Australian Capital Territory

Planning (Exempt Development) Single Dwelling Housing Development Control Declaration 2026

Notifiable instrument NI2026–516

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 Declaration 2026*.

2 Commencement

This instrument commences on 1 January 2027.

3 Declaration

I declare the development control at schedule 1 for the development of single dwelling housing in residential zones.

4 Revocation

This instrument revokes the *Planning (Exempt Development) Single Dwelling Housing Development Control Declaration 2025 (No 2)* (NI2025-492).

George Cilliers
Chief Planner
6 November 2026

Residential Zones - Single Dwelling Housing Development Control

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Contents

Application 3

1. Pedestrian access 4

2. Private open space 4

3. Principal private open space 5

4. Building envelope 5

5. Front boundary setbacks 6

6. Side and rear boundary setbacks 6

7. Allowable setback encroachments 7

Tables 1-3 – Front boundary setbacks 7

Table 1: Front boundary setbacks – blocks in subdivisions approved originally before 18 October 1993 7

Table 2: Front boundary setbacks – blocks in subdivisions approved on or after 18 October 1993 but before 31 March 2008 8

Table 3: Front boundary setbacks – blocks in subdivisions approved on or after 31 March 2008 8

Tables 4-7 – Side and rear boundary setbacks 9

Table 4: Side and rear boundary setbacks – large blocks 9

Table 5: Side and rear boundary setbacks – mid sized blocks in subdivisions approved before 2 October 2009 9

Table 6: Side and rear boundary *setbacks* – mid sized blocks in subdivisions approved on or after 2 October 2009 10

Table 7: Side and rear boundary setbacks – compact blocks 10

8. Solar building envelope 11

9. Front fences and walls 11

10. Courtyard walls 11

11. Planting area 12

12. Tree planting 12

Table A: Tree sizes and associated planting requirements 12

13. Water sensitive urban design 13

14. Minimisation of cut and fill 14

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

15. Road noise 14
16. Noise affected blocks 15
17. Number of car parking spaces 15
18. Dimensions of car parking spaces 15
19. Access for car parking spaces 15
20. Location of car parking spaces 15
21. Basement car parking 15
22. Garage and carport openings 16
23. Verge crossings 16
24. Servicing and infrastructure 16
25. Mid sized block provisions 16
26. Surveillance blocks 16

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

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 in residential zones. Where development meets all the relevant requirements set out in this 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. Development is also required to meet all of the relevant requirements set out in the Mandatory Matters Development Control – Single Dwelling Housing declared under section 14 (1) (d) of the Regulation. Where a requirement for a specific *block* is contained within a district single dwelling housing development control for exempt development declarations, that requirement supersedes the corresponding requirement in the Residential Zones – Single Dwelling Housing Development Control.

Where a lawfully constructed single dwelling development does not comply with one or more of the requirements set out in this control, an alteration or extension may still be exempt provided the alteration/extension does not further increase the non-compliance and the development meets all other requirements set out in the control.

This category of exempt development allows compliant single dwellings to be built without development approval.

An exemption declaration is a minor approval that can be issued by the Territory Planning Authority that allows all development mentioned in part 1.4 of the regulation, other than development mentioned in section 1.137 (Tree damaging etc activity), which would be exempt from development approval other than for one or more minor encroachments, to continue to be dealt with as exempt development. In all cases, the Territory Planning Authority must be satisfied that the departures from the requirements in this control are minor and will not cause an adverse effect to neighbours, more than minimally increase the environmental impact of the development or more than minimally increase the shadowing to any habitable room or principal private open space of another block between 9 am and 3 pm on the winter solstice. Exemption declarations cannot be issued for requirements contained in the Mandatory Matters Development Control.

