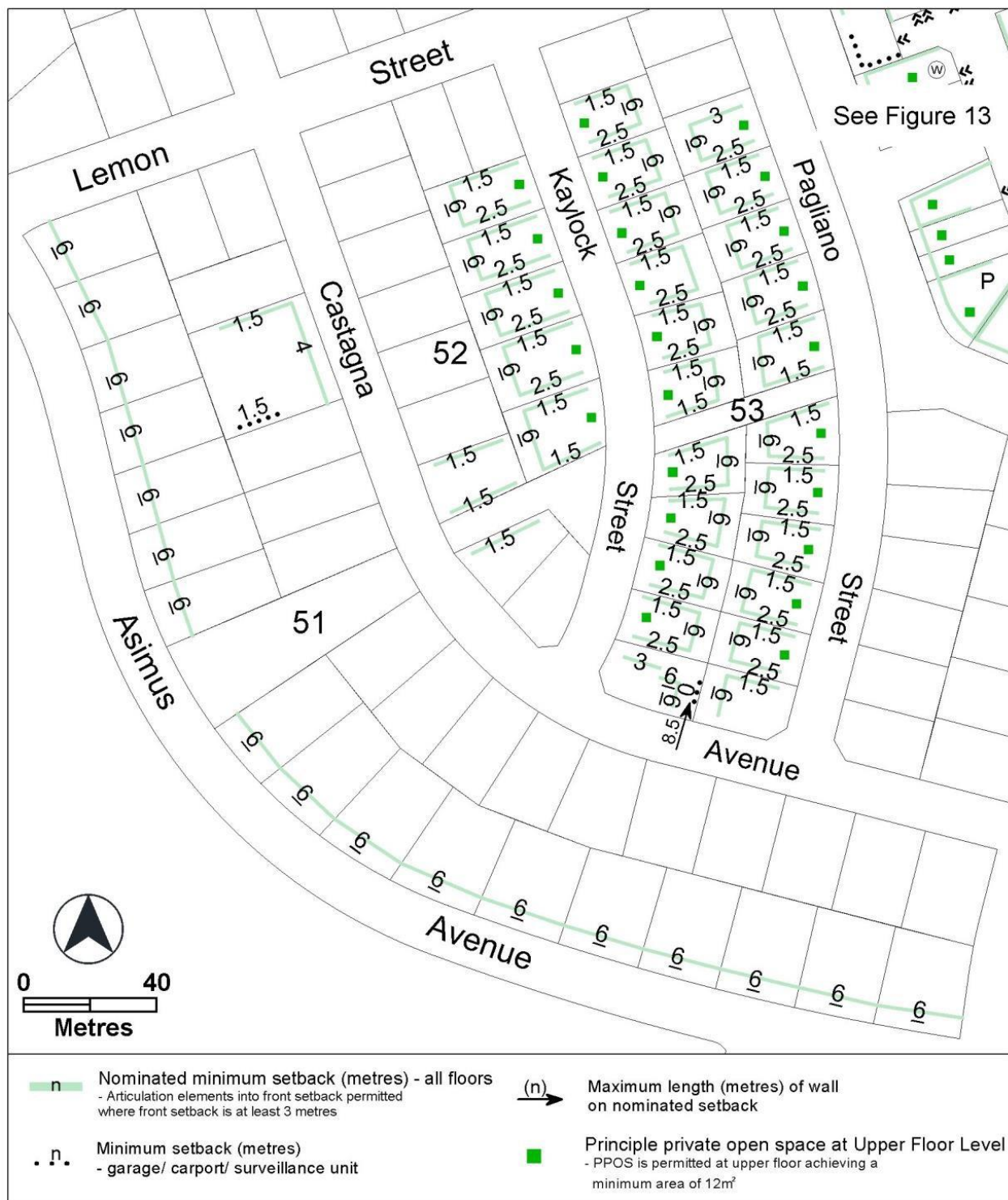
