

Planning (Exempt Development) Single Dwelling Housing Development Control – Gungahlin District Declaration 2026 (No 1)

Notifiable instrument NI2026–374

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 – Gungahlin District Declaration 2026 (No 1)*.

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 Gungahlin District.

4 Revocation

This instrument revokes the *Planning (Exempt Development) Single Dwelling Housing Development Control – Gungahlin District Declaration 2024 (No 3)* (NI2024-618).

George Cilliers
Chief Planner
3 August 2026

Schedule 1

(See s3)

Residential Zones - Single Dwelling Housing Development Control

Gungahlin 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 Gungahlin (as defined in the relevant District Policy of the Territory Plan) 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 – GUNGAHLIN DISTRICT

Hall	
Item	Control
Development requirements	- 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. - 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>. - In accordance with Figure 1: - In area 'a': - Maximum height of building - 8.5m. - Maximum plot ratio - 50%. - Industrial trades are permitted on ground floor. - Front setback to Victoria Street is nil. - In area 'b' the maximum number of dwellings on each block is 1.

Jacka	
Item	Control
Principal Private Open Space (PPOS)	- Upper level PPOS permitted on nominated blocks in Figure 6 and Figure 7. - For nominated blocks in Figure 6 with 'PPOS A' principal private open space provided at the upper floor level must comply with the following: - Is not less than 12m² with a minimum dimension of 3m.
Building height	The mandatory number of storeys is nominated in Figure 5, Figure 6, and Figure 7.
Setbacks	- Minimum boundary setbacks to floor levels are identified in Figure 6 and Figure 7. - Buildings on blocks identified in Figure 6 and Figure 7 must be constructed to nominated boundaries. - Note: These provisions do not apply to setbacks for garages and/or carports.
Build depth	Maximum building depth is 16m from front street boundary for nominated blocks in Figure 6 and Figure 7.
Habitable room	Nominated blocks in Figure 5 must have a habitable room other than a bedroom fronting open space.
Fencing	- This provision applies to nominated boundaries in Figure 2, Figure 3 and Figure 4. Fences are to be constructed in accordance with Table 1. The following applies to all fences: - Provide both solid and semi-transparent elements within fencing/courtyard designs. - Private open space cannot be lower than 1m below the front boundary level for a depth of 3m from the front boundary to the open space.

	- Maximum fence/wall height is the cumulative height of retaining wall and fence (see Diagram 2). - Refer to planning controls for nomination of mandatory gate, street address and letterbox to identified blocks. The following applies to fencing on corner blocks: - No fencing permitted within 6m of the corner (refer to Diagram 1). - Fencing forward of the block line. 6m setback to alignment intersection. 50% @ 0m setback (total length). 50% @ 0.6m setback (total length). - No maximum fencing length.
Walls	13. Maximum length of wall at nominated setback cannot exceed nominated length in Figure 7 .
Garages/Carports	14. Minimum setback to garage/carport is nominated in Figure 6 and Figure 7 . 15. Mandatory garage/carport locations are specified in Figure 6 and Figure 7 .
Parking	16. For blocks nominated in Figure 6 with 'Parking Requirements', only one onsite parking space is required.
Site Coverage	17. For blocks nominated in Figure 6 site coverage area calculations for each block must include the area of the block plus one-eighth of the Community Title open space area. Final site coverage calculations must meet the minimum requirements for compact blocks in the Residential Zones Policy.
Development provisions	18. Development complies with the specifications identified in Figure 8 , Figure 9 and Figure 10 .

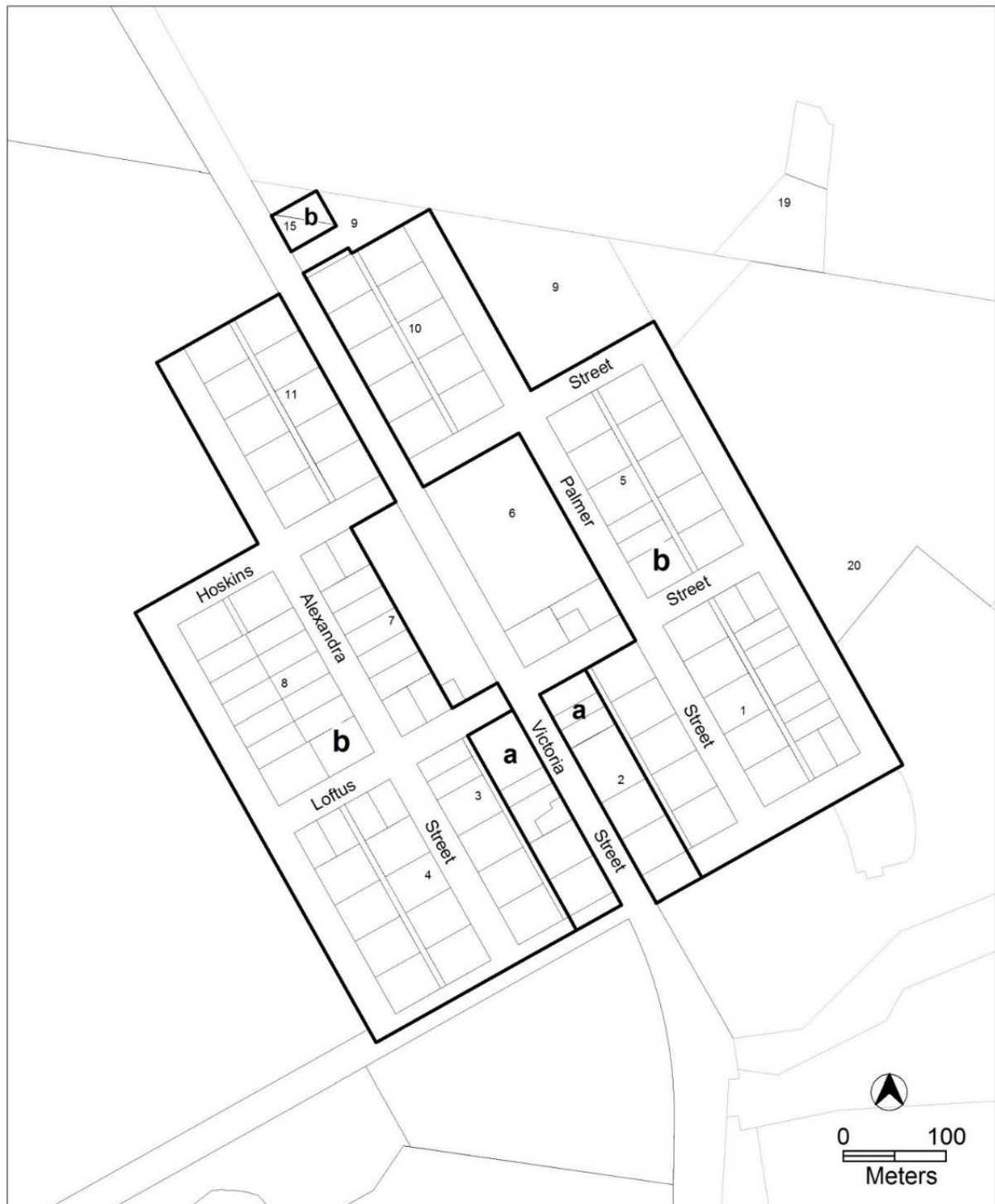
Taylor	
Item	Control
Principal private open space	19. For blocks identified in Figure 13 , Figure 14 , Figure 15 , Figure 16 , Figure 17 , and Figure 18 , at least one area of principal private open space on the block complies with all of the following: a) Minimum area and dimensions specified in the table below. b) At ground level. c) Directly accessible from, and adjacent to, a habitable room other than a bedroom. d) Screened from adjoining public streets and public open space. e) Located behind the building line, except where enclosed by a courtyard wall. f) 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). Note: Overshadowing from vegetation is not considered when assessing solar access.

		Block type	Dwelling Size*	Minimum Area	Minimum Dimension
		Mid sized	up to 105m ²	28m ²	4m
		Large			
		Mid sized	105m ² or greater	36m ²	6m
		Large			
* For the purpose of this table, <i>dwelling</i> size is defined as the sum of all floor area measured to the outside face of external walls including internal walls between the living areas and garage (but excluding the garage).					
Development provisions	20. Development complies with the specifications identified in Figure 11 to Figure 28 .				

FIGURES

HALL

Figure 1 – Hall development requirements



JACKA

Table 1 - Jacka Fencing Controls

				Minimum setback		Maximum height	
Location (refer to Figures)		Mandatory fencing	Provide Access Gate		For screening plants		Where located adjacent to the dwellings PPOS
	Fence to pedestrian link	Yes	Yes	100% at 0m		1.5m	1.5m
	Fence to Boundary A	Yes	No	100% at 0m		1.5	1.5m
	Fence to Boundary B	Yes	Yes		100% at 0.6m	1.5m	1.5m
	Fence to Section B	Yes	Yes		100% at 0m	1.8m	1.8m

