



Australian Capital Territory

Territory Plan 2008

NI2008-27

made under the

Planning and Development Act 2007

Republication No 9

Effective: 31 October 2008

Republication date: 31 October 2008

Republication for variations by NI2008-499

Authorised by the ACT Parliamentary Counsel

Endnotes

1 About the endnotes

Endnotes

1 About the endnotes

Amending and modifying laws are annotated in the legislation history and the amendment history. Current modifications are not included in the republished law but are set out in the endnotes.

Not all editorial amendments made under the *Legislation Act 2001*, part 11.3 are annotated in the amendment history. Full details of any amendments can be obtained from the Parliamentary Counsel's Office.

This republication includes amendments made under part 11.3.

Uncommenced amending laws and expiries are listed in the legislation history and the amendment history. These details are underlined. Uncommenced provisions and amendments are not included in the republished law but are set out in the last endnote.

If all the provisions of the law have been renumbered, a table of renumbered provisions gives details of previous and current numbering.

The endnotes also include a table of earlier republications.

2 Abbreviation key

am = amended	ord = ordinance
amdt = amendment	orig = original
ch = chapter	par = paragraph/subparagraph
def = definition	pres = present
dict = dictionary	prev = previous
disallowed = disallowed by the Legislative Assembly	(prev...) = previously
div = division	pt = part
exp = expires/expired	r = rule/subrule
Gaz = gazette	renum = renumbered
hdg = heading	reloc = relocated
IA = Interpretation Act 1967	R[X] = Republication No
ins = inserted/added	RI = reissue
LA = Legislation Act 2001	s = section/subsection
LR = legislation register	sch = schedule
LRA = Legislation (Republication) Act 1996	sdiv = subdivision
mod = modified/modification	sub = substituted
o = order	SL = Subordinate Law
om = omitted/repealed	<u>underlining</u> = whole or part not commenced or to be expired

3 Legislation history

Territory Plan 2008 NI2008-27

notified LR 13 February 2008

commenced 31 March 2008 (see Planning and Development Act 2007 s 432 (3) (a))

as amended by

Variation to the Territory Plan No 285

(as notified in Planning and Development (Plan Variation No 285)

Notice 2008 NI2008-123)

commenced 18 April 2008 (CN2008-4)

Planning and Development (Technical Plan Variation—Forde) Notice 2008 NI2008-201

notified LR 5 June 2008

commenced 6 June 2008 (LA s 73 (2) (a))

Variation to the Territory Plan No 293

(as notified in Planning and Development (Plan Variation No 293)

Notice 2008 NI2008-219)

commenced 15 August 2008 (CN2008-11)

Planning and Development (Technical Plan Variation—Residential and Commercial Zones Codes) Notice 2008 NI2008-289

notified LR 10 July 2008

commenced 11 July 2008 (LA s 73 (2) (a))

Planning and Development (Technical Plan Variation—Error Variation) Notice 2008 NI2008-290

notified LR 10 July 2008

commenced 11 July 2008 (LA s 73 (2) (a))

Planning and Development (Technical Plan Variation—Boundary Changes) Notice 2008 NI2008-298

notified LR 31 July 2008

commenced 1 August 2008 (LA s 73 (2) (a))

Planning and Development (Technical Plan Variation—Dunlop) Notice 2008 NI2008-328

notified LR 14 August 2008

commenced 15 August 2008 (LA s 73 (2) (a))

Endnotes

4 Amendment history

Planning and Development (Technical Plan Variation—Watson) Notice 2008 NI2008-336

notified LR 14 August 2008
commenced 15 August 2008 (LA s 73 (2) (a))

Variation to the Territory Plan No 289

(as notified in Planning and Development (Plan Variation No 289) Notice 2008 NI2008-339)
commenced 5 September 2008 (CN2008-14)

Planning and Development (Technical Plan Variation—Residential Zones Codes) Notice 2008 NI2008-358

notified LR 28 August 2008
commenced 29 August 2008 (LA s 73 (2) (a))

Planning and Development (Technical Plan Variation—Franklin) Notice 2008 NI2008-499

notified LR 30 October 2008
commenced 31 October 2008 (LA s 73 (2) (a))

4 Amendment history

Maps

Australian Capital Territory sub NI2008-201, NI2008-290, NI2008-298, NI2008-328, NI2008-336, variation No 289, NI2008-499