Adding a secondary residence is not exempt development and requires 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*.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Control	
1. Pedestrian access	For *blocks* with a boundary to a *rear lane*, pedestrian access is provided from the main street frontage.
2. Private open space	Minimum *private open space* for single *dwellings* is: a) For *large blocks*: i) 60% of the *block* area, less 50m^2 ii) Have a minimum dimension of 4m for an area not less than 10% of the *block* area. b) For *mid sized blocks*: i) 40% of the *block* area, less 50m^2 ii) Have minimum dimensions as follows: • For *blocks* less than 360m^2 – 4m for an area not less than 10% of the *block* area • In all other cases – 4m for an area not less than 10% of the *block* area. c) For compact blocks: 30% of the *block* area Notes: • *Principal private open space* may be contained within an area of *private open space*. • *Private open space* can contain pergola posts, brick columns, retaining walls, raised planter beds, balustrades, courtyard walls, rainwater tanks, clotheslines, hot water systems, domestic fuel tanks, cooling or heating appliances, solar inverters, batteries and the like. Exemption criteria for these structures may be outlined separately in the *Planning (Exempt Development) Regulation 2023.* • For the purposes of a) ii) and b) ii) – minimum dimension is the minimum length of the shortest dimension for the *private open space* area/s.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

3. Principal private open space

At least one area of *principal private open space* on the *block* complies with the area and dimensions specified in the table below and meets all of the following:

a) is located, either:
   i. wholly on the same level as the *habitable room* mentioned in b), or
   ii. at ground level
b) is located 5m or less from, either:
   i. a *habitable room* other than a bedroom, or
   ii. an outdoor terrace, pergola, patio, deck and the like that is directly adjacent to a *habitable room* other than a bedroom
c) is located behind the *building line* (where the *front boundary* is to a public road), except where fully enclosed by a courtyard wall
d) if visible from an adjoining public street or public open space, it is screened by a minimum 1.5m high screen

Zone	*Block* type	*Dwelling* Size*	Minimum Area	Minimum Dimension**
all	*Compact block*	all	16m^2	4m
RZ1 **RZ2**	*Mid sized block* *Large block*	up to 105m^2	28m^2	4m
	Mid sized block *Large block*	105m^2 or greater	36m^2	4m
RZ3 **RZ4** **RZ5**	*Mid sized block* *Large block*	all	24m^2	4m

* For the purpose of this table, *dwelling* size is defined as the sum of all floor area measured to the outside face of externals walls including internal walls between the living areas and *garage* (but excluding the *garage*).

**Minimum dimension relates to minimum length of the shortest dimension of the principal private open space area.

Notes:

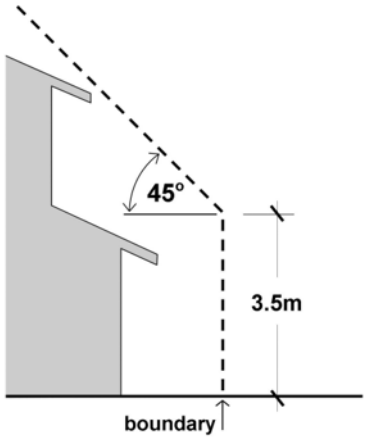
- For the purposes of this control, *principal private open space* cannot contain swimming pools, fences, retaining walls or courtyard walls. However, exemption criteria for these structures may be outlined separately in the *Planning (Exempt Development) Regulation 2023.*
- For the purposes of d), screening may include courtyard wall, fencing, vegetation or a combination thereof.
- Further guidance may also be available as an Advisory Note, available in the Resources section on the Planning website.

4. Building envelope

For *mid sized blocks* and *large blocks, buildings* are sited wholly within the *building* envelope formed by planes projected over the subject *block* at 45° to the horizontal from a height of 3.5m above each *side boundary* and rear boundary, except for *side boundaries* or *rear boundaries* where solar *building* envelope requirements apply.