Diagram 1 - Jacka Corner Block Fencing

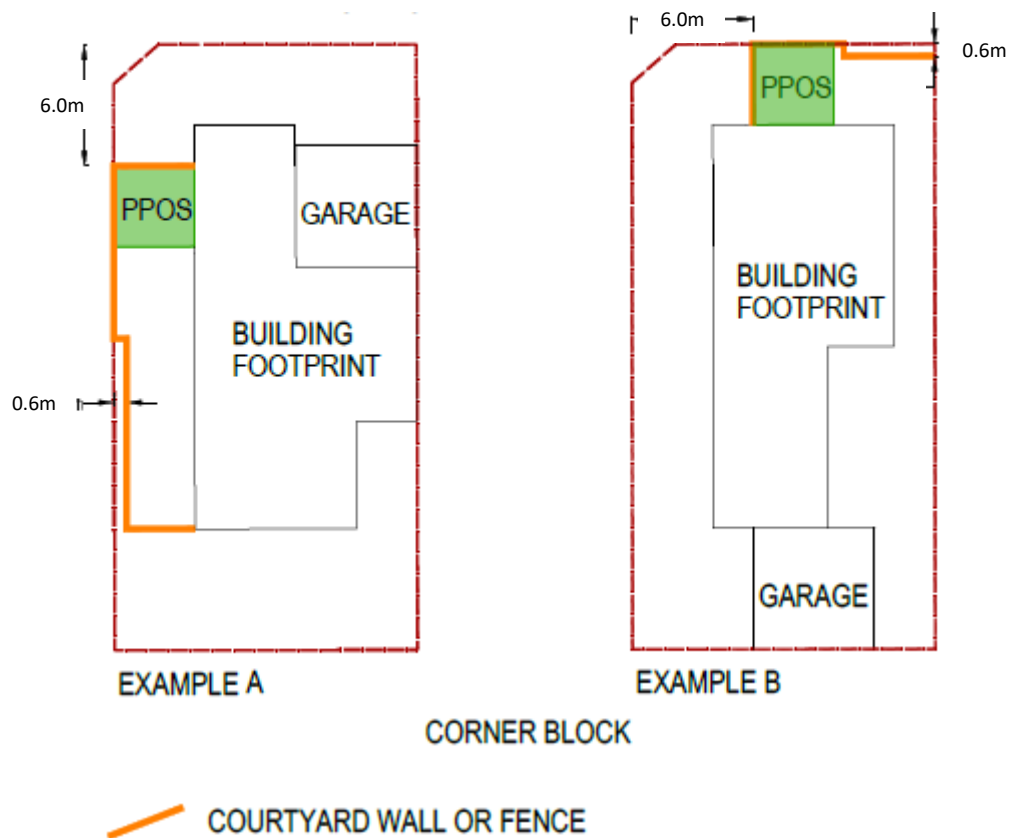


Diagram 2 - Jacka Typical Fencing Treatment

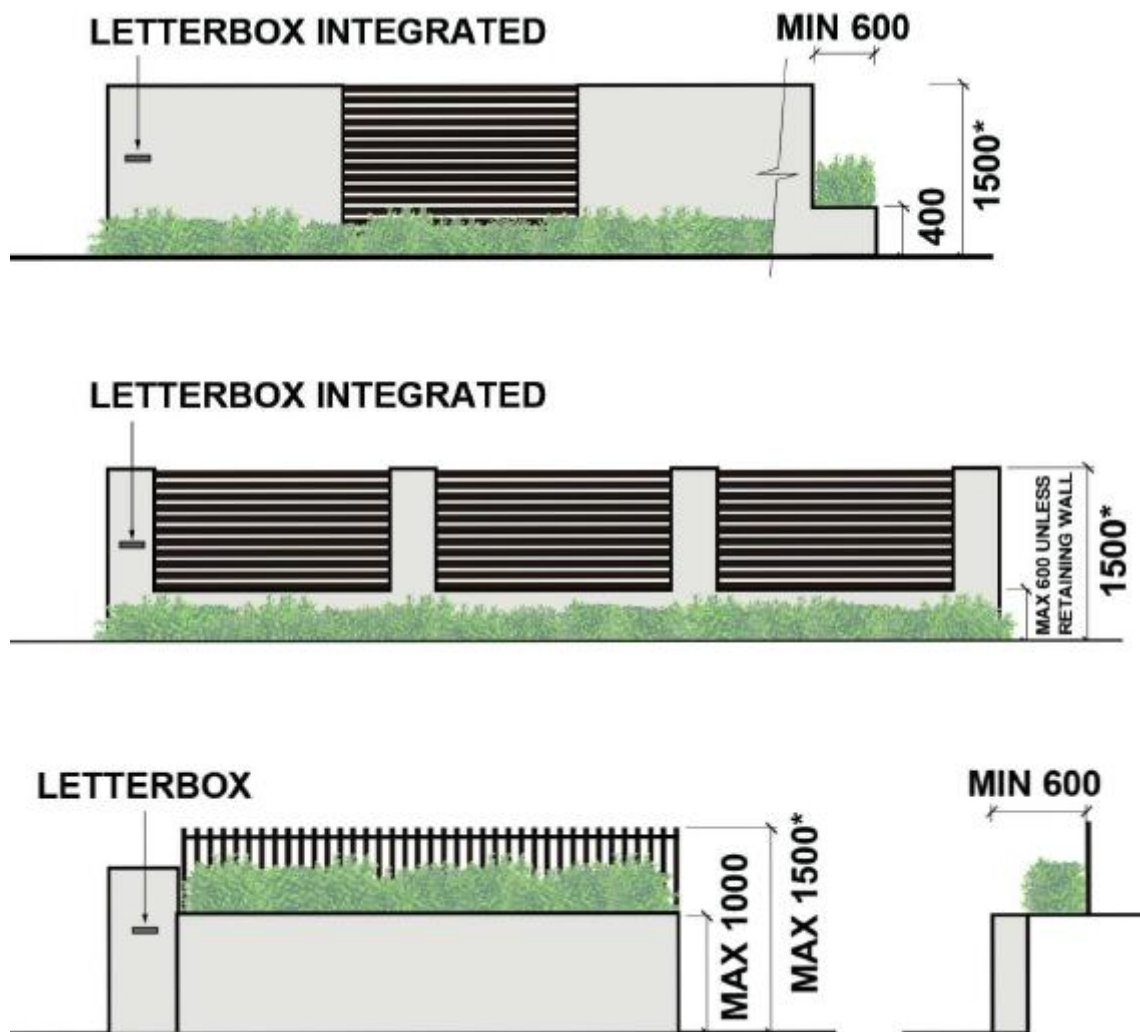


Figure 2 – Jacka development requirements

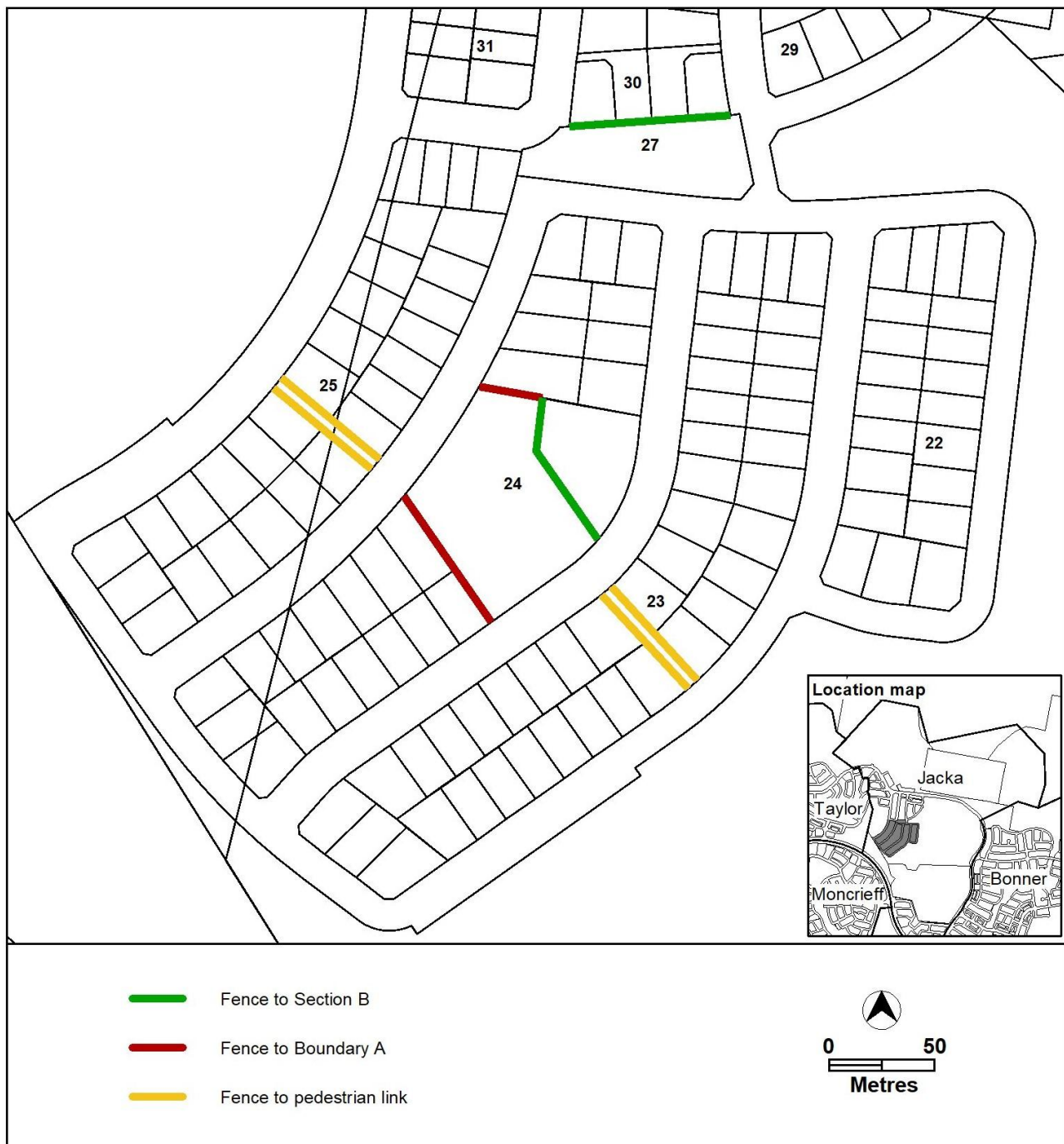


Figure 3 – Jacka development requirements

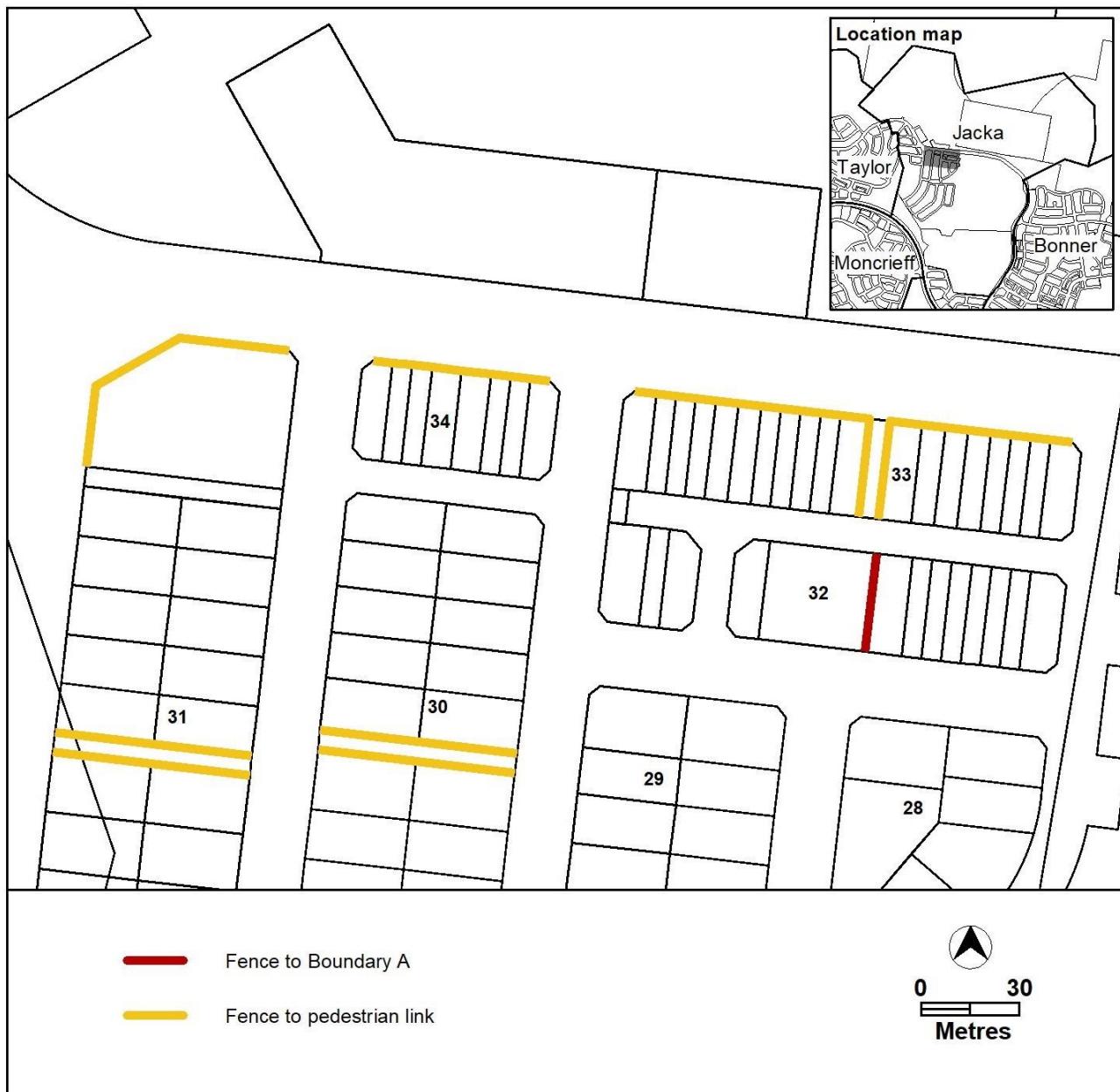