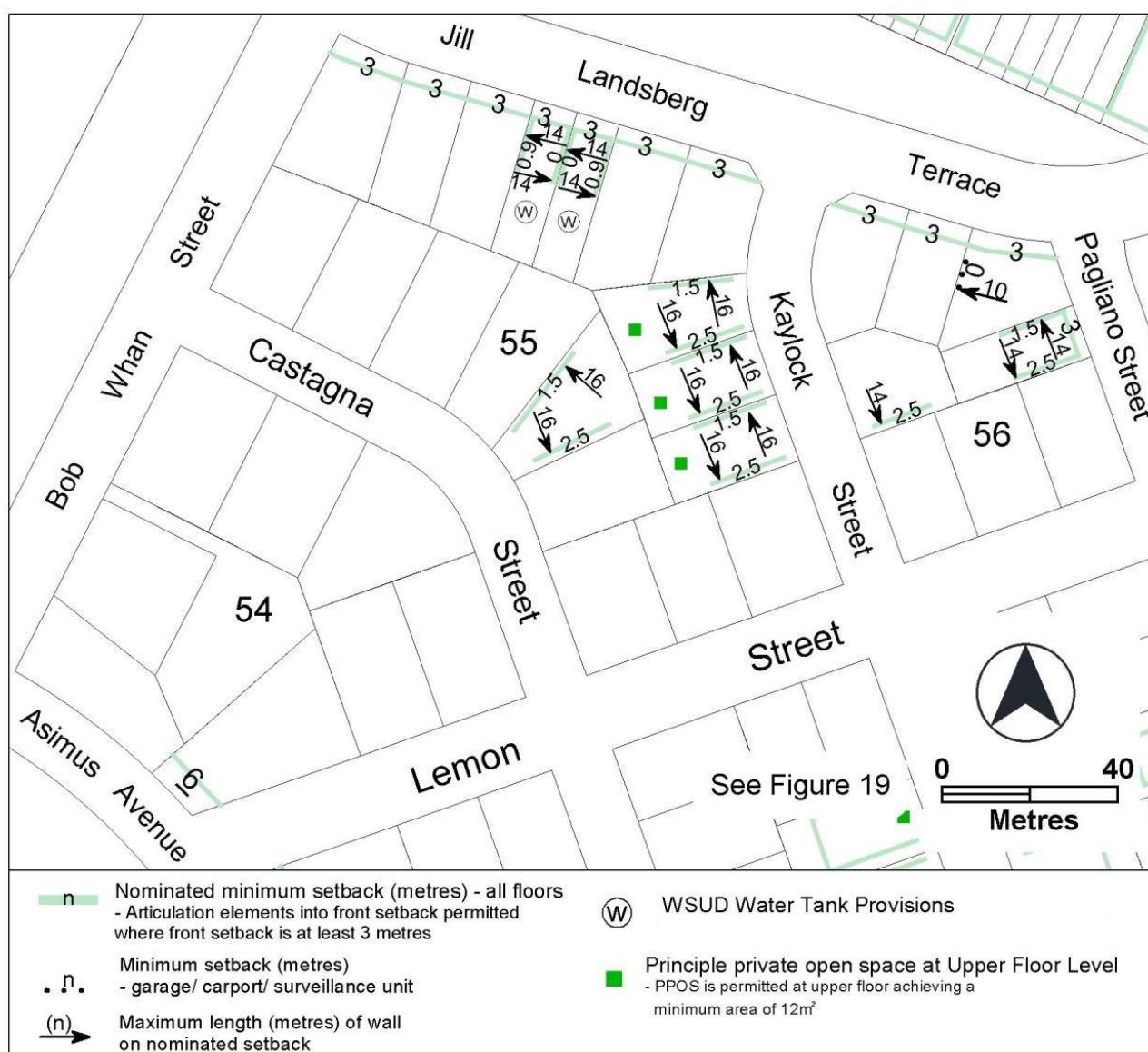


