

CHANGES TO THE TECHNICAL SPECIFICATIONS

The Territory Planning Authority, pursuant to section 51 of the *Planning Act 2023*, has made NI2026-303 Planning (Residential Zones) Technical Specification 2026 (No 1) (the current technical specification).

The current technical specification replaces the now revoked NI2025-493 Planning (Residential Zones) Technical Specification 2025 (No 2) (the previous technical specification).

The main changes made by the current technical specification to the previous technical specification are listed in Part A of this document.

Territory Planning Authority
1 July 2026

Part A – Changes to the Technical Specifications

Various changes

The changes from the commencement of major plan amendment 04 – Missing Middle Housing Reform are outlined below.

Changes include:

- Updates to 4.1 to include additional uses and revise the limitation of home businesses to refer to a number of dwellings rather than per section
- Insert new 5.2 to provide guidance regarding dwelling density for multi unit housing in RZ1
- Updates to 11.1 to revise private open space specifications for single dwellings
- Updates to 11.2 to revise communal and principle open space specifications for multiunit housing in RZ1 and RZ2 zones
- Updates to 11.6 table with updated principle private open space specifications
- Updates to 14.1 to remove references to number of storeys and to revise maximum heights across the residential zones
- Updates to 14.2 to revise guidance around building envelope, including updated diagram
- Updates to Tables 1-4 and 9-11 to reflect revised setback specifications
- Updates to 15.1 to include variable solar building envelope for single dwelling and multi unit housing
- Updates to 15.2 to provide varying solar access guidance for multi-unit development of either three storeys or less, or four or more storeys
- Insert new 15.3, 15.4, 15.5 providing guidance regarding solar access of adjoining residential blocks
- Updates to 16.1 to revise separation specifications between walls and principal private open space for multiunit housing in RZ1 and RZ2
- Updates to 16.2 to revise separation specifications between walls and principal private open space for multiunit housing in RZ3, RZ4 and RZ5
- Remove 16.3 regarding privacy for multiunit housing, made superfluous by updates above
- Updates to 17.3 to provide new minimum dwelling sizes
- Updates to 17.4 to provide new note clarifying application of minimum widths
- Remove 17.5 regarding the maximum depth of apartment buildings
- Updates to 17.8 to provide new minimum storage volume specifications

CHANGES TO THE TECHNICAL SPECIFICATIONS

- Remove 17.9 regarding external storage for multi unit housing, made superfluous by updates above
- Remove 17.10 regarding balustrades for multi unit housing
- Updates to 18.1 to provide additional specifications for fencing or walls for multi unit housing
- Updates to 18.2 to provide new minimum courtyard wall setbacks for multiunit housing
- Updates to 19.1 to provide new minimum planting area percentage for multiunit housing in RZ1 and RZ2
- Updates to 19.3 to provide new minimum canopy cover for multiunit housing in RZ1 and RZ2
- Insert 20.1 with new guidance regarding ground surface planting selection and discouraging use of artificial turf
- Insert 23.1 and 23.2 with new guidance for blocks with heritage registration
- Updates to 27.1 to remove guidance specifying provision of covered parking spaces
- Updates to 27.5 to remove guidance regarding ramp location for RZ1 and RZ2 blocks below 30m wide at the street frontage
- Updates to Table 12 to provide new parking provision rates for residential zones

Changes to Assessment Outcomes – Alignment with MPA-04 amendments

Assessment outcomes have been updated to align to MPA-04.

CHANGES TO THE TECHNICAL SPECIFICATIONS

Interpretation Service

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
Mandarin (Simplified Chinese) / 简体中文	如果您需要翻译，请致电：13 14 50
Arabic / العربية	إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50
Cantonese (Traditional Chinese) / 繁體中文	如果你需要傳譯員，請致電：13 14 50
Vietnamese / Tiếng Việt	Nếu bạn cần thông dịch viên, xin gọi: 13 14 50
Korean / 한국어	통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50
Spanish / Español	Si necesita un intérprete, llame al 13 14 50
Persian (Farsi) / فارسی	اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50
Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਕਿਸੇ ਦੁਆਰੀਏ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50
Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
Italian / Italiano	Se hai bisogno di un interprete, chiama: 13 14 50
Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیرید
Thai / ภาษาไทย	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
Karen / ကညီကျိင်	ဖဲန့မ့လိာ်ဘၣ်ပုၤကတိၤကျိးထံတၢ်တၢ်အခါဝံသးစူၤကိးဘၣ်-၁၃၁ ၄၅၀ တက့ၢ်.

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week