Figure 4 – Jacka development requirements



Figure 5 – Jacka development requirements

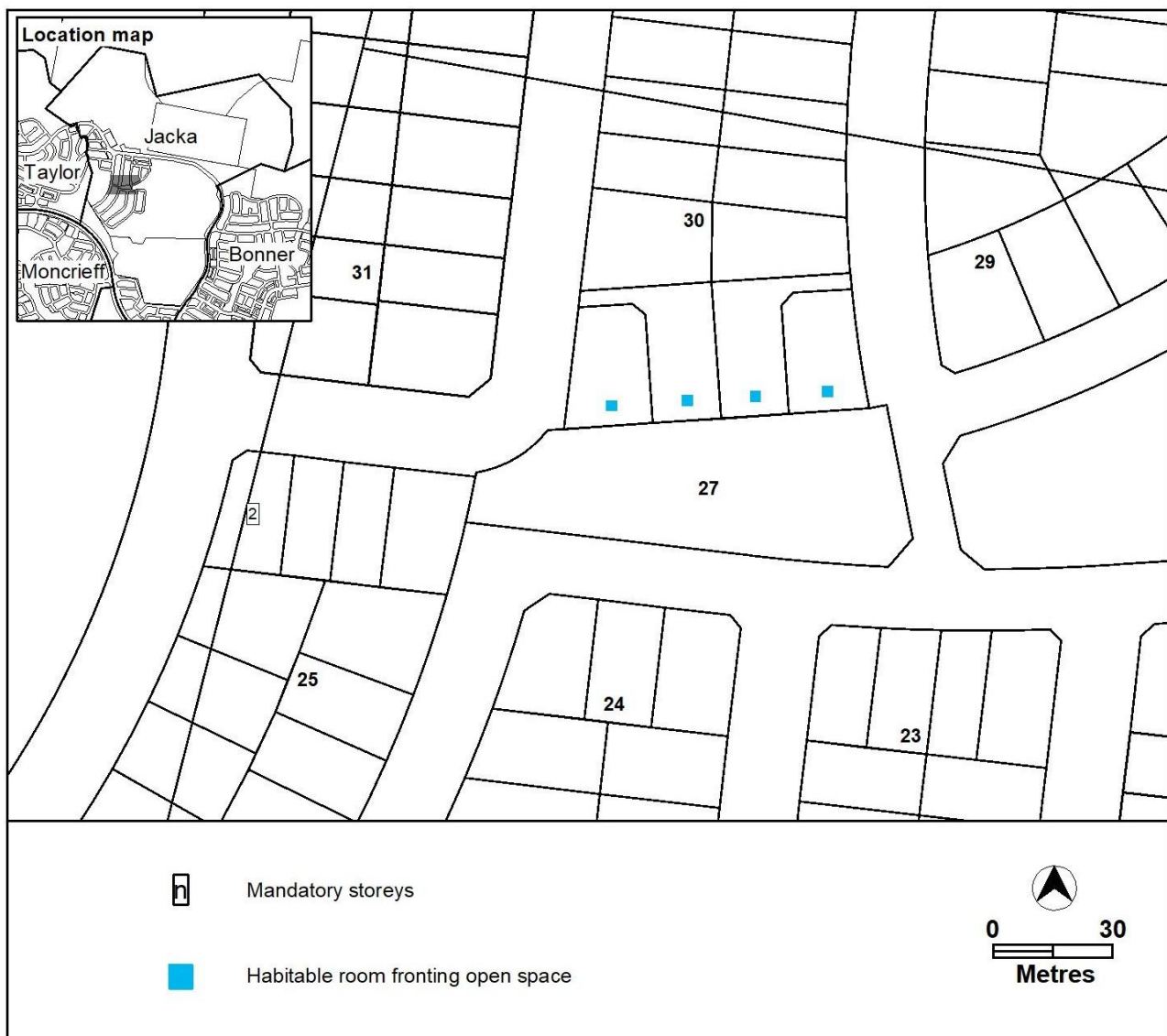


Figure 6 – Jacka development requirements



Figure 7 – Jacka development requirements



Figure 8 – Jacka development requirements

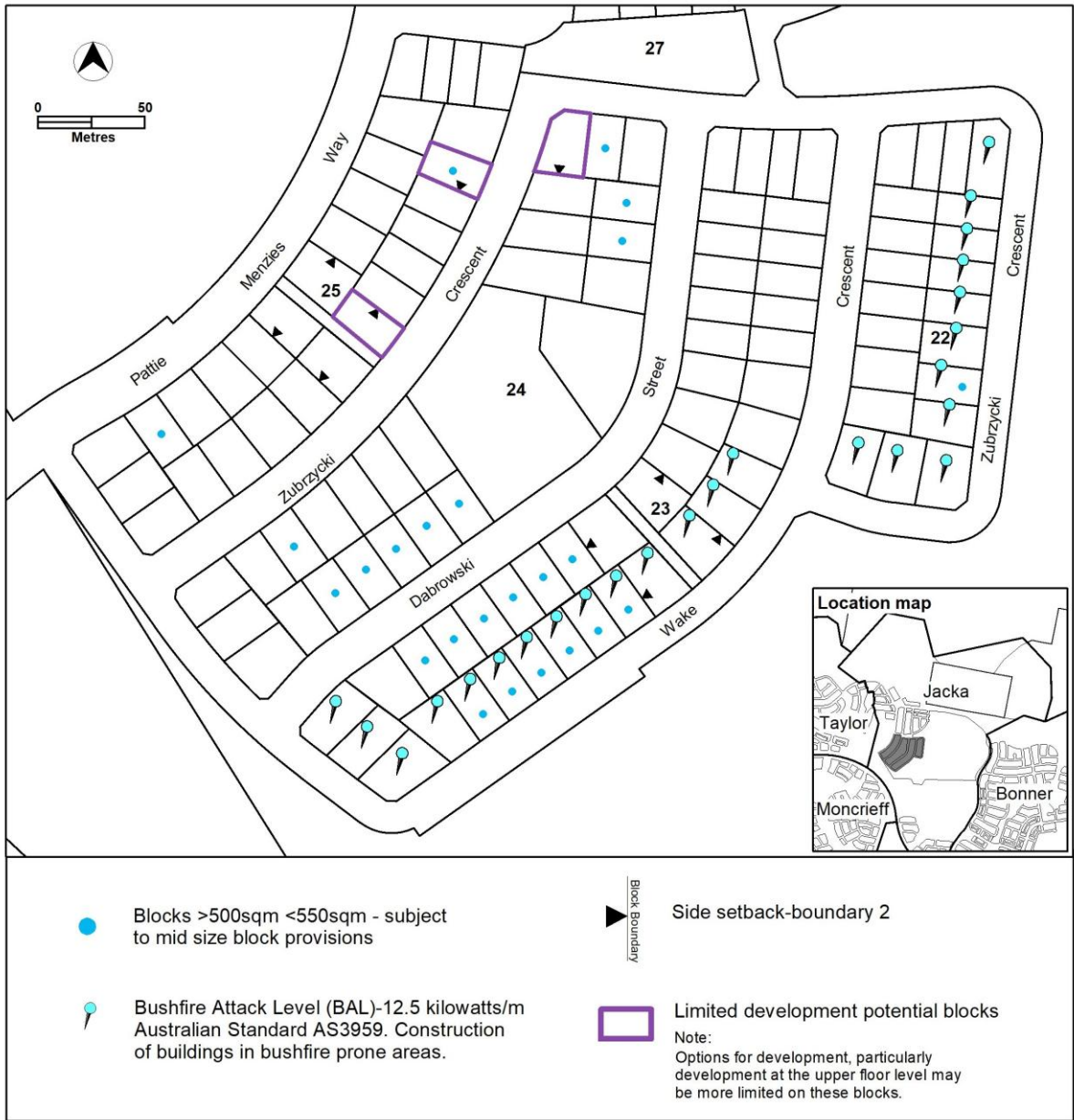
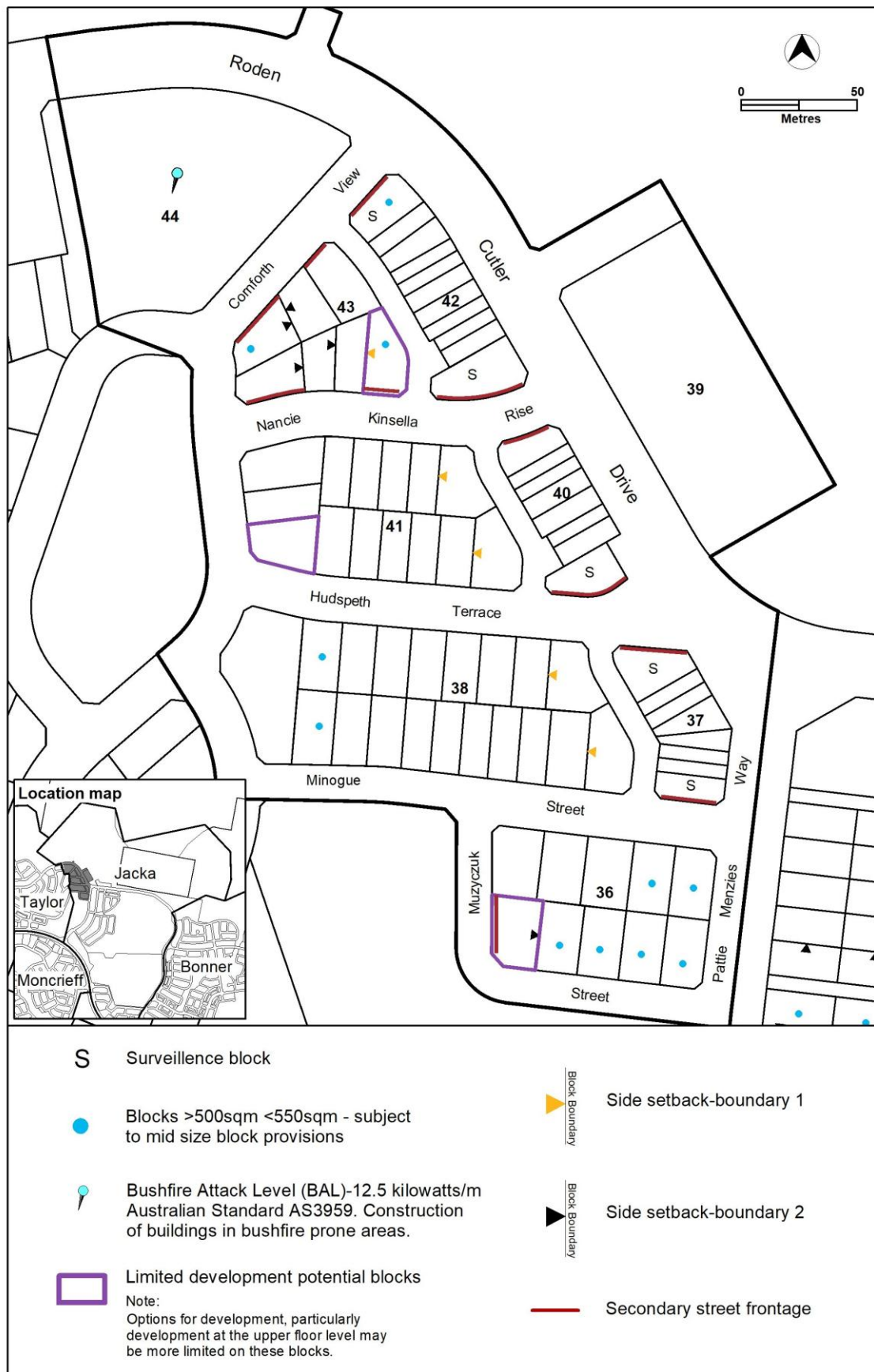


