



# CHANGES TO THE TECHNICAL SPECIFICATIONS

The Territory Planning Authority, pursuant to section 51 of the *Planning Act 2023*, has made NI2026-304 Planning (Subdivision) Technical Specification 2026 (No 1) (the current technical specification).

The current technical specification replaces the now revoked NI2024-538 Planning (Subdivision) Technical Specification 2024 (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:

- Insert 1.1 to provide additional guidance where blocks are subject to heritage registration
- Updates to 2.1 to clarify application of specifications to new residential blocks
- Updates to 2.2 to provide new minimum block sizes for new residential blocks
- Removal of 2.4 that provided guidance regarding frontages for currently leased RZI blocks
- Insertion of 2.4 to provide guidance regarding the scale and location of consolidated RZI blocks
- Updates to 3.1 to specify application of zoning guidance pertains to estates (Subdivision Design Application)
- Updates to 3.2 to provide guidance regarding minimum and maximum proportions of compact and mid-size blocks across the residential zones
- Updates to 7.1 to specify ongoing provisions guidance pertains to estates
- Updates to 9.1 and 9.2 to specify road hierarchy and street network guidance pertains to estates
- Updates to 10.1 to specify shared paths guidance pertains to estates
- Updates to 11.1 and 11.2 to specify cul-de-sac and rear lane guidance pertains to estates
- Insert 12.1 to provide guidance for driveways servicing battle-axe blocks
- Updates to 14.1 to specify provision of recreation space guidance pertains to estates
- Updates to 17.1 and 17.2 to specify reducing and protecting from urban heat guidance pertains to estates
- Updates to 24.1 to specify on-street parking guidance pertains to estates

### Changes to Assessment Outcomes – Alignment with MPA-04 amendments

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

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## 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	ဖဲန့မ့ါလိာ်ဘုာ်ပုကတိကျိးထံတၢ်တဂါအခါဝံသးစူကိးဘုာ်-၁၃၁ ၄၅၀ တက့ါ.

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