This provision does not apply to *dwellings* on *compact blocks.*

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	 Encroachments outside the *building* envelope are permitted for flues, chimneys, antennae, aerials, cooling appliances and heating appliances. Notes: • This does not apply to any part of a *building* that is required to be built to a boundary of the *block* by a district single dwelling development control. • For the purposes of this control all height measurements are taken from *datum ground level.*
5. Front boundary setbacks	Front boundary setbacks comply with minimum dimensions in Tables 1-3. Notes: • Where a *block* has more than one street frontage, such as corner *blocks*, and required front setbacks are not specified in the relevant district single dwelling development control, the secondary street frontage can be nominated by the applicant. The applicant must consider the front setback to existing *buildings*. • Public open space refers to unleased land that is intended to remain accessible by the public. • On a *block* with existing *buildings,* the applicable minimum boundary setbacks are determined by the existing *buildings* or *garage/carport*. Existing *building* setbacks are also used to determine the primary or secondary front boundary. Alterations and extensions are to comply with setbacks in Tables 1-3. • Chamfers may be included in the secondary street frontage, but only if the length of the chamfer is less than the length of the front boundary it is proposed to be added to.
6. Side and rear boundary setbacks	Side and rear boundary setbacks: a) Comply with minimum dimensions in Tables 4-7. b) For walls less than 900mm from a *side boundary* and/or *rear boundary*: i) No windows are permitted within any part of the wall. ii) *Garages* and *carports* on *large block*s – the maximum length of all walls facing the boundary is 8m. iii) *Dwellings* on *mid sized blocks* –* A. the total length of all walls is a maximum of 13m in length B. the wall extends no more than 2.5m into the rear zone.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	* a) and b) iii) do not apply to an integrated housing development parcel where it does not adjoin a residential block that is not in that integrated parcel. Notes: • On a vacant *block* or a *block* with no residual buildings, the minimum *side boundary setbacks* are nominated by the applicant or nominated in a district single dwelling development control. • On a *block* with existing *buildings*, the allocation of *side boundary* 1 and *side boundary* 2 must consider the side and rear *setbacks* of existing *buildings* or *garage/carport*. Alterations and extensions are to comply with *setbacks* in Tables 4-7. • For the purposes of b) ii), *carports* with posts only are not considered walls. • For the purposes of b) iii), *dwellings* include associated Class 10a *structures*. • For the purposes of b) iii) A., the total length of all walls for a *dwelling* on a *mid sized block* is the sum of all walls less than 900mm from a boundary.
7. Allowable setback encroachments	Encroachments into the minimum *setback* are permitted for: a) an eave or roof overhang with a horizontal width of not more than 600mm. b) fascias, gutters, downpipes, light fittings and sun blinds. c) landings, steps or ramps, none of which are more than 1m above finished ground level. d) for side and rear *setbacks* only - rainwater tanks, clotheslines, hot water systems, chimneys, flues, domestic fuel tanks, cooling or heating appliances, electricity and gas meters, aerials, antennae, unroofed pergolas, solar inverters and batteries. Note: Noise from appliances must comply with the applicable noise standards.

Tables 1-3 – Front boundary setbacks

Table 1: Front boundary setbacks – blocks in subdivisions approved originally before 18 October 1993

	***block* size**	**primary *front boundary setback***	**Exceptions**		
			***front boundary setback* to secondary street frontage**	***front boundary* setback to public open space or pedestrian paths wider than 6m at the widest point**	***front boundary* setbacks to public open space or pedestrian paths of 6m or less at the widest point**
lower floor level	*Large block*	6m*	4m	4m	1.5m
	Mid sized block		3m		
	Compact block				
upper floor level	*Large block*	6m*	6m	4m	1.5m
	Mid sized block		3m		
	Compact block				
garage and/or carport	all	6m	5.5m	4m	0m

*Articulation elements can extend up to 1m into the *front setback for a maximum of 50% of the front building line.* Elements can include verandahs, porches, awnings, shade devices, pergolas and the like (a *carport* is not considered an articulation element)

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Table 2: Front boundary setbacks – blocks in subdivisions approved on or after 18 October 1993 but before 31 March 2008

	***block* size**	**primary *front boundary setback***	**Exceptions**		
			***front boundary setback* to secondary street frontage**	***front boundary setback* to public open space or pedestrian paths wider than 6m at the widest point**	***front boundary setbacks* to *rear lane*, public open space or pedestrian paths of 6m or less at the widest point**
lower floor level	*Large block*	4m*	4m	4m	1.5m
	Mid sized block		3m		
	Compact block				
upper floor level	*Large block*	6m*	6m	4m	1.5m
	Mid sized block		3m		
	Compact block				
garage and/or carport	all	5.5m with a minimum of 1.5 m behind the front *building line*	5.5m	4m	0m