Figure 9 – Jacka development requirements



Figure 10 – Jacka development requirements



TAYLOR

Figure 11 – Taylor development requirements

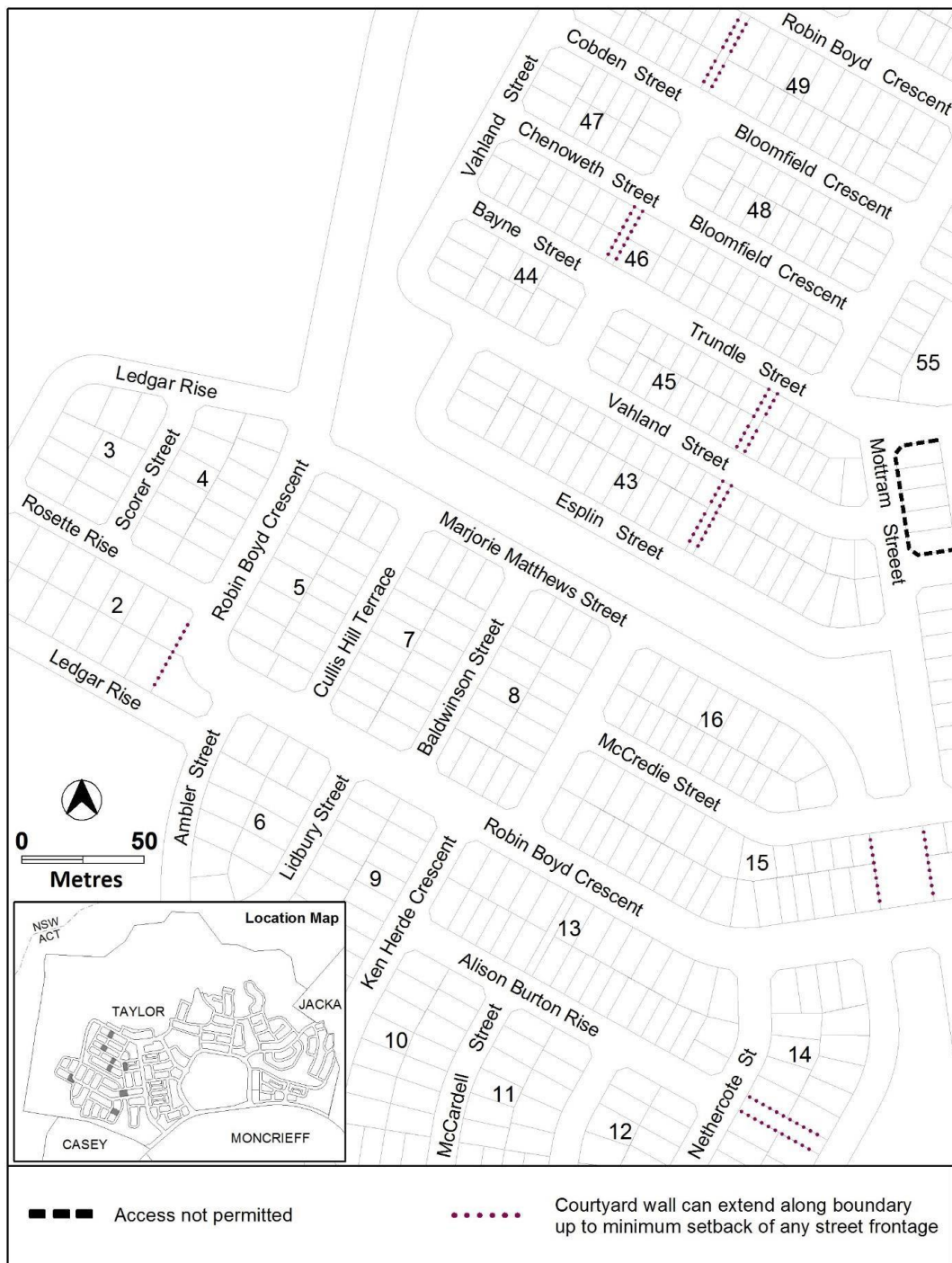


Figure 12 – Taylor development requirements

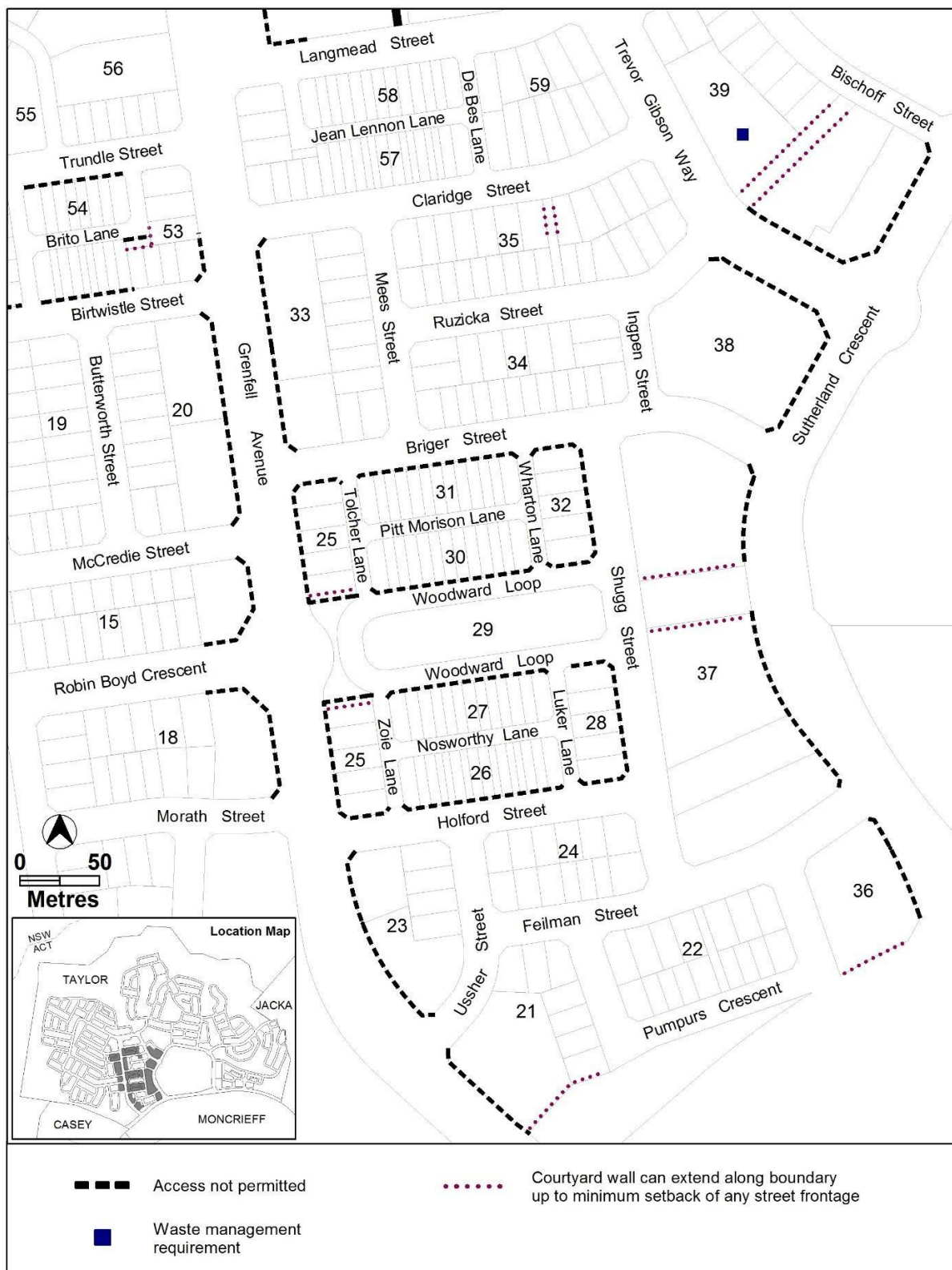


Figure 13 – Taylor development requirements

