



**ACT**  
Government

**Guidance on the planning for Jacka**  
**Commitment 3 of the Gungahlin Strategic**  
**Assessment Biodiversity Plan**

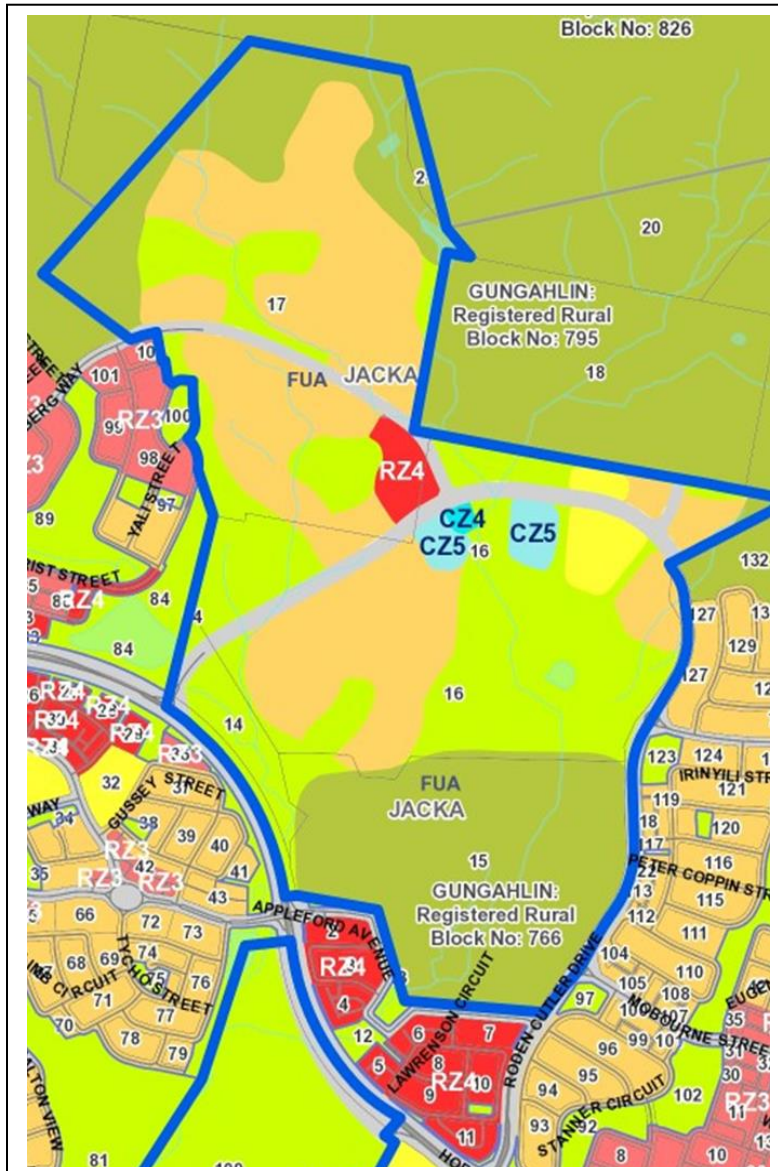
April 2024

Plan Implementation Team,  
Environment, Planning and Sustainable Development Directorate

## List of Abbreviations

ACT	Australian Capital Territory
BGW	Box Gum Grassy Woodland
GSA	Gungahlin Strategic Assessment
GSM	Golden Sun Moth
MNES	Matters of National Environmental Significance
PCS	ACT Parks and Conservation Service
PIT	Plan Implementation Team
the Plan	Gungahlin Strategic Assessment Biodiversity Plan
SDP	Subdivision Design Proposal





**Territory Plan Zones and Overlays**

(Refer to the Territory Plan at ACT Legislation Register [www.legislation.act.gov.au/ni/2008-27/current/default.asp](http://www.legislation.act.gov.au/ni/2008-27/current/default.asp))

**Designated Areas:**  
 See National Capital Plan

**Residential:**  
 RZ1 - Suburban  
 RZ2 - Suburban Core  
 RZ3 - Urban Residential  
 RZ4 - Medium Density Residential  
 RZ5 - High Density Residential

**Commercial:**  
 CZ1 - Core  
 CZ2 - Business  
 CZ3 - Local Centre  
 CZ4 - Services  
 CZ5 - Mixed Use  
 CZ6 - Leisure and Accommodation

**Industrial:**  
 IZ1 - General Industrial  
 IZ2 - Mixed Use Industrial

**Community Facility:**  
 CFZ - Community Facility

**Parks and Recreation:**  
 PRZ1 - Urban Open Space  
 PRZ2 - Restricted Access Recreation

**Transport and Services:**  
 TSZ1 - Transport  
 TSZ2 - Services

**Non-Urban:**  
 NUZ1 - Broadacre  
 NUZ2 - Rural  
 NUZ3 - Hills, Ridges and Buffer  
 NUZ4 - River Corridor  
 NUZ5 - Mountains and Bushland

Special Requirements apply under National Capital Plan

Future Urban Area

Special Requirements apply flanking Main Avenues and Approach Routes (see National Capital Plan)

