



(August 2026)

GUNDJEIHMI ABORIGINAL
CORPORATION JABIRU TOWN

Standard Outdoor Living Area Designs

Purpose

The Jabiru Masterplan Development Management Framework (JMDMF) includes Jabiru Design Requirements (2026) at Appendix H. The Jabiru Design Requirements stipulate that 'dwellings must include cool outdoor living areas for entertaining that also act as an extension of the living space' in accordance with this Standard Outdoor Living Area Designs.

Proponents are encouraged to develop their own designs for approval by GACJT in accordance with the General Design Principles below.

General Design Principles

The JMDMF encourages the use of bioclimatic design (a way of designing buildings to suit the local climate, with the aim of ensuring thermal comfort using passive design principles and environmentally sustainable resources). As part of this approach, proponents are encouraged to consider the following principles when designing and positioning outdoor living areas:

- Consider the site layout and position the outdoor living area to optimize prevailing breezes and maximize shade to the outdoor living area and the home.
- Position living areas away from sleeping areas.
- Position to protect existing trees and allow space for additional planting.
- Have sufficient height to incorporate ceiling fans, 2500mm minimum 2700mm or greater optimal.
- Include installation of ceiling sweep fans.
- Incorporate roof insulation, Minimum Kingspan Air-cell 65 or equal.
- Size to suit up to 8 people eating, approximately 5mx4m minimum obstruction free space, with an additional 1100mm eave overhang from the obstruction free space.
- Designs should avoid the use of guttering. If guttering cannot be avoided, it shall be designed in accordance with the NCC2022 Gutter Downpipe Overflow (GDO) calculator +15%. Evidence of calculation to be provided.
- If the positioning on the lot allows, they should be installed within the fenced area of the lot (if relevant). Alternatively, privacy screening from neighbours and roads/walkways is recommended.
- Must not obstruct vehicle access into carports, or backyards where gates exist.
- Free standing, independent structures are encouraged.

- Not over existing essential services or easements (sewer lines, power, internet).
- Not suitable if have to walk through bathroom or toilet. Walking through laundry is acceptable (but not ideal).
- Final structure must have a solid and durable surface.
- Any tree removal requires separate approval, as well as cultural heritage approval.

GACJT Approval Process

An Approved Managing Entity (or tenant with the landlord's written consent) may apply to install an outdoor living area by requesting consent from GACJT in writing. All requests are to:

1. be consistent with the Jabiru Masterplan Development Managing Framework;
2. include:
 - Site plan, with proposed location and distance to boundaries
 - Floor plan, showing existing rooms and proposed OLA, with dimensions.
 - Sections and elevations, showing new and existing heights.

Plans should provide information to show that the design principles have been addressed - fans, insulation, gutter calculations etc.;
3. include assurance that work will comply with all other requirements including the Jabiru Town Plan, the NT building act and National Construction Code; and
4. include written consent from the sublessee, if the request is not from the sublessee.

All requests are reviewed by a GACJT technical design adviser.

If a design does not satisfy a specific design principle, justification must be submitted. If this justification is not considered reasonable, a formal non-conformance waiver must be submitted for Board approval on a case-by-case basis.

GACJT does not support shade sails in an outdoor living area design, as these are inconsistent with the Materials and Colour Palette as they are not durable and can become a hazard in high winds.

An NT Builders Declaration must be provided to GACJT once the building is completed as evidence that the structure has been built in accordance with the approved designs.

Other Approvals

Proponents are advised that other approvals will be required under the NT Building Act and Building Regulations apply to Jabiru. Proponents are required to obtain Building certification, Building permits etc in accord with the NT Building Act and Building Regulations.

<https://nt.gov.au/property/building/build-or-renovate-your-home/building-and-renovating-a-home/residential-building-work-that-requires-permits>

Town planning approval may also be required through the NT Development Consent Authority. Proponents are required to make their own investigations and applications, if required.