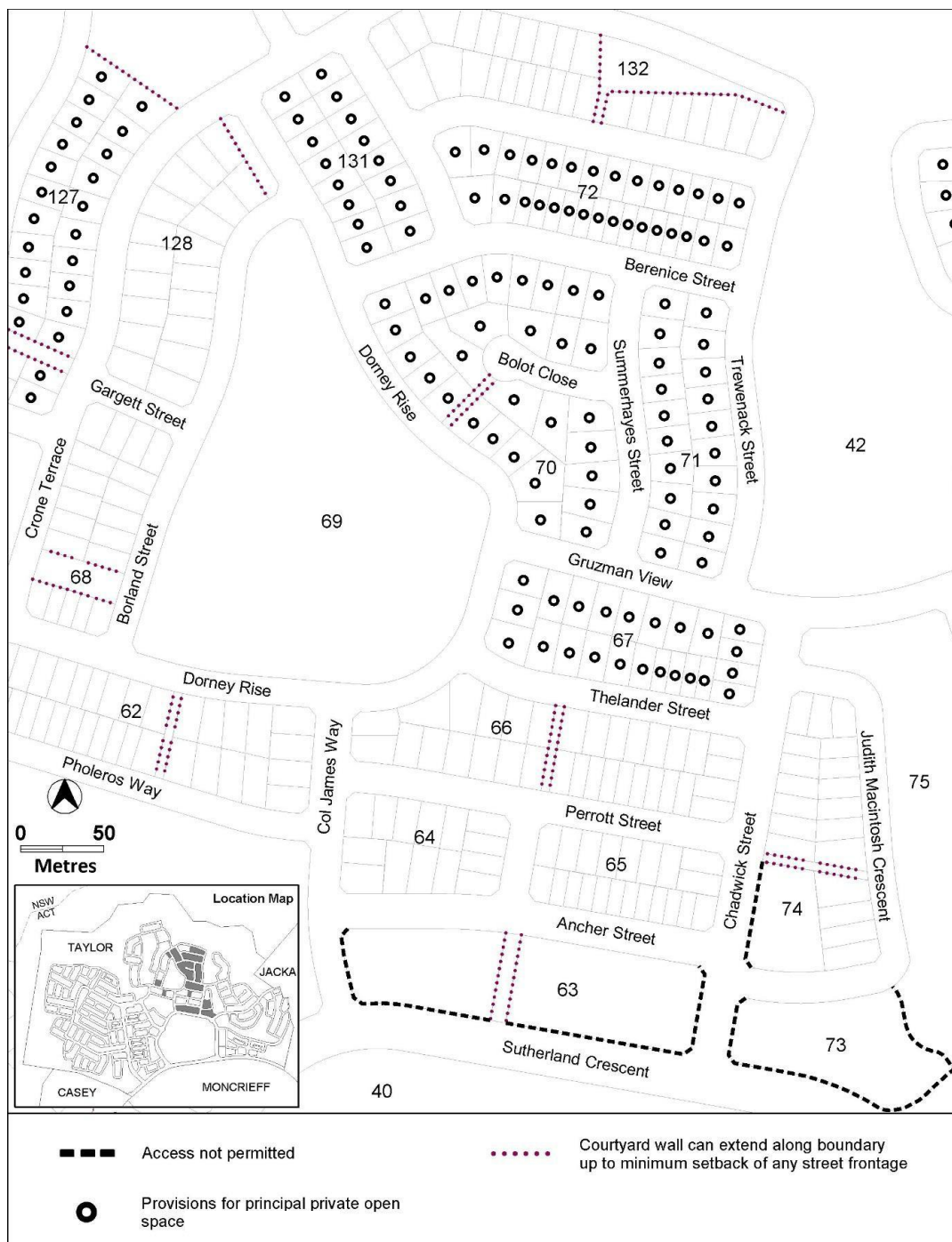


Figure 14 – Taylor development requirements

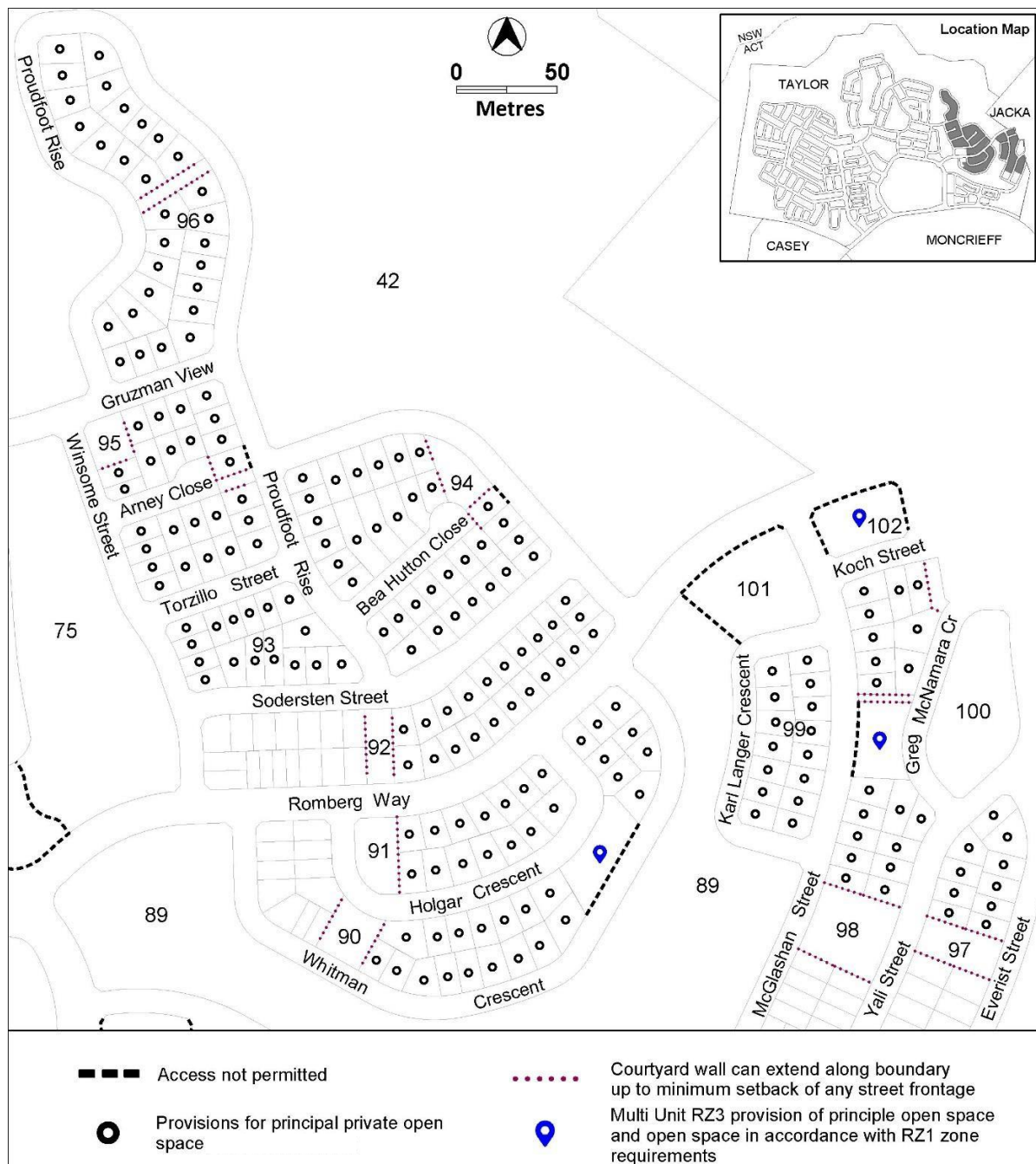


Figure 15 – Taylor development requirements



Figure 16 – Taylor development requirements

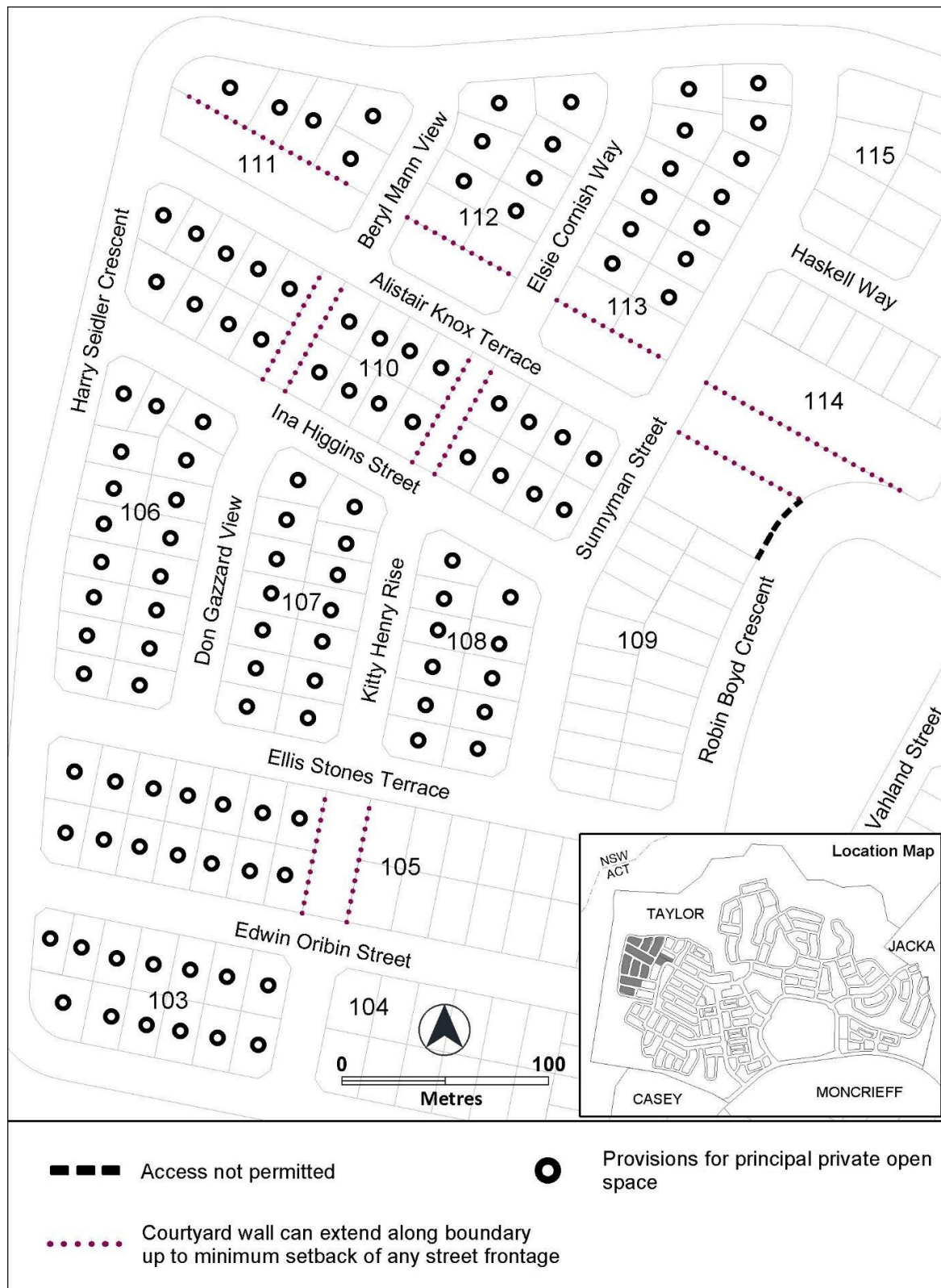


Figure 17 – Taylor development requirements

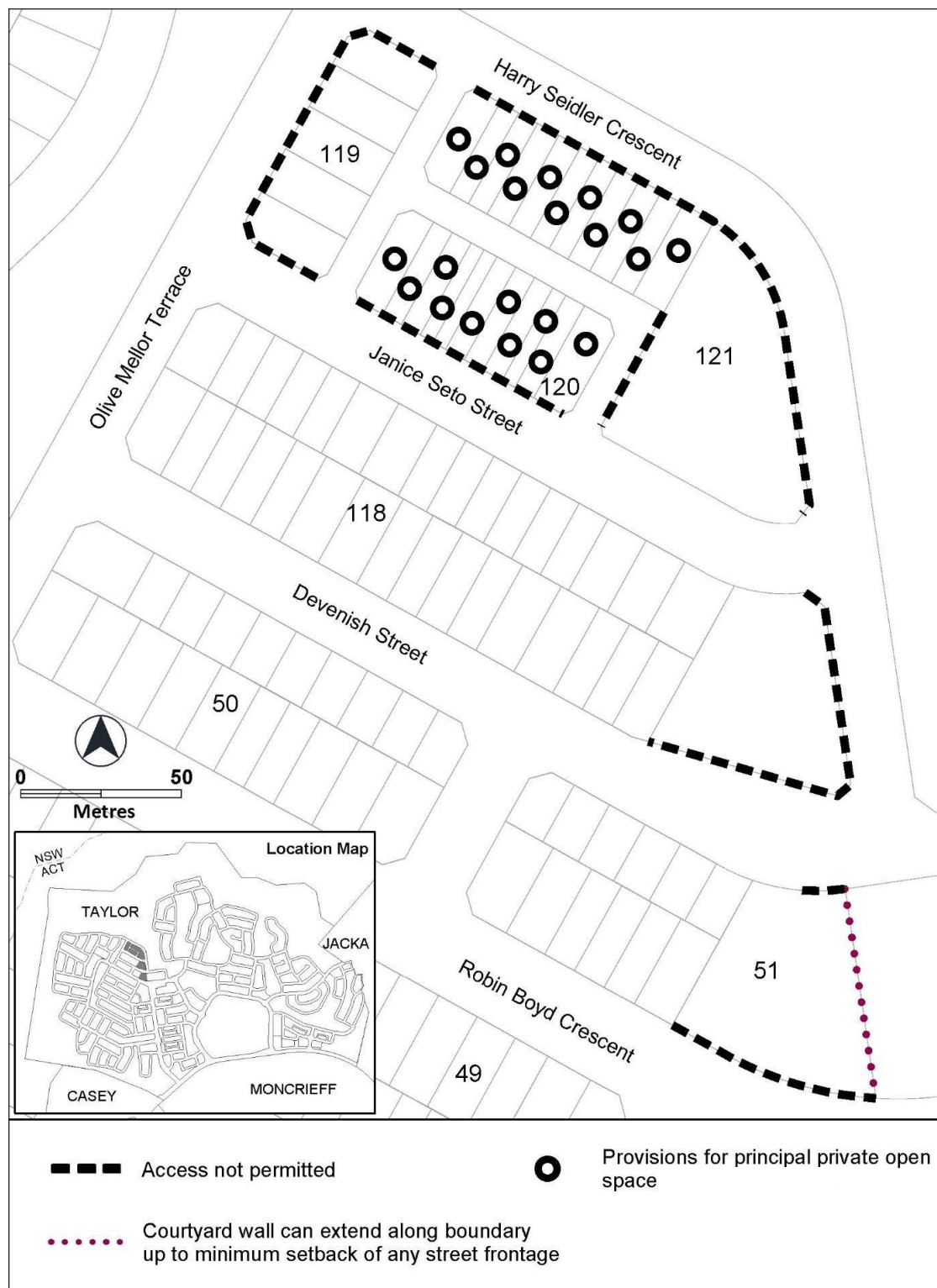