Figure 29 – Strathnairn development requirements



Legend:

- n** Nominated minimum setback (metres) - all floors
- Articulation elements into front setback permitted where front setback is at least 3 metres
- .n.** Minimum setback (metres)
- garage/ carport/ surveillance unit
- (n)** Maximum length (metres) of wall on nominated setback
- P** One parking space required only
- <<** Gate, street address and letterbox to be off lane

Map Features:

- Streets:** Whan Street, Bob Street, Clothier Street, Berents Street, Kraft Street, Holzheimer Street, Hart Avenue, Jill Landsberg Terrace.
- Properties:** 57, 58, 59, 60, 61, 63, 65, 66.
- Setbacks:** Indicated by numbers along property boundaries (e.g., 3, 4, 1.5, 10, 0.9).
- Parking:** Marked with 'P'.
- North Arrow:** Points North.
- Scale:** 0 to 40 Metres.

Figure 31 – Strathnairn development requirements



Figure 32 – Strathnairn development requirements

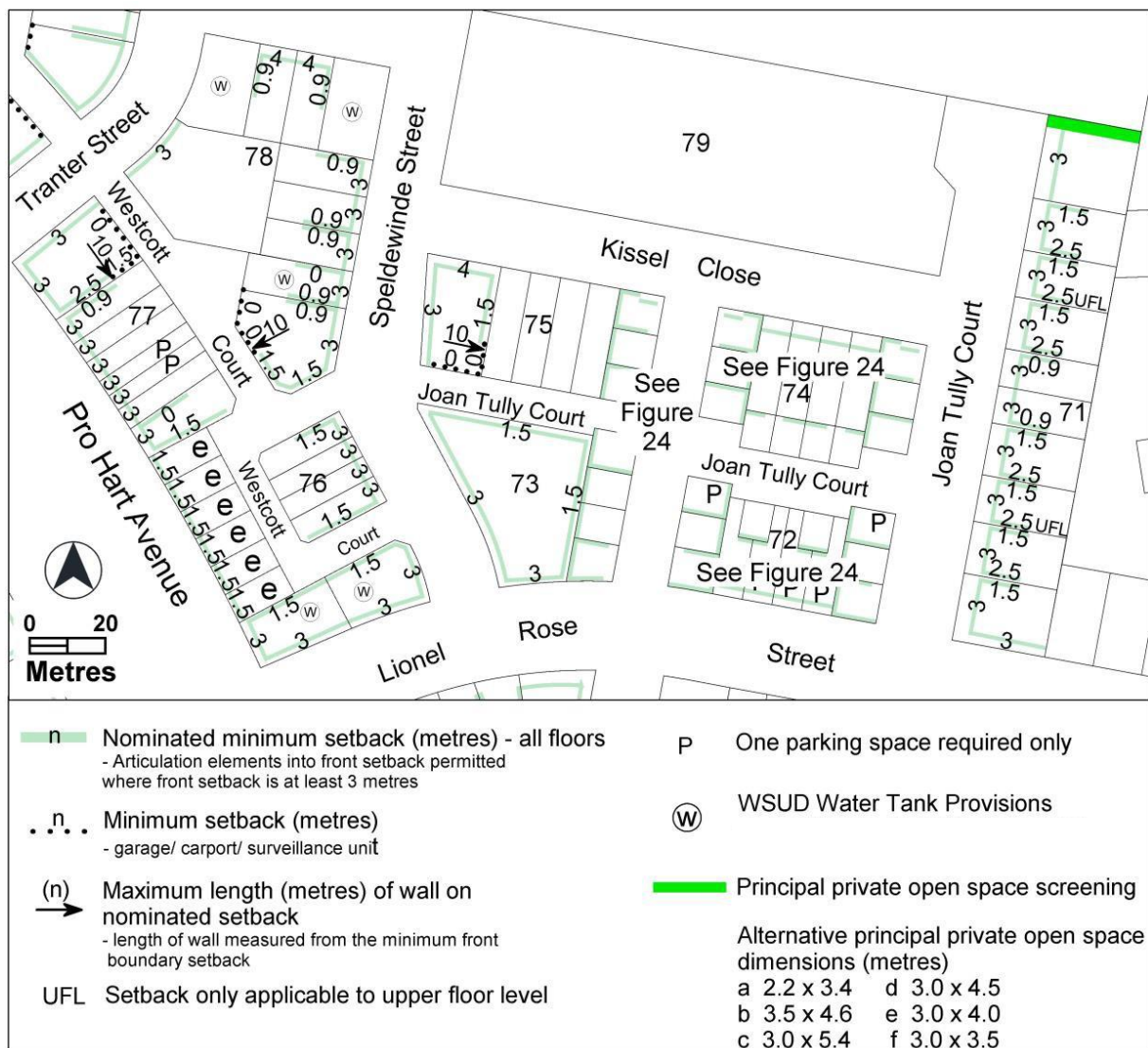