*Articulation elements can extend up to 1m into the *front setback for a maximum of 50% of the front building line.* Elements can include verandahs, porches, awnings, shade devices, pergolas and the like (a *carport* is not considered an articulation element)

Table 3: Front boundary setbacks – blocks in subdivisions approved on or after 31 March 2008

	***block* size**	**primary *front boundary setback***	**Exceptions**		
			***front boundary setback* to secondary street frontage**	***front boundary setback* to public open space or pedestrian paths wider than 6m at the widest point**	***front boundary setbacks* to *rear lane*, public open space or pedestrian paths of 6m or less at the widest point**
lower floor level	*Large block*	4m*	3m	4m	0m
	Mid sized block	4m*		3m	
	Compact block	3m*			
upper floor level	*Large block*	6m*	3m	4m	0m
	Mid sized block	4m*		3m	
	Compact block	3m*			
garage and/or carport	all	5.5m with a minimum of 1.5m behind the front *building line***.		4m	0m

*Articulation elements can extend up to 1m into the *front setback for a maximum of 50% of the front building line.* Elements can include verandahs, porches, awnings, shade devices, pergolas and the like (a *carport* is not considered an articulation element)
** the minimum of 1.5m behind the front *building line* does not apply where a courtyard wall is located in the *front zone*.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Tables 4-7 – Side and rear boundary setbacks

Table 4: Side and rear boundary setbacks – large blocks

	minimum *side boundary setback* within the *primary building zone*		minimum *side boundary setback* within the *rear zone*		minimum *rear boundary setback*
	Side Boundary 1	**Side Boundary 2**	**Side Boundary 1**	**Side Boundary 2**	
lower floor level*	1.5m	1.0m	1.5m	1.0m	3m
upper floor level – external wall	3m		6m		6m
upper floor level – unscreened element	6m		6m		6m
Garage* and/or carport	0m**		0m**		3m

* includes *basements*
** A 0m setback is only permitted on one boundary

Table 5: Side and rear boundary setbacks – mid sized blocks in subdivisions approved before 2 October 2009

	minimum *side boundary setback* within the *primary building zone*		minimum *side boundary setback* within the *rear zone*		minimum *rear boundary setback*
	***side boundary* 1**	***side boundary* 2**	***side boundary* 1**	***side boundary* 2**	
lower floor level*	1.5m	≥15m frontage 1.m <15m frontage 0m	1.5m	1.0m	3m
upper floor level – external wall	3m	3m	4m	4m	6m
upper floor level – unscreened element	5.5m	5.5m	5.5m	5.5m	6m
garage* and/or carport	1.5m	0m	1.5m	0m	3m

* includes *basements*

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Table 6: Side and rear boundary *setbacks* – mid sized blocks in subdivisions approved on or after 2 October 2009

	minimum *side boundary setback* within the *primary building zone*		minimum *side boundary setback* within the *rear zone*		minimum *rear boundary setback*
	***side boundary* 1**	***side boundary* 2**	***side boundary* 1**	***side boundary* 2**	
lower floor level*	1.5m	0m	3m	0.9m	3m 0m**
upper floor level – external wall	3m	1.5m 0m**	4m	4m	6m 0m**
upper floor level – unscreened element	5.5m	5.5m	5.5m	5.5m	6m