Figure 18 – Taylor development requirements

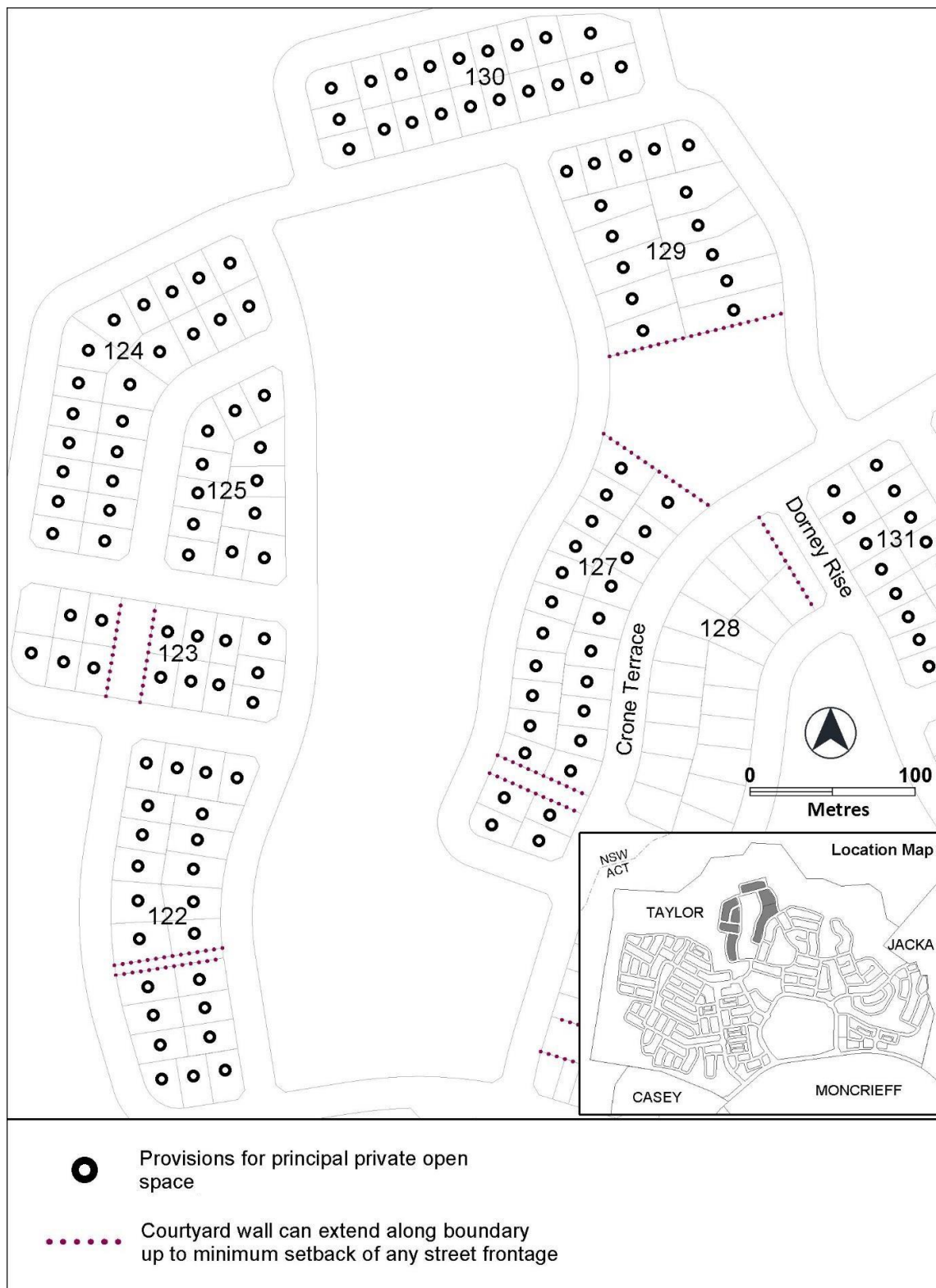


Figure 19 – Taylor development requirements

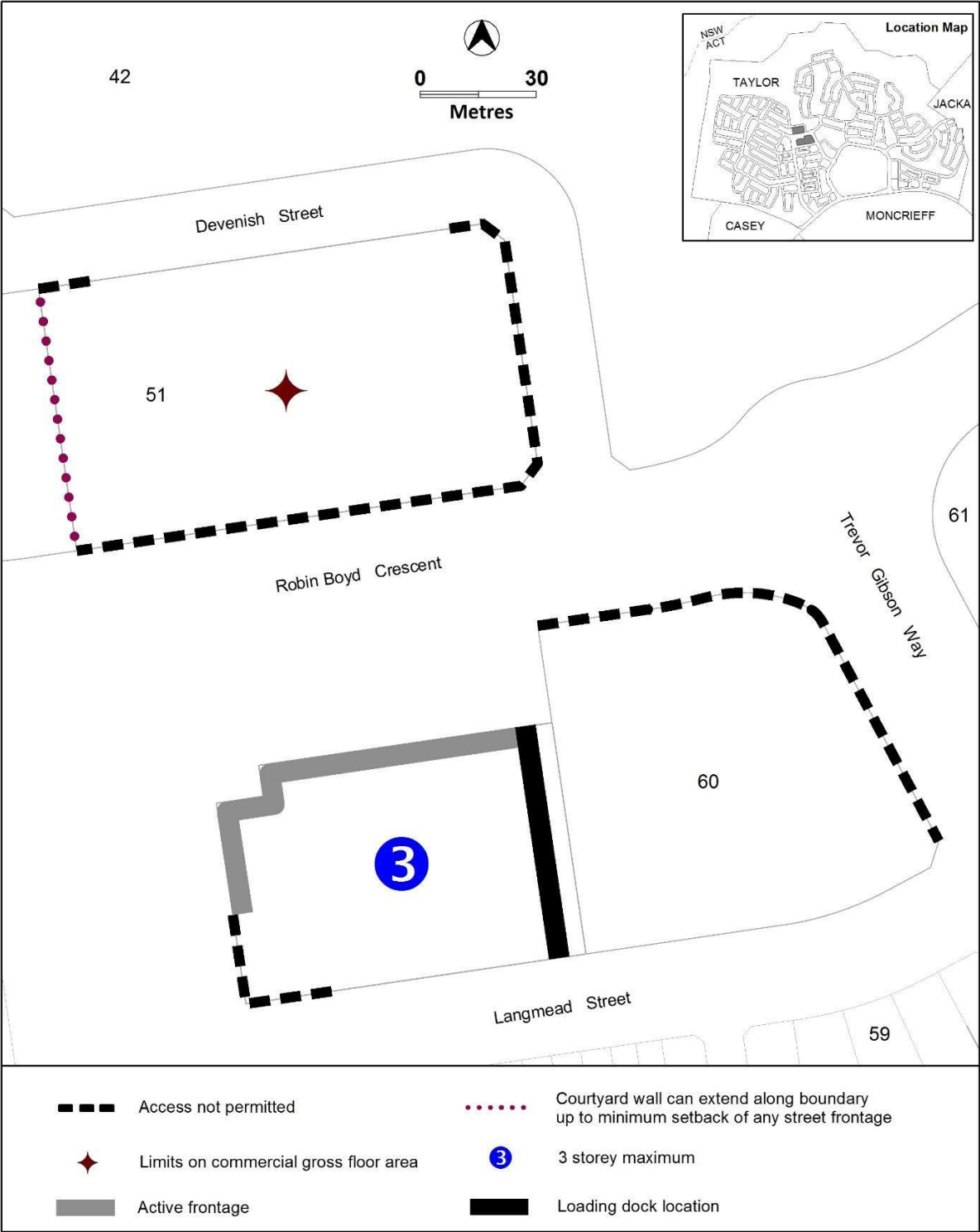


Figure 20 – Taylor development requirements

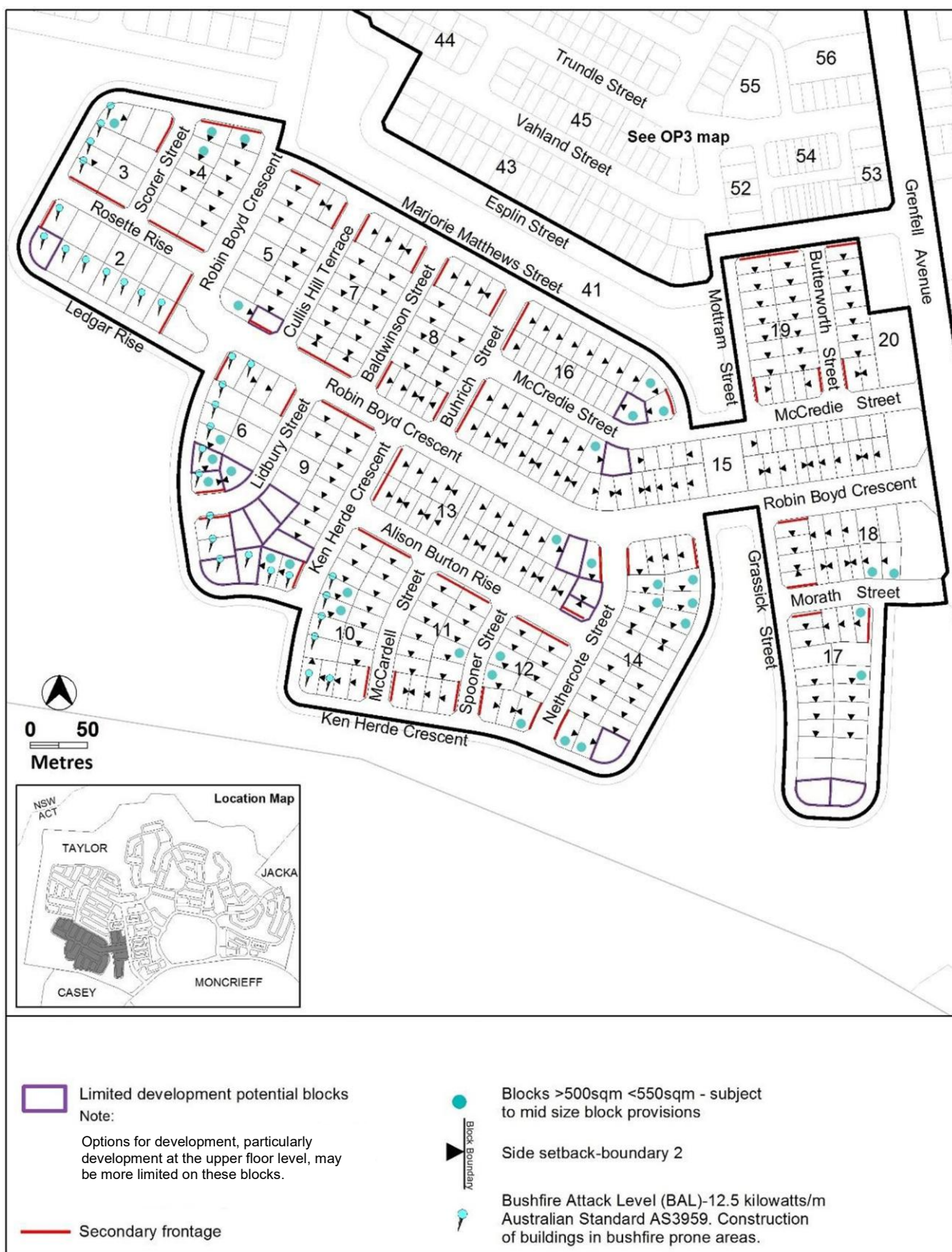


Figure 21 – Taylor development requirements