Figure 33 – Strathnairn development requirements

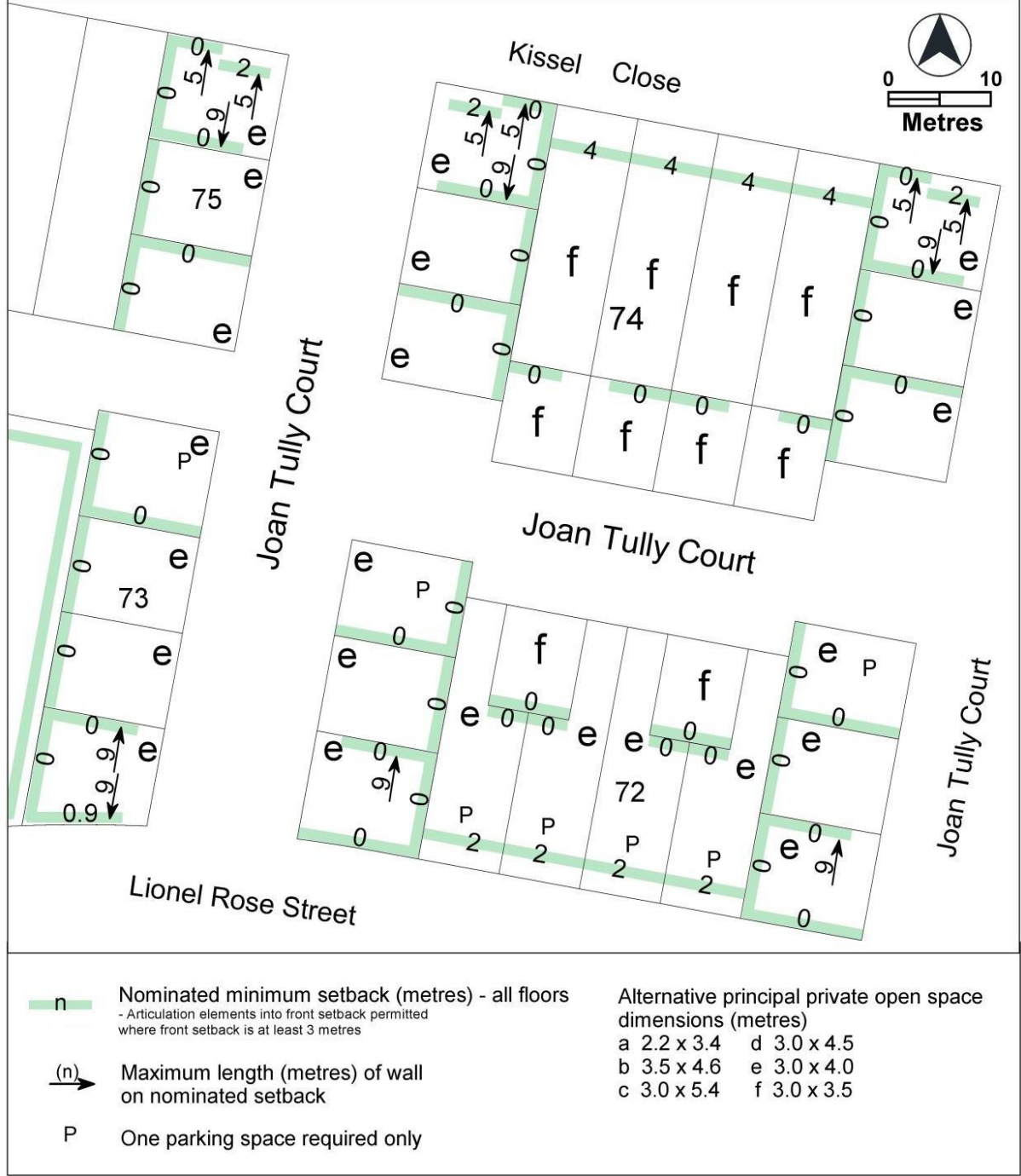


Figure 34 – Strathnairn development requirements



Figure 35 – Strathnairn development requirements

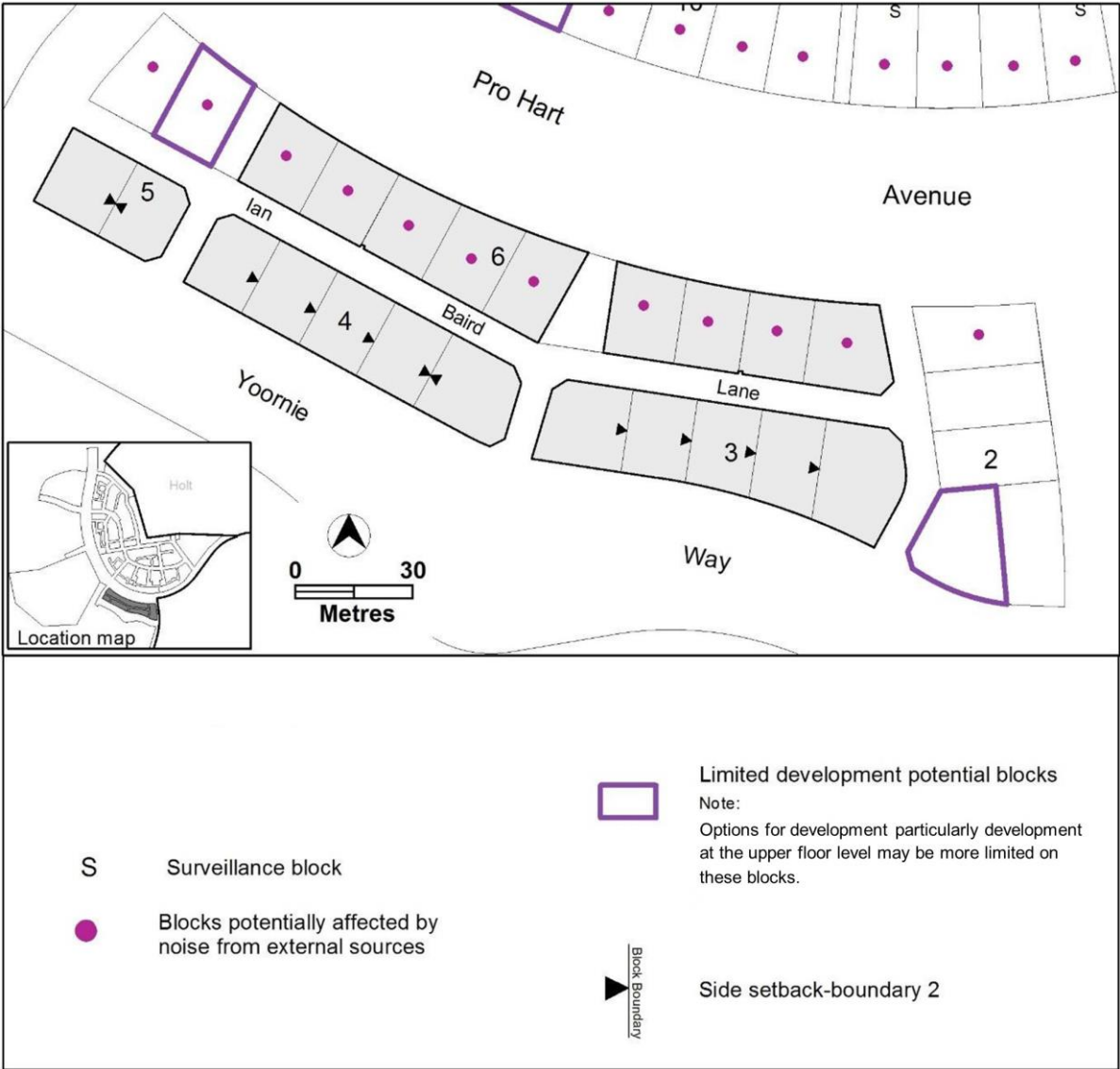


Figure 36 – Strathnairn development requirements



Figure 37 – Strathnairn development requirements