* includes *basements*

** only where specifically permitted under a district single dwelling development control

Table 7: Side and rear boundary setbacks – compact blocks

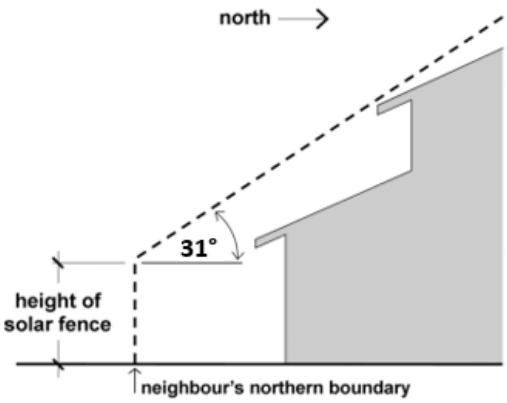
	minimum *side boundary setback*			Minimum *rear boundary setback*
	side boundary* 1 or longer *side boundary* of a corner *block	***side boundary* 2**	**shorter *side boundary* of a corner *block***	
lower floor level* – external wall	0m	0m	3m	3m 0m**
lower floor level – unscreened element	1.0m	1.5m	3m	3m
upper floor level – external wall	0m***	0m***	3m	4m 0m**
upper floor level – unscreened element	1.0m	1.5m	3m	4m
garage*and/or *carport	0m	0m	0m	3m 0m**

* includes basements

** only where specifically permitted under a district single dwelling development control

*** only where the *lower floor level* is built to the boundary

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

8. Solar building envelope	*Buildings* are sited wholly within the solar *building* envelope formed by planes projected over the subject *block* at 31 º to the horizontal from the height of the 'solar fence' on any *northern boundary* of an adjoining *residential block*. The height of the solar fence is: a) For *dwellings* on *large blocks*: i) In the *primary building zone* – 2.4m ii) All other parts of the boundary – 1.8m. b) For *dwellings* on *mid sized* and *compact blocks*: i) In the *primary building zone* – 3m ii) All other parts of the boundary – 2.3m. For the purposes of this control all height measurements are taken from *datum ground level.*  Notes: • This does not apply to those parts of a boundary where the adjacent part of the adjoining residential *block* comprises only an access driveway (i.e., a "battle-axe handle"). • This does not apply to the part of the *building* that is specified in a district specific single dwelling housing development control to be built to the boundary. • This does not apply to compact blocks where a building is required to be mandatory two storeys or more and/or built to the boundary, as outlined in a district single dwelling development control. • For the purposes of this control all height measurements are taken from *datum ground level*
9. Front fences and walls	Fences or walls are not permitted forward of the *building line* except where: a) previously approved under an estate development plan or subdivision design application. b) is permitted in a relevant district single dwelling development control. c) it complies with control 14. Courtyard walls. d) is exempt development under the *Planning Act 2023* or *Planning (Exempt Development) Regulation 2023.*
10. Courtyard walls	Courtyard walls forward of the *building line* comply with all the following: a) total length complies with one of the following:

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	i) not more than 50% of the width of the *block* ii) not more than 70% where the width of the *block* at the line of the wall is less than 12m. b) a 50% minimum front setback as specified in Tables 1-3. c) a minimum height of 1.5m and a maximum height of 1.8m above *datum ground level*. d) constructed of brick, *block* or stonework or rendered material, any of which may be combined with timber or metal panels that include openings not less than 25% of the surface area of the panel and clearly distinguishes itself from a panel or timber fence. e) incorporate shrub planting along the length of the wall between the wall and the *front boundary*. f) do not obstruct sight lines for vehicles and pedestrians on public paths on driveways in accordance with Australian Standard AS2890.1- Off-Street Parking.
11. Planting area	Planting area achieves the following minimum area. To be included in planting area, the area must have a minimum dimension of 2.5m. Block — % of *block* area *Large block* — 30% *Mid sized block* — 20% *Compact block* — 15% Notes: • Structures, such as retaining walls, rainwater tanks, hot water systems heating and cooling appliances, are not to be within the 2.5m area. • Artificial turf is not permitted within the planting area
12. Tree planting	Development provides a minimum level of tree planting in deep soil zones associated with the requirements in Table A, consistent with the following: a) For *compact blocks*, at least one small tree. b) For *mid sized blocks*, at least two small trees. c) For *large blocks* less than or equal to 800m^2, at least one small tree and one medium tree (or equivalent existing tree/s – see Table B). d) For *large blocks* more than 800m^2, at least one medium tree and one large tree (or equivalent existing tree/s – see Table B); and one additional large tree or two additional medium trees for each additional 800m^2 *block* area (or equivalent existing tree/s – see Table B) All new trees proposed are planted in accordance with utility services requirements. For existing trees on the site, Table B provides tree size equivalents.