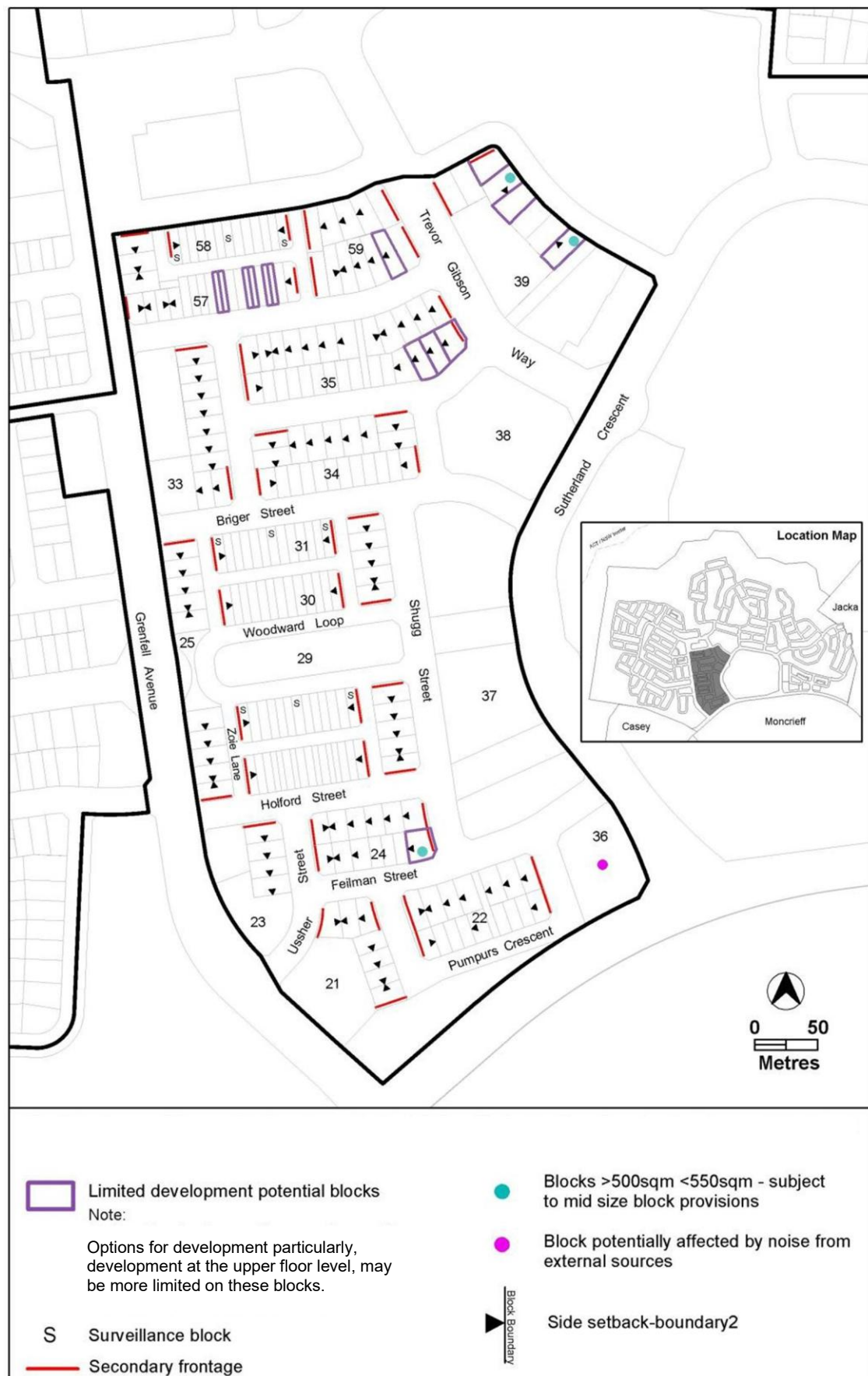


Figure 22 – Taylor development requirements

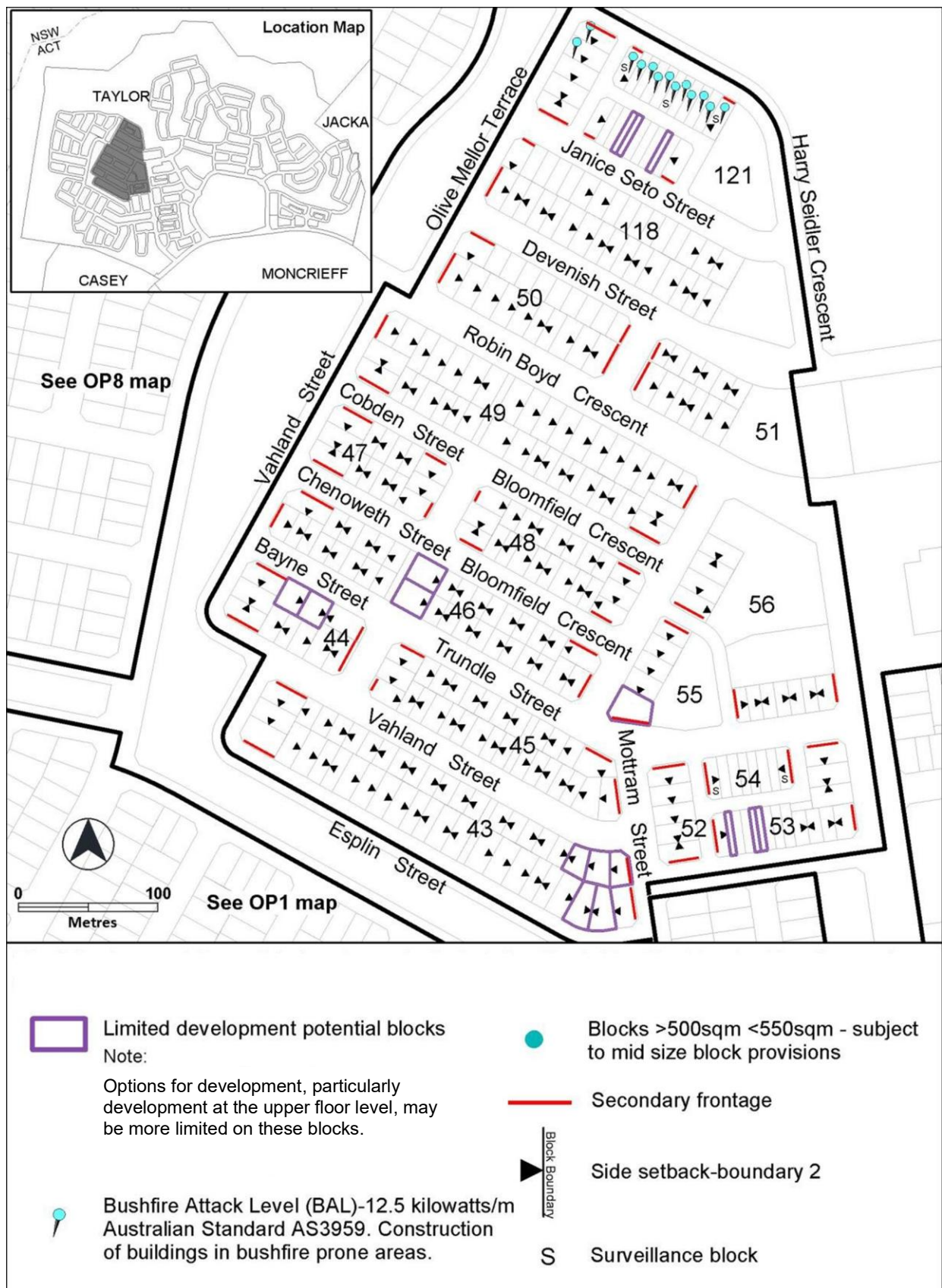


Figure 23 – Taylor development requirements

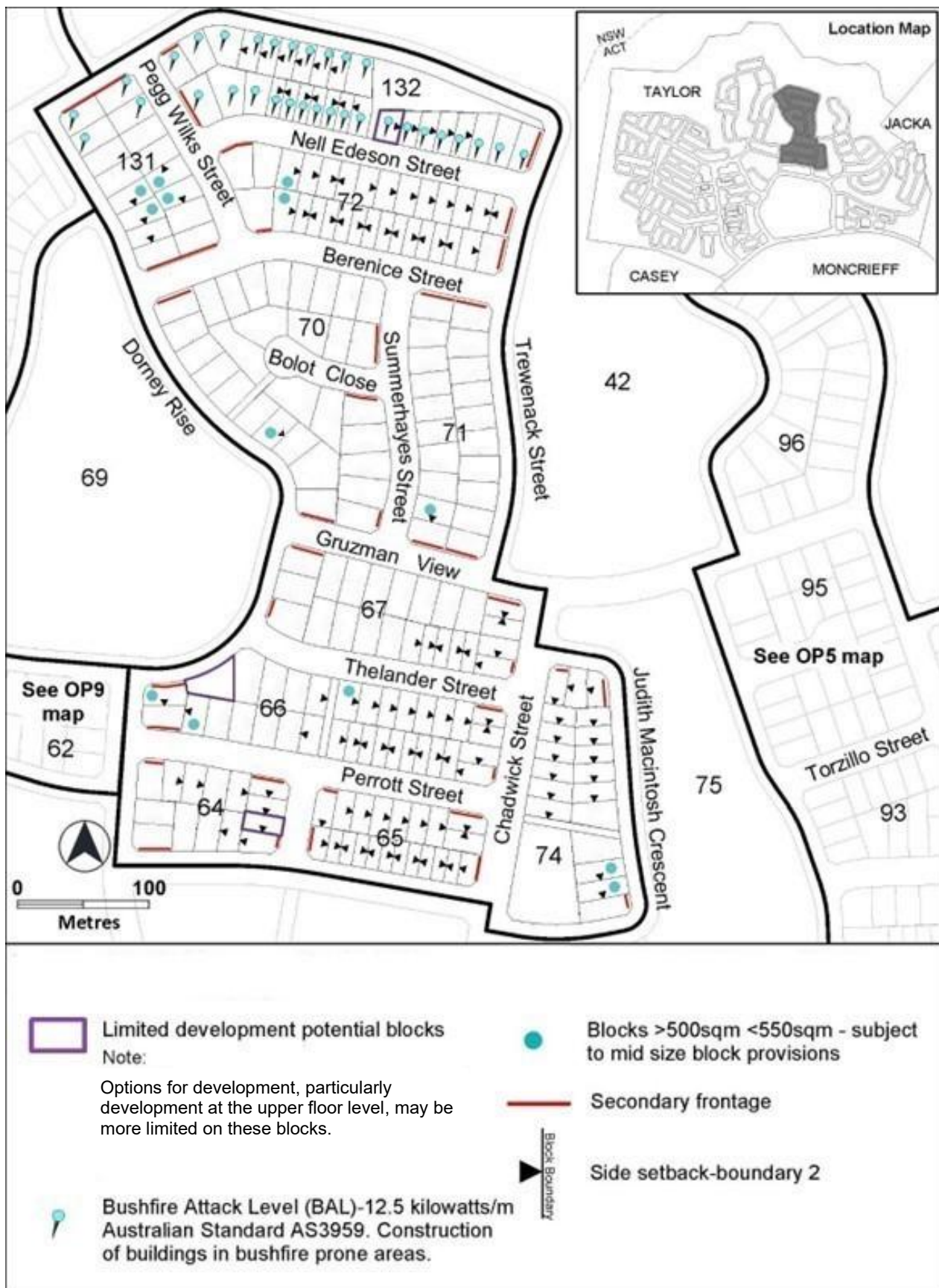


Figure 24 – Taylor development requirements

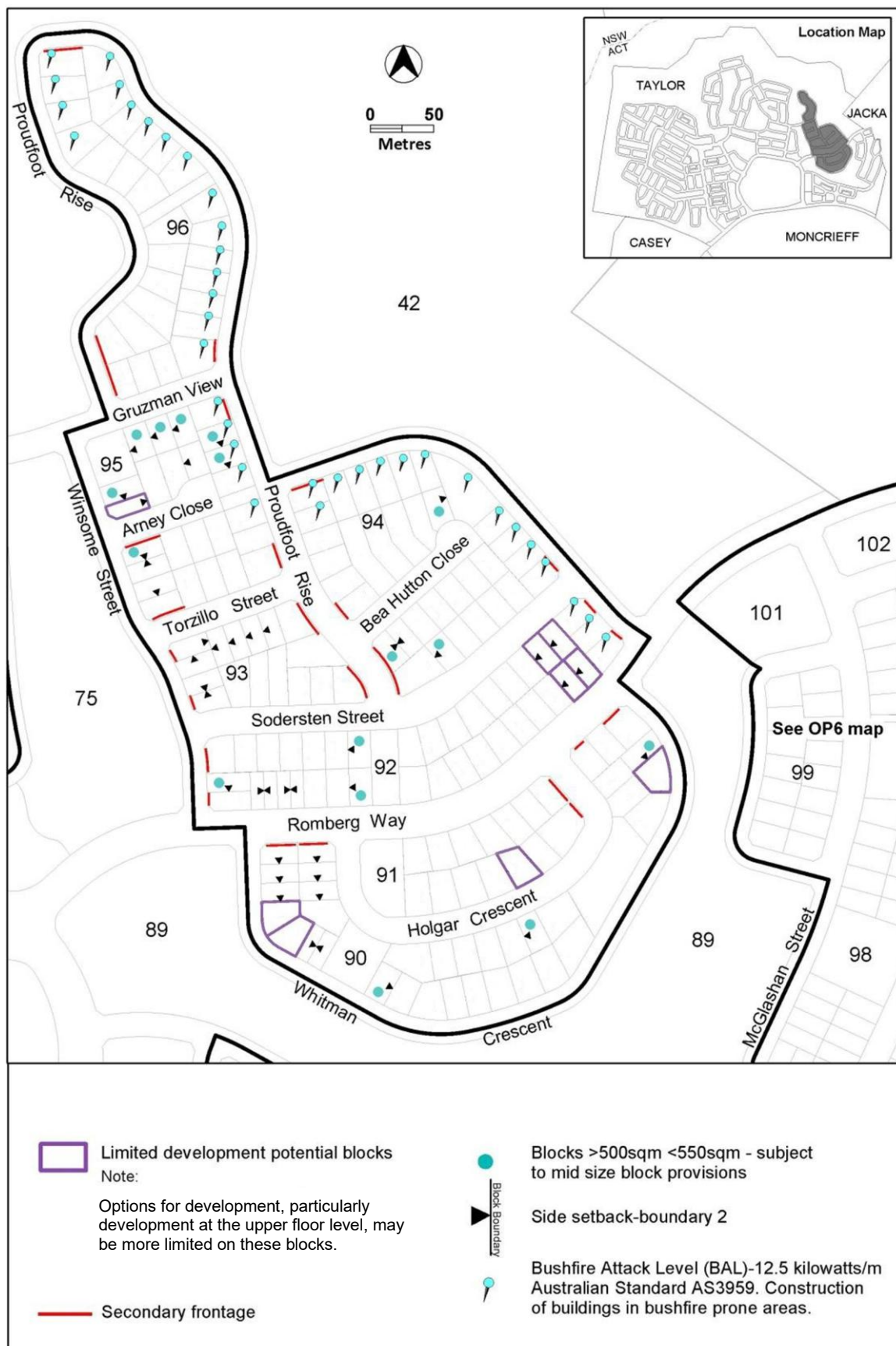


Figure 25 – Taylor development requirements