Figure 38 – Strathnairn development requirements

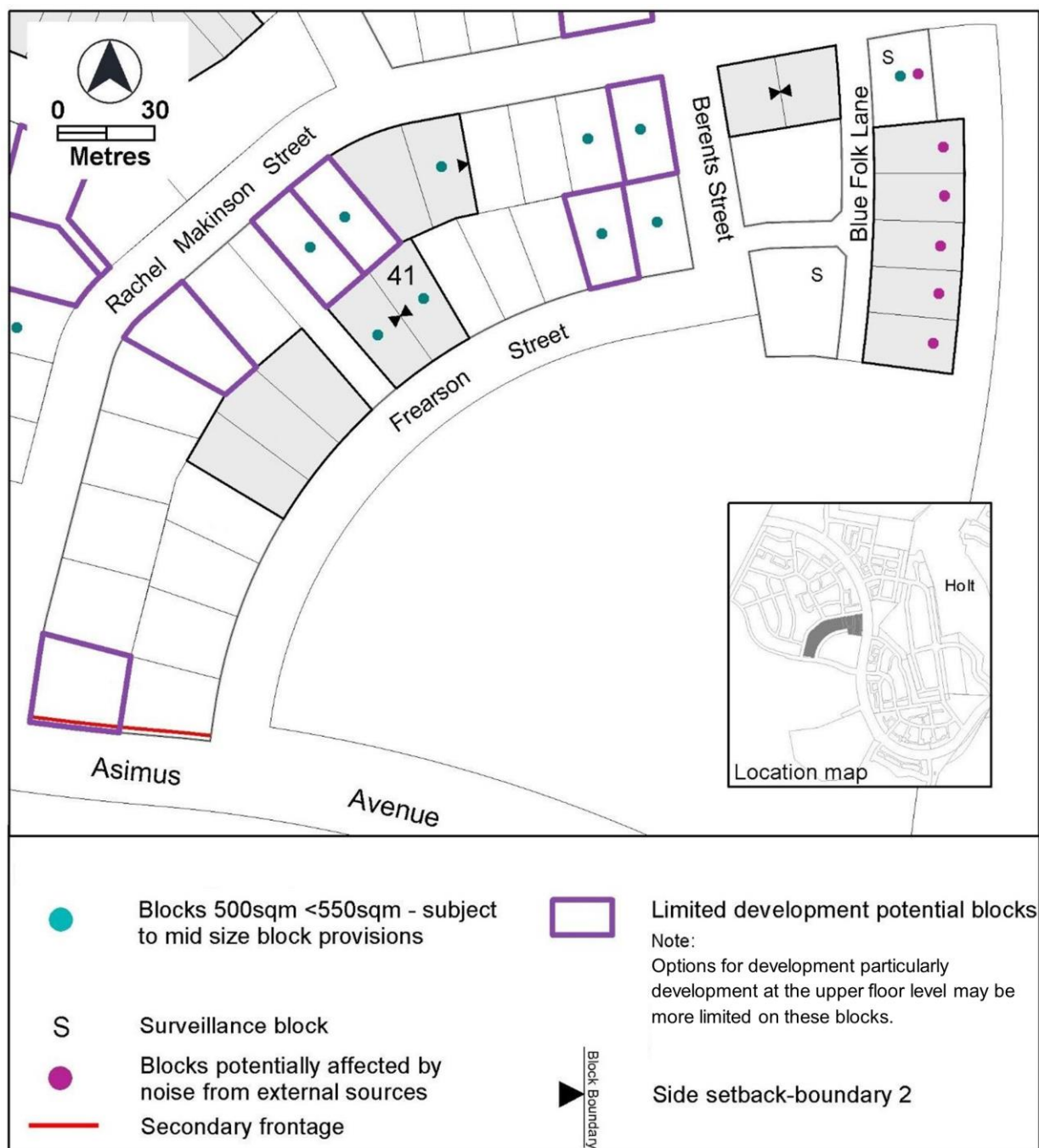


Figure 39 – Strathnairn development requirements



Figure 40 – Strathnairn development requirements



Figure 41 – Strathnairn development requirement



Figure 42 – Strathnairn development requirements

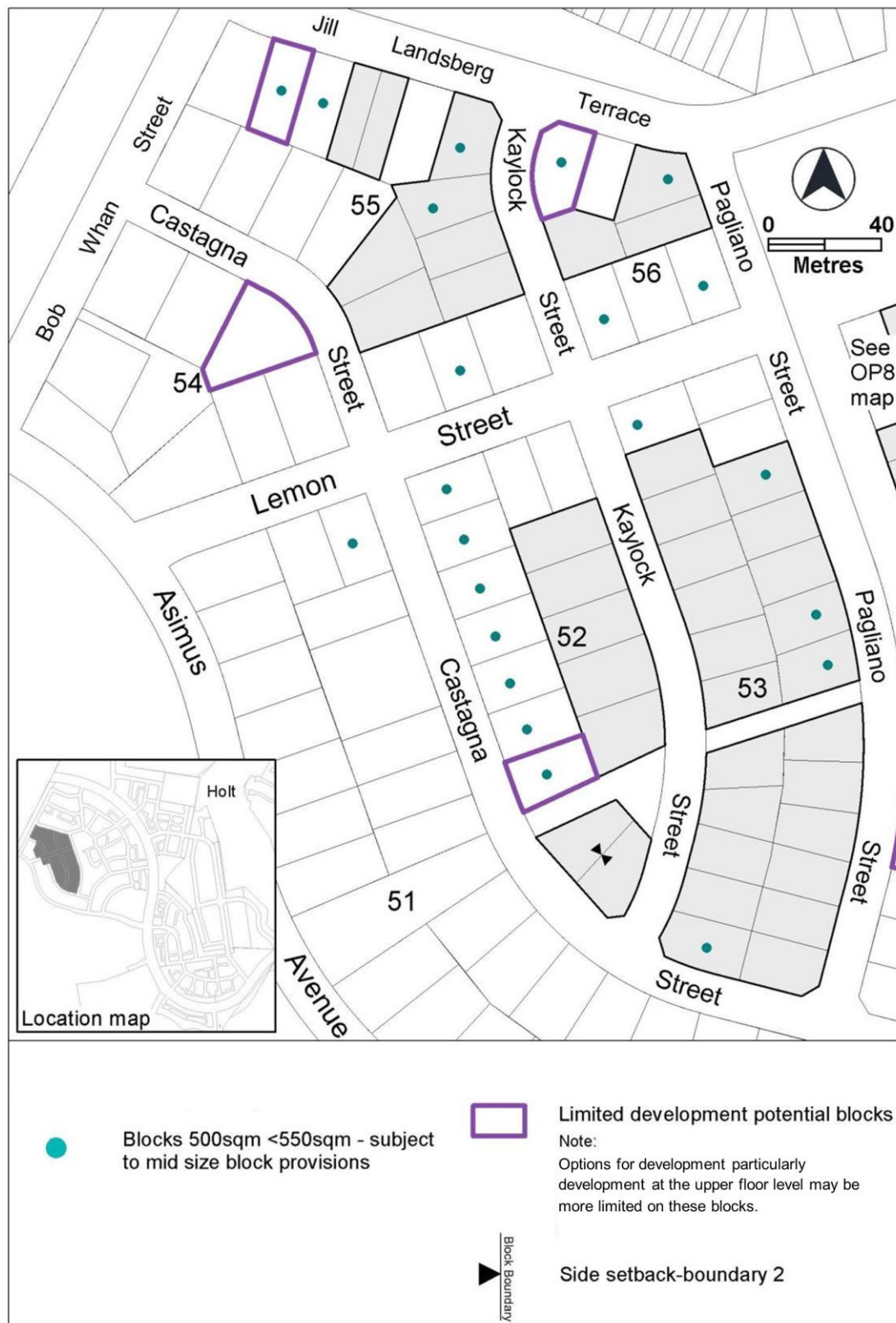