Intertown Public Transport Route

Public Land, arrows point inwards and encompass the type of public land reserve listed below (see also Chapter 10 of the Planning and Development Act 2007)

**Type of Public Land Reserve:** (see also Schedule 3 of the Planning and Development Act 2007)  
 Pa - a wilderness area  
 Pa - a national park  
 Pc - a nature reserve  
 Pd - a special purpose reserve  
 Pe - an urban open space  
 Pf - a cemetery or burial ground  
 Pj - the protection of water supply  
 Pl - a lake  
 Pk - a sport and recreation reserve

**NOTE:** District and Suburb Precinct Maps and Codes are not shown on this map. Refer to the Territory Plan on the ACT Legislation Register [www.legislation.act.gov.au/ni/2008-27/current/default.asp](http://www.legislation.act.gov.au/ni/2008-27/current/default.asp) section 10 Precinct Maps and Codes.



**TERRITORY PLAN MAP  
 Zones and Overlays  
 Gungahlin and Hall**

Incorporating amendments to  
 12 December 2014

## BACKGROUND

### Commitments

#### Commitments under the *Environment Protection and Biodiversity Conservation Act 1999*

The Plan identifies a range of commitments to be undertaken by the ACT Government targeting MNES affected by urban development in the Gungahlin district. Commitments in the Plan build upon the long history of forward and strategic environmental planning in the ACT around the avoidance and mitigation of environmental impacts resulting from development.

Commitments in the GSA, and within this planning guide for Jacka are targeted to the affected MNES, however, also consider broader biodiversity and conservation management objectives. These objectives are important not only to the ACT under Territory legislation but also matters of significance at other scales including regional connectivity in the southern tablelands. To this effect, implementation of the Plan not only serves to maintain or enhance the conservation status of affected MNES in the ACT but also results in a beneficial effect to biodiversity in general.

The key commitments include:

- **Avoidance of areas that support habitat for MNES on land presently designated as developable (either RZ1 – Suburban (including Future Urban Area) or NUZ1 - broadacre)**

[The Structure Plan \(Territory Plan Variation No. 130\)](#) for North Gungahlin identified that Jacka could support approximately 2500 dwellings. This was followed by the Jacka Concept Plan (2008), which revised this estimate to approximately 1500 dwellings, due to a reduction in developable area based on additional heritage and environmental studies. Accordingly, the GSA identifies the Jacka Offset Area in the north-east of the suburb which has been established to address complementary conservation objectives concerning MNES, including Box Gum Grassy Woodland (BGW) and Golden Sun Moth (GSM).

The commitment has also been addressed by dedicating an additional 120 hectares to the north-western NUZ3 Hills, Ridges and Buffers zone from the urban areas of Taylor and Jacka in addition to the north Horse Park broadacre area. The Jacka Stage 2 Estate Development Plan dwelling yield was reduced to prevent encroachment into the north-western quadrant of the suburb allocated to NUZ3 in the GSA. As a result, the total dwelling numbers in Jacka have been reduced to approximately 1000 dwellings, including multi-unit and single residential development.

- **Increased investment in research targeted at the affected MNES and guided by action planning objectives**

While the GSA notes that the Jacka Offset Area does not contain any MNES, the site is included for strategic benefit primarily for habitat connectivity. Accordingly, there are no monitoring surveys conducted in the Jacka Offset Area, however the identified complementary conservation objectives for BGW and GSM are managed under the [ACT Native Woodland Conservation Strategy and Action Plan \(2018\)](#) and the [Golden Sun Moth Action Plan \(2017\)](#).

### District Strategy

A District Strategy plan sets out broad principles and policies for the development of a future urban area. The plan is typically at the district level. It is essentially a framework of the planning intent for the area and may include information on environmental and heritage matters, future major infrastructure requirements, key features, zoning and residential densities. The applicable District Strategy for Jacka is the [Gungahlin District Strategy](#).

## District Policies

District Policies apply the principles and policies of a District Strategy for the future urban area to identify the specific planning requirements that will apply to the future detailed planning and development of the suburb. District Policies guide the preparation, assessment and determination of the future development of the land (i.e. subdivision proposals). The applicable District Policy for Jacka is the [Gungahlin District Policy](#).

## Subdivision Design Proposal (SDP) (formerly Estate Development Plans)

A SDP sets out the design and development intention of a subdivision proposal that is consistent with the relevant planning policies, including the Territory Plan 2023. It is a statutory planning process to bring land from “planning ready” to “development ready” which, once approved, can be made available for future development.

## APPLICATION OF THE GUIDANCE NOTES

The Plan includes a commitment to provide guidance on estate development where required for each urban release area to ensure commitments and objectives of the Plan are implemented, particularly the identification of sympathetic development types along the urban edge to minimise impacts to adjacent MNES.

The development of the suburb of Jacka will address areas of environmental significance which are consistent with those reflected in the Plan.

As the North Gungahlin Structure Plan already applies to Jacka Stage 1, this guidance document provides assistance to subdivision designers on specific considerations applicable to the future stages of Jacka. The guide does not inform construction operations or requirements and aims to protect MNES that occur within the identified conservation areas only.