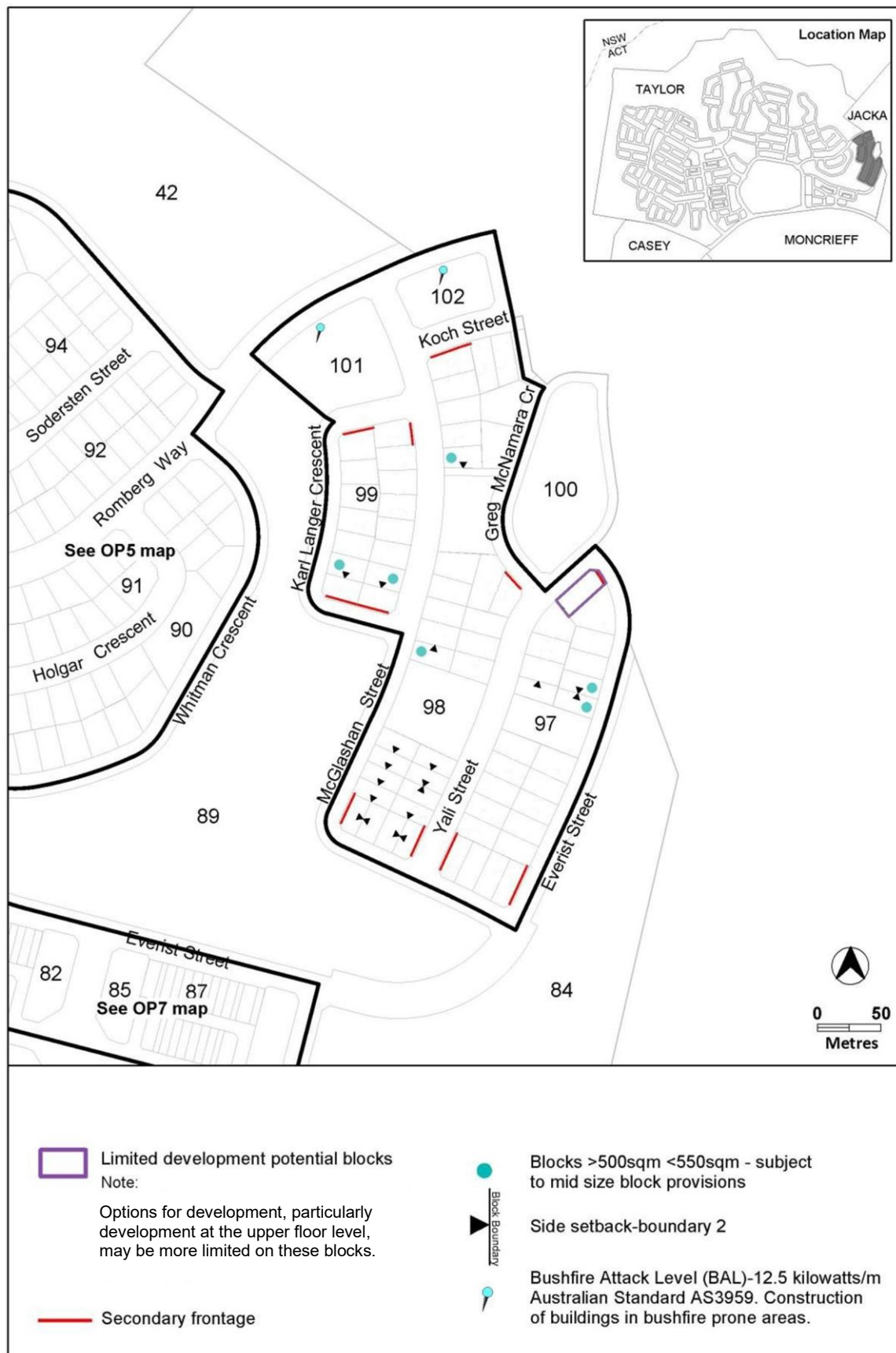


Figure 26 – Taylor development requirements



Figure 27 – Taylor development requirements

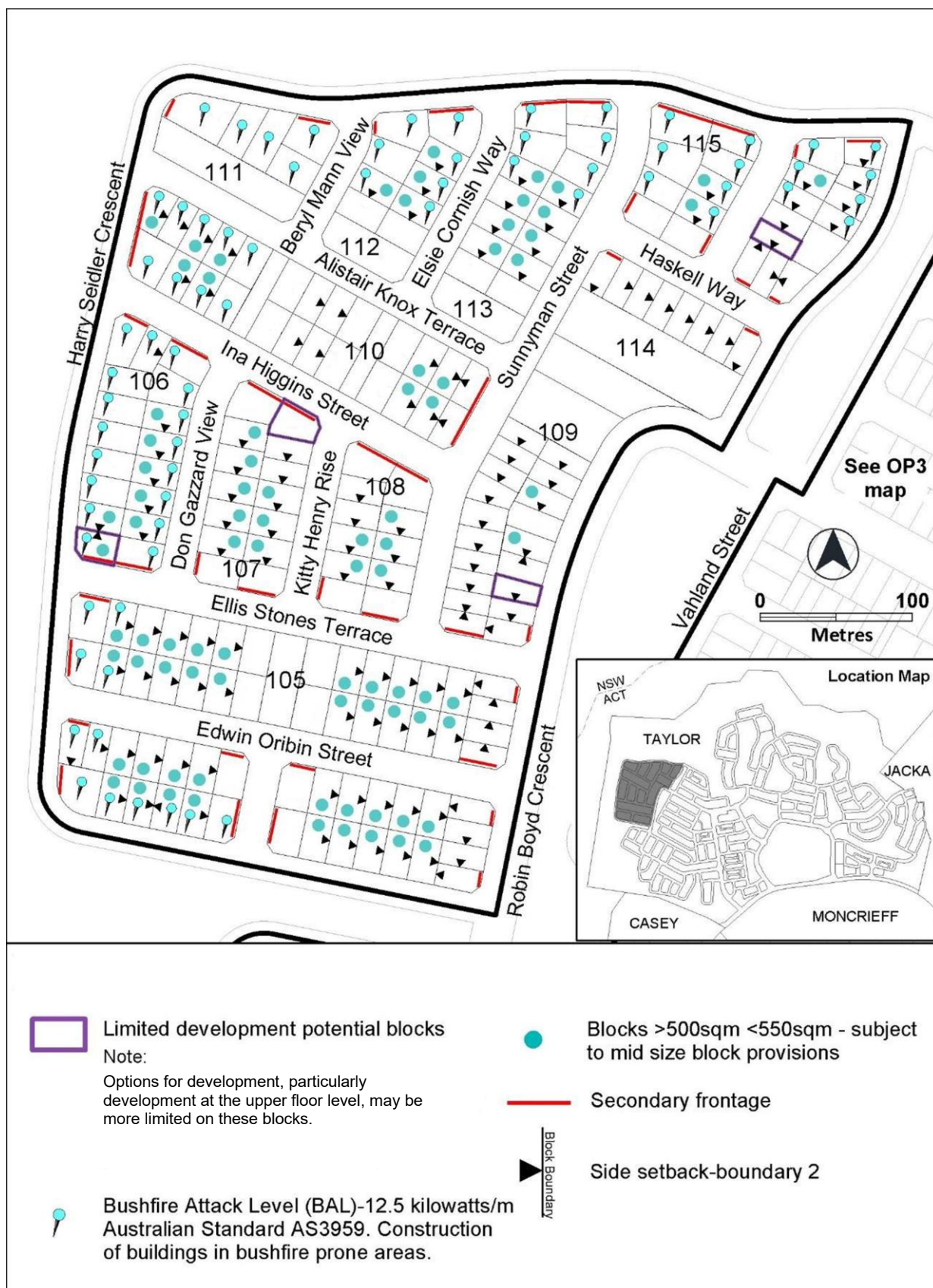


Figure 28 – Taylor development requirements

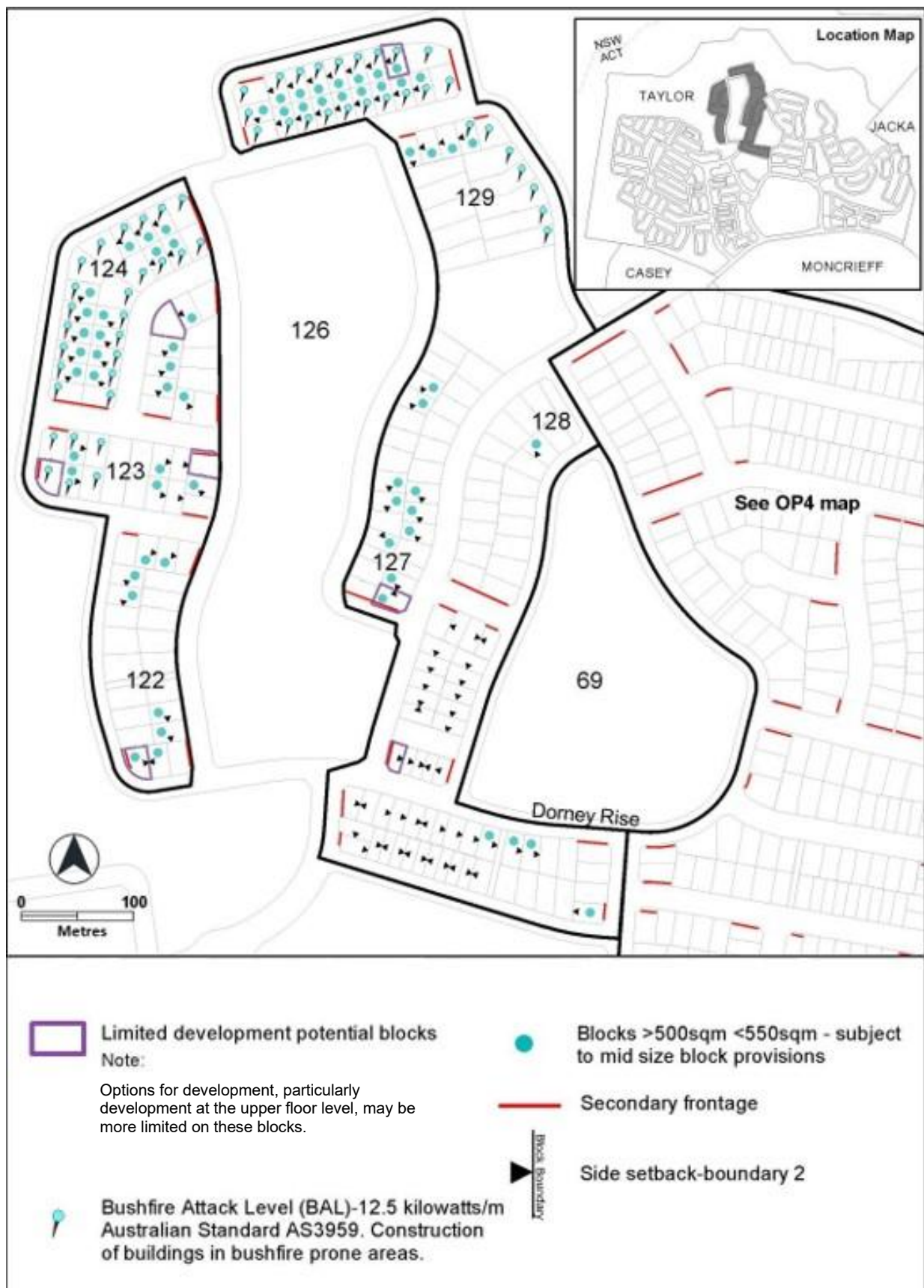


Figure 29 – Throsby development requirements