Figure 43 – Strathnairn development requirements

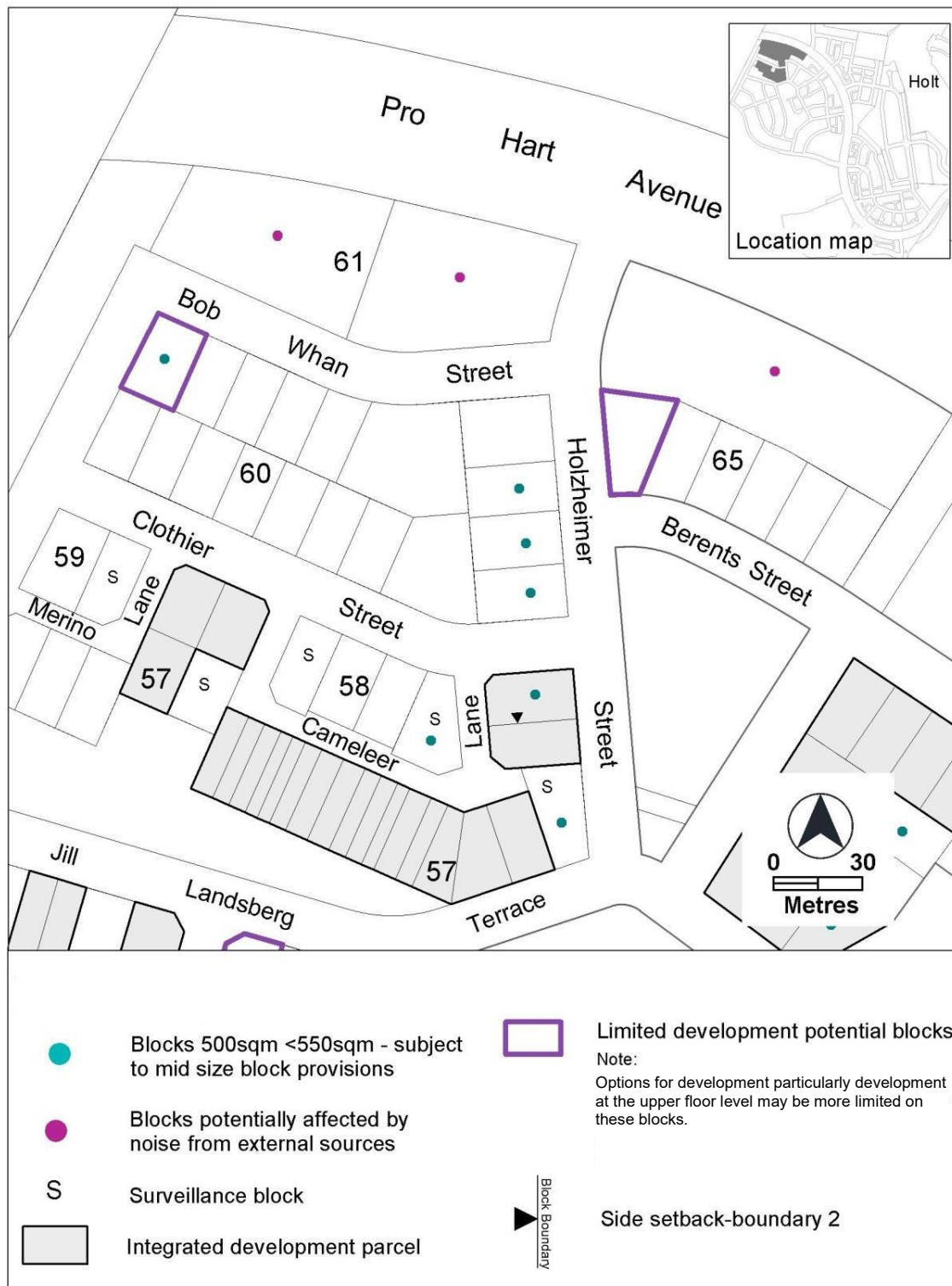


Figure 44 – Strathnairn development requirements

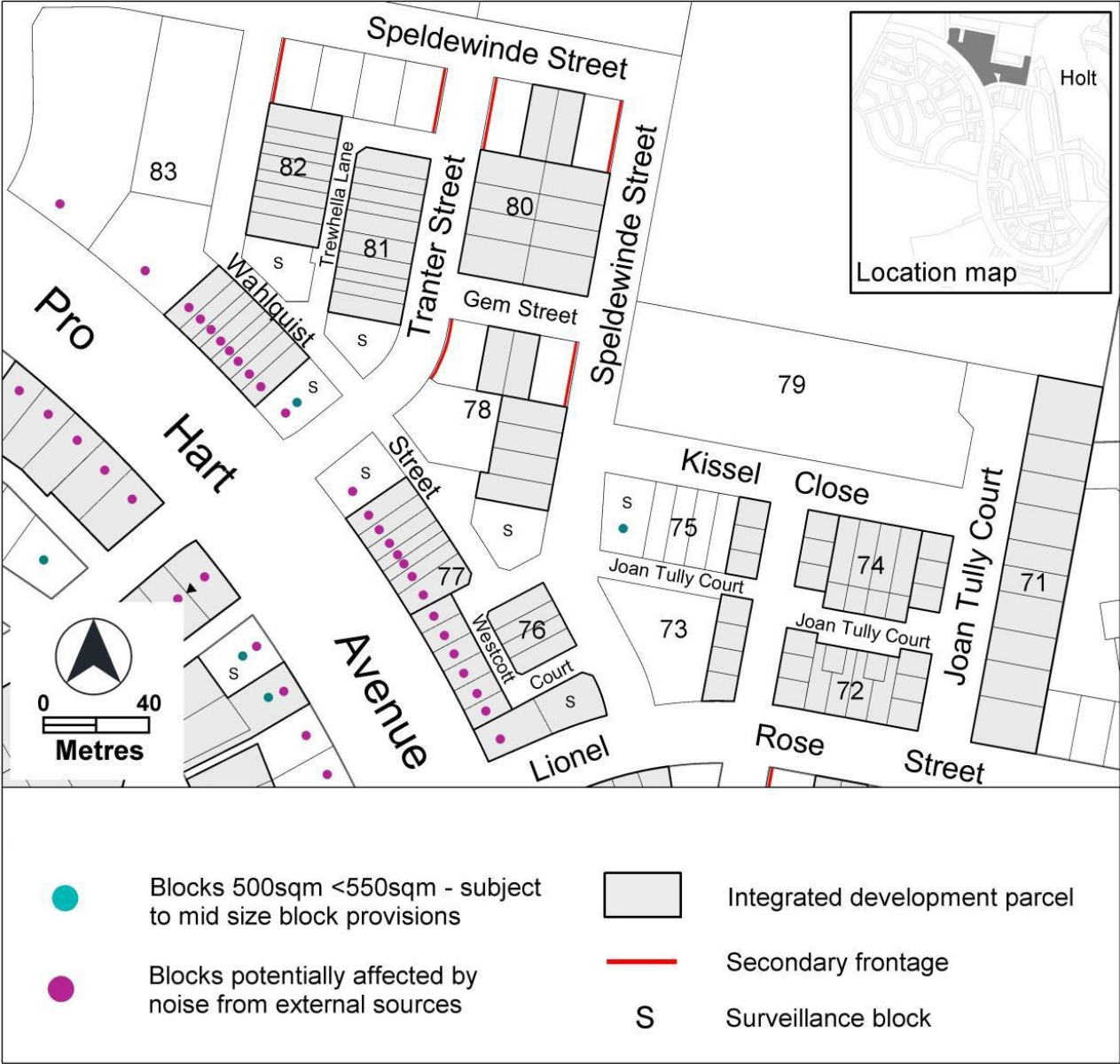


Image 1 – Strathnairn development requirements

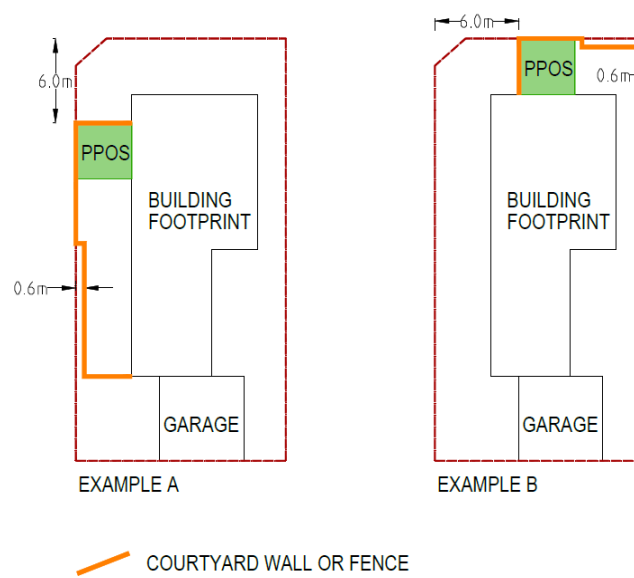


Image 2 – Strathnairn development requirements