Table A: Tree sizes and associated planting requirements

Tree size	Mature height	Minimum canopy diameter***	Minimum soil surface area dimension	Minimum pot size (litres)*	Minimum soil volume
Small Tree	5-8m	4m	3m	45**	18m^3
Medium Tree	8-12m	6m	5m	75**	42m^3

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Large Tree	>12m	8m	7m	75**	85m^3

Notes:
For the purposes of this table, a tree is defined as a woody perennial plant suitable for the Canberra climate.
Any new trees cannot be a plant described in schedule 1 of the Pest Plants and Animals (Pest Plants) Declaration 2015 (No 1) or any subsequent declaration made under section 7 of the *Pest Plants and Animals Act 2005*, unless the tree is included on the ACT tree register.
*Minimum pot size refers to the container size of new trees prior to planting.
**The maximum pot size for small, medium and large *eucalyptus sp*. trees if selected is 45 litres, with maximum height at planting of 2.5m and maximum trunk caliper of 3cm.
***Provided the minimum canopy diameter of the respective tree size can be met, this can be counted as meeting the tree size requirement.

Table B: Tree sizes – equivalents for existing trees

Tree size	Tree sizes - Equivalent
Small Tree	An existing tree of a larger size category can also substitute for a planting requirement for a smaller tree.
Medium Tree	2 small existing trees; or 1 large existing tree
Large Tree	4 existing small trees; or 2 existing medium trees; or 1 existing medium tree plus 2 existing small trees

13. Water sensitive urban design	All new *dwellings,* extensions and alterations (except extensions of a size 50% or less of existing *gross floor area*, or development where no new plumbing is proposed), achieve a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003. Developments meet this target by using one of the following options: <u>Option A:</u> ▪ on *mid sized blocks:* • minimum on-site water storage of water from roof harvesting is 2,000 litres • at least 50% or 75m^2 of roof plan area, whichever is the lesser, is connected to the tank • the tank is connected to at least 1 toilet, laundry cold water and all external taps that are attached to the dwelling. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure. ▪ on *large blocks* up to 800m^2: • minimum on-site water storage of water from roof harvesting is 4,000 litres • at least 50% or 100m^2 of roof plan area, whichever is the lesser, is connected to the tank

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	• the tank is connected to at least 1 toilet, laundry cold water and all external taps that are attached to the dwelling. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure. ▪ on *large blocks* greater than 800m^2: • minimum on site water storage of water from roof harvesting is 5,000 litres • at least 50% or 125m^2 of roof plan area, whichever is the lesser, is connected to the tank • the tank is connected to at least 1 toilet, laundry cold water and all external taps that are attached to the dwelling. The connection will require a pump where it cannot be elevated sufficiently to give adequate pressure. <u>Option B:</u> The development includes a greywater system capturing all bathroom and laundry greywater and treating it to Class A standard. The treated greywater is connected to all laundry cold water, toilet flushing and all external taps. <u>Option C:</u> Evidence is provided that the development achieves a minimum 40% reduction in mains water consumption compared to an equivalent development constructed in 2003, using the on-line Single residential waterways calculator or another tool. The 40% target is met without any reliance on landscaping measures to reduce consumption. Note**:** • The online Single residential waterways calculator can be found at: https://www.planning.act.gov.au/professionals/regulation-and-responsibilities/responsibilities/water-efficiency
14. Minimisation of cut and fill	The total change in ground level resulting from cut or fill does not exceed 1.5m within 1.5m of a *side boundary* and/or *rear boundary*. This does not include a cut associated with a *basement*. Notes: • The change in ground level is the cumulative total of all level changes within 1.5m of the boundary taken from the *datum ground level* (DGL) to the new *finished ground level* (FGL). • Exemption criteria for retaining walls is outlined separately in the *Planning (Exempt Development) Regulation 2023.*
15. Road noise	This control applies to new *dwellings* and extensions and alterations that add a habitable room located *adjacent* to an arterial road carrying or forecast to carry traffic volumes greater than 12,000 vehicles per day.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