Canberra Central District sub NI2008-336

Belconnen sub NI2008-298, NI2008-328, variation No 289

Gungahlin sub NI2008-201, NI2008-336, NI2008-499

Woden Valley and Weston Creek sub NI2008-290

Residential Zones – Single Dwelling Housing Development Code

Part A(1) – RZ1 – Suburban Zone

Element 1
Rule 1.1 hdg sub NI2008-289
R1, C1 sub NI2008-289

Part A(2) – RZ2 – Suburban Core Zone

Element 2
Rule 2.3 hdg sub NI2008-289
R6A, C6A ins NI2008-289

Part B – General Development Controls

Element 1	
Rule 1.1 hdg	sub NI2008-289
R14, C14	sub NI2008-289
Element 2	
Rule 2.3 hdg	sub NI2008-289
R17, C17	sub NI2008-289
Rules 2.4 hdg	sub NI2008-289
R18, C18	sub NI2008-289
Element 6	
R21	am NI2008-290
Element 7	
Rule 7.1 hdg	sub NI2008-289
R26, C26	sub NI2008-289
Rule 7.2 hdg	om NI2008-289
R27, C27	om NI2008-289
Rule 7.3 hdg	sub NI2008-289
R28, C28	sub NI2008-289

Part C(1) – Single Dwelling Housing

Element 2	
Table 1	sub NI2008-290
Table 2	sub NI2008-290
Figure C1, C2, C3	am NI2008-290
Element 4	
R 44, C44	sub NI2008-289
Element 5	
R49, C49	sub NI2008-289
Element 6	
Rule 6.1 hdg	sub NI2008-289
R51, C51	sub NI2008-289
R52, C52	sub NI2008-289
R53, C53	sub NI2008-289

Part C(2) – Single Dwelling Housing – Additional Controls for Deakin and Forrest

Element 2	
Rule 2.3 hdg	am NI2008-290
Rule 2.4 hdg	am NI2008-290

Residential Zones – Multi Unit Housing Development Code**Part A(1) – RZ1 – Suburban Zone**

Introduction	am NI2008-290
Element 1	
Rule 1.1 hdg	sub NI2008-289
R1, C1	sub NI2008-289
Rule 1.2 hdg	sub NI2008-289
R2, C2	sub NI2008-289

Endnotes

4 Amendment history

Part A(2) – RZ2 – Suburban Core Zone

Element 1

Rule 1.1 hdg sub NI2008-289
R10, C10 sub NI2008-289
Rule 1.3 hdg sub NI2008-289
R12, C12 sub NI2008-289

Part A(4) – RZ4 – Medium Density Residential Zone

Element 2

Rule 2.1 hdg sub NI2008-289
R21, C21 sub NI2008-289

Part A(5) – RZ5 – High Density Residential Zone

Element 2

Rule 2.1 hdg sub NI2008-289
R26, C26 sub NI2008-289
R26A, C26A ins NI2008-289
R27, C27 sub NI2008-289

Part B – General Development Controls

Element 1

Rule 1.1 hdg sub NI2008-289
R28, C28 sub NI2008-289

Element 2

Rule 2.3 hdg sub NI2008-289
R31, C31 sub NI2008-289
Rule 2.4 hdg sub NI2008-289
R32, C32 sub NI2008-289

Element 6

R39 am NI2008-290
R47 am NI2008-290

Element 7

Rule 7.1 hdg sub NI2008-289
R50, C50 sub NI2008-289
Rule 7.3 hdg sub NI2008-289
R52, C52 sub NI2008-289

Part C(1) – Multi Unit Housing

Element 2

Table 1 sub NI2008-290
Table 2 sub NI2008-290
Figure 4 am NI2008-290

Element 4

R80, C80 om NI2008-289
R81, C81 sub NI2008-289
R88, C88 sub NI2008-289
R89, C89 sub NI2008-289
R90, C90 sub NI2008-289

Inner North Precinct Code**Part A – General Development Controls**

Element 2

Rule 2.1 hdg	sub NI2008-358
R3	sub NI2008-358
Rule 2.3 hdg	sub NI2008-358
R6	sub NI2008-358
R7	sub NI2008-358
C11	sub NI2008-358
Figure 1	sub NI2008-358
R13	sub NI2008-358

Element 3

Figure 2	sub NI2008-358
Rule 3.2 hdg	sub NI2008-358
R18	sub NI2008-358

Part B – Control Plans

Braddon	sub NI2008-358
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Part C – Site Specific Controls**Part C (1) – Braddon**

Rule 2.2 hdg	om NI2008-358
R25	om NI2008-358
Rule 2.3 hdg	om NI2008-358
R26	om NI2008-358