## Approval from the Plan Implementation Team (PIT)

The PIT will be consulted either prior to lodgement of SDPs or during the SDP entity circulation process. The PIT will review SDPs to ensure they are in accordance with the commitments of the Plan.

## Regulation and compliance

Estate Development / Subdivision Proposals are required to be assessed against the relevant planning policies and requirements of the Territory Plan 2023. Subdivision Design proposals must also demonstrate that they are consistent with the relevant district and zone assessment outcomes.

Jacka is required to be assessed against the following:

- The Gungahlin Strategic Assessment Area – [EIS Exemption Consideration Report](#).
- Jacka Concept Plan 2008;
- [Gungahlin District Strategy](#);
- [Territory Plan 2023](#) -
  - Part C: Planning Principles and Strategic Links;
  - Part D: D1: Gungahlin District Policy;
  - Part F: Subdivision Specifications;
  - Zone Specifications (as relevant); and
  - Design Guides (as relevant).

Development that occurs inconsistent with the approval issued under the *Planning Act 2023* will be subject to compliance action under that Act.

## GUIDANCE NOTES

In addition to the requirements of the *Planning Act 2023* and the Territory Plan 2023, the following requirements will be considered during the preparation of subdivision proposals and their assessment under the Act. The Jacka Concept Plan came into effect on 19 December 2008 and the estate design will be undertaken in accordance with the concept plan. Some of these considerations are included in the Gungahlin District Policy under the Territory Plan 2023:

- The estate development area will need to be fenced to appropriately delineate the rural land area from the estate, including urban open space areas. Fencing will be constructed to discourage access into the rural leased land and conservation areas. Location and alignment of fencing will need to allow for an appropriate buffer area to contain erosion and sediment controls.
- The Horse Park Wetlands and heritage precinct is to be protected by inclusion within a substantial area of Urban Open Space (generally incorporating the curtilage boundaries identified by the Register of the National Estate listing for the wetland) which will be subject to specific planning policies and management practices. The precinct shall have high visibility and ease of access. The wetlands are to be protected by upstream stormwater management techniques.
- The Urban Interface Guidelines prepared by the Suburban Land Agency should be used in designing the interface between the suburb and adjacent urban open space or reserve.
- The design of the estate should consider the objectives of the [Loss of Mature Native Trees Key Threatening Process Action Plan](#) and 30% canopy and permeable surface targets of the [Living Infrastructure Plan](#). Remnant and regenerating woodland trees should be retained within the urban infrastructure.
- A local centre is to be located in the centre of the suburb incorporating areas of higher residential density.
- Provide an area close to the local centre for a community facility site adjacent to the main public transport route on the distributor road.
- A neighbourhood oval and district playing fields are to be located upstream of the wetlands and must be designed to avoid noise, light and nutrient rich run off impacting the wetland.
- Local bus routes are to be provided through the suburb, encouraging public transport use.
- Edge roads are to be utilised wherever possible as a buffer between residential development and areas of open space, particularly when the area contains substantial cultural heritage or environmental values.
- Edge road design should consider the needs of recreational users (e.g. crossing points for equestrian/multi-use trail networks) and must ensure connectivity with the ACT Parks and Conservation Service (PCS) management trail network.
- Provide for an urban edge trail (equestrian and other uses) around the outer edge of Jacka that will move as the urban edge develops, subject to land management and tenure arrangements.
- Planning must consider exercise areas for dogs within the estate as dogs are not permitted within the northern section of the Centenary Trail.
- Provide hilltop reserves on the western ridgeline and in other strategic locations that provide opportunities for lookouts and viewsheds.
- Appropriate bushfire risk mitigation measures, such as buffers are to be incorporated into the subdivision, as required and must align with the ACT Bushfire Management Standards 2023.

Early consultation with the ACT Emergency Services Agency and the PCS Fire Management Unit is recommended.

- Buffers should occur only within the urban footprint, not the reserve.
- Where suburb infrastructure may or is likely to impact reserve areas (e.g., new utility installation), planning representatives must consult with PCS Offsets Team to prevent impacts to reserve values where possible or minimise impacts as much as possible with agreement from PCS on final remediation measures and outcomes.
- Major and minor open space corridors within the urban area are to be planted with local and regional native species.
- Appropriate precautions to control the spread of Serrated Tussock and African Love Grass, including measures to contain all fill to the site, are to be established prior to, during and post construction phase.

Note: Jacka Precinct Map and Code (effective 7 November 2014) exists for Jacka Residential Area 1.

### Further Information

Information and advice from the PIT on planning requirements may be sought by emailing [EPDImpact@act.gov.au](mailto:EPDImpact@act.gov.au).

Your email will need to include the following details:

- A contact name, and contact details (email, telephone and postal address);
- A description of your development; and
- A specific request to seek advice from the PIT on the planning requirements within the Gungahlin Strategic Assessment.

### Disclaimer

The GSA was approved in 2013 and due to the passage of time, some of the requirements may no longer be applicable or may have been superseded except for specific listed commitments in the GSA.