	The *dwelling* or the extension to the *dwelling* is designed and constructed to comply with (or future equivalents) *AS/NZS 3671 – Acoustics – Road Traffic Noise Intrusion Building Siting and Design*. Note: • Roads carrying 12,000 vehicles per day are generally arterial roads. Classification of roads within the ACT are shown on the ACT Government Active Travel Planning Tool. The City and Environment Directorate (or future equivalent) can be contacted to advise which roads carry or are forecast to carry 12,000 vehicles per day. • Only applies if extension and/or alteration is closer to the road than the existing dwelling
16. Noise affected blocks	This control applies to a *block* identified as being potentially affected in a district single dwelling housing development control. The *dwelling* or the extension to the *dwelling* is designed and constructed to comply with (or future equivalents) *AS/NZS 2107.2000 – Acoustics – Recommended design sound levels and reverberation times for building interiors (the relevant satisfactory recommended interior design sound level).*
17. Number of car parking spaces	A minimum of 2 car parking spaces are provided on the *block*, unless the development is a single bedroom *dwelling* on a *compact block,* in which case a minimum of 1 car parking space is provided.
18. Dimensions of car parking spaces	Dimensions of car parking spaces are not less than the following, or as otherwise outlined in *AS 2890.1 Off-Street Parking Facilities*: a) single roofed space - 6m deep x 3m wide b) double roofed space - 6m deep x 5.5m wide c) single unroofed space - 5.5m deep x 3m wide d) multiple unroofed spaces side by side - 5.5m deep x 2.6m wide e) parallel parking spaces - 6.7m deep x 2.3m wide f) 2.1m minimum clearance to any overhead structure. Note: Dimensions for roofed spaces are internal dimensions.
19. Access for car parking spaces	Access for car parking spaces, driveways and vehicle manoeuvring areas complies with relevant requirements in AS 2890.1, the Australian Standard for Parking Facilities, such as manoeuvring to and from and within the development, sightlines and gradients.
20. Location of car parking spaces	Car parking spaces are provided to meet the following: a) are not located in the *front zone*; except on: i) *compact blocks* ii) any part of a driveway in tandem with another car parking space that is located behind the front *building line* b) one car space is roofed c) can be in tandem d) do not encroach minimum *block* boundaries.
21. Basement car parking	For *basement* car parking, the maximum total width of an entry and/or exit facing the street is 8m.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

22. Garage and carport openings	The maximum total width of *garage* door openings and external width of *carports* facing a street is 50% of the total length of the *building* façade facing that street. This does not apply to frontages to *rear lanes*.
23. Verge crossings	Verge crossings comply with the following: a) At least one verge crossing per *block* is provided. b) No more than two verge crossings per block are permitted. c) All verge crossings comply with applicable design standards and approval requirements d) Redundant driveway verge crossings are removed, and the verge and kerb restored. Note: All verge crossings are endorsed by the City and Environment Directorate (or future equivalent), including adding a new driveway, modifying an existing driveway, or adding a second driveway.
24. Servicing and infrastructure	Proposed development can be sufficiently serviced in terms of infrastructure and utility services. Endorsement is obtained from relevant utility providers (electricity, water, gas, sewerage and stormwater) to confirm that the location and nature of earthworks, utility connections, proposed buildings, pavements and landscape features comply with utility standards, access provisions and asset clearance zones.
25. Mid sized block provisions	Where identified as a *mid sized block* in a district single dwelling housing development control, the provisions in this control relating to *mid sized block*s apply to *block*s from 500m^2 or greater but less than 550m^2 in size.
26. Surveillance blocks	Where identified in a district single dwelling housing development control as a surveillance block, *dwellings* provide habitable room(s) above the *garage* with windows facing and overlooking the *rear lane,* or as otherwise determined in a district single dwelling housing development control.

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au