Part C (2) – Lyneham

Rule 2.2 hdg	om NI2008-358
R32	om NI2008-358
Rule 2.3 hdg	om NI2008-358
R33	om NI2008-358
Rule 2.4 hdg	om NI2008-358
R34	om NI2008-358
Rule 2.5 hdg	om NI2008-358
R35	om NI2008-358
Rule 2.6 hdg	om NI2008-358
R36	om NI2008-358
Rule 2.7 hdg	om NI2008-358
R37	om NI2008-358
Rule 2.8 hdg	om NI2008-358
R38	om NI2008-358
Rule 2.9 hdg	om NI2008-358
R39	om NI2008-358
Rule 2.10 hdg	om NI2008-358
R40	om NI2008-358

Part C (4) – Turner

Element 2

Rule 2.1 hdg	sub NI2008-358
R45	sub NI2008-358
Figure 3	ins NI2008-358

Endnotes

4 Amendment history

CZ6 Leisure and Accommodation Zone Development Table

Minimum Assessment Track

Merit am Variation No 293

Fig 5

Narrabundah sub Variation No 293

City Centre Precinct Code

Part A (1) – City Centre – CZ1 Core Zone

Element 2

R34 am NI2008-290

Part A (3) – City Centre – CZ3 Services Zone – Braddon

Element 1

Rule 1.1 hdg sub NI2008-290

R41, C41 sub NI2008-290

R42, C42 sub NI2008-290

R43, C43 sub NI2008-290

R44, C44 sub NI2008-290

Figure A12 sub NI2008-290

4.3 Town Centres Precinct Code

Part A – Town Centres – Overview

Figure A1 sub variation No 289

Part A (3) – CZ3 Services Zone

Element 3

Figure A5 sub variation No 289

CZ5 Mixed Use Zone Development Code

Part A – General Development Controls

Element 1

R3A, C3A ins Variation No 293

CZ6 Leisure and Accommodation Zone Development Code

Part B – Site Specific Development Controls

Element 1

Rule 1.4 hdg ins Variation No 293

R55A ins Variation No 293

Industrial Zones Development Code

Part A(2) – IZ2 – Industrial Mixed Use Zone

Element 1

R2 am NI2008-290

NUZ1 – Broadacre Zone Development Table

fig 7 Symonston

Area 'b' sub Variation No 285

NUZ2 – Rural Zone Development Table

Minimum Assessment Track

Merit am NI2008-290

Non-Urban Zones Development Code

Part C(8) – Harman Industrial Area,
Jerrabomberra ins NI2008-290; renum as Part C(8) R4 LA

Rural Villages Precinct Code**Part A – Village of Hall**

Figure 1 sub NI2008-290

Part B – Stromlo Settlement

Element 5

C33 am NI2028-290

Parking and Vehicular Access General Code

3.2.5 sch 2 am NI2008-290

Residential Boundary Fences General Code**Part A – General Controls**

Element 2

R1 am NI2008-290

Overlays and Clearance Zone Policies

Special Requirements of the National Capital Plan
12.1 am NI2008-290

Definitions

Part A def **Minor Use** sub NI2008-290

def **Temporary Use** sub NI2008-290

Part B def **Front Zone** sub NI2008-290

Endnotes

5 Earlier replications

5 Earlier replications

Some earlier replications were not numbered. The number in column 1 refers to the publication order.

Since 12 September 2001 every authorised replication has been published in electronic pdf format on the ACT legislation register. A selection of authorised replications have also been published in printed format. These replications are marked with an asterisk (*) in column 1. Electronic and printed versions of an authorised replication are identical.

Replication No and date	Effective	Last amendment made by	Replication for
R1 31 Mar 2008	31 Mar 2008– 17 Apr 2008	not amended	new instrument
R2 18 Apr 2008	18 Apr 2008– 5 June 2008	NI2008-123	variations by Variation No 285 (as notified in NI2008-123)
R3 6 June 2008	6 June 2008– 10 July 2008	NI2008-201	variations by NI2008-201
R4 11 July 2008	11 July 2008– 31 July 2008	NI2008-290	variations by NI2008-289 and NI2008-290
R5 1 Aug 2008	1 Aug 2008– 14 Aug 2008	NI2008-298	variations by NI2008-298
R6 15 Aug 2008	15 Aug 2008– 28 Aug 2008	NI2008-336	variations by Variation No 293 (as notified in NI2008-219), NI2008-328 and NI2008-336
R7 29 Aug 2008	29 Aug 2008– 4 Sept 2008	NI2008-358	variations by NI2008-358
R8 5 Sept 2008	5 Sept 2008– 30 Oct 2008	NI2008-358	variations by Variation No 289 (as notified in NI2008-339)

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