



Australian Capital Territory

# **Territory Plan 2008**

**NI2008-27**

made under the

**Planning and Development Act 2007**

**Republication No 11**

**Effective: 21 November 2008**

Republication date: 21 November 2008

Republication for variations by NI2008-541 and NI2008-542

Authorised by the ACT Parliamentary Counsel

## Endnotes

1 About the endnotes

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## 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 = Item/subItem
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om = omitted/repealed	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

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### 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

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**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))

**Planning and Development (Technical Plan Variation—Gungahlin)  
Notice 2008 NI2008-516**

notified LR 6 November 2008  
commenced 7 November 2008 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Error  
Variation) Notice 2008 (No 2) NI2008-541**

notified LR 20 November 2008  
commenced 21 November 2008 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Residential  
Zones Code) Notice 2008 (No 2) NI2008-542**

notified LR 20 November 2008  
commenced 21 November 2008 (LA s 73 (2) (a))

## 4 Amendment history

### 1.2 Maps

Australian Capital Territory	sub NI2008-201, NI2008-290, NI2008-298, NI2008-328, NI2008-336, variation No 289, NI2008-499, NI2008-516
Canberra Central District	sub NI2008-336

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Belconnen	sub NI2008-298, NI2008-328, variation No 289
Gungahlin	sub NI2008-201, NI2008-336, NI2008-499, NI2008-516
Woden Valley and Weston Creek	sub NI2008-290

### 3.1 RZ1 - RZ5 Objectives and Development Tables

#### RZ1 – Suburban Zone

Prohibited Development table  
am NI2008-541

#### RZ2 – Suburban Core Zone

Prohibited Development table  
am NI2008-541

#### RZ3 – Urban Residential Zone

Prohibited Development table  
am NI2008-541

#### RZ4 – Medium Density Residential Zone

Prohibited Development table  
am NI2008-541

#### RZ5 – High Density Residential Zone

Prohibited Development table  
am NI2008-541

### 3.2 Residential Zones – Single Dwelling Housing Development Code

Introduction am NI2008-542

#### Part A(1) – RZ1 – Suburban Zone

Element 1  
Item 1.1 hdg sub NI2008-289  
R1, C1 sub NI2008-289  
Element 2  
Item 2.1 sub NI2008-542

#### Part A(2) – RZ2 – Suburban Core Zone

Element 2  
Item 2.1 sub NI2008-542  
Item 2.3 hdg sub NI2008-289  
Item 2.3 sub NI2008-542  
R6A, C6A ins NI2008-289

Element 4  
Item 4.1 sub NI2008-542

## Endnotes

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### **Part A(3) – RZ3 – Urban Residential Zone**

Element 2

Item 2.1 sub NI2008-542

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

Element 2

Item 2.1 sub NI2008-542

### **Part B – General Development Controls**

Element 1

Item 1.1 hdg sub NI2008-289

R14, C14 sub NI2008-289

Element 2

Item 2.3 hdg sub NI2008-289

R17, C17 sub NI2008-289

Items 2.4 hdg sub NI2008-289

R18, C18 sub NI2008-289

Element 6

R21 am NI2008-290

Item 6.2

R23, C23 sub NI2008-542

Element 7

Item 7.1 hdg sub NI2008-289

Item 7.1

R26, C26 sub NI2008-289

sub NI2008-542

Item 7.2 hdg om NI2008-289

R27, C27 om NI2008-289

Item 7.3 hdg sub NI2008-289

sub NI2008-541

Item 7.3

R28, C28 sub NI2008-289

sub NI2008-542

### **Part C – Development Type Controls**

introduction am NI2008-542

### **Part C(1) – Single Dwelling Housing**

Element 2

Table 1, columns 2, 3, 4, hdg

sub NI2008-541

Table 1 sub NI2008-290

Table 2 sub NI2008-290

Table 3, column 1 sub NI2008-541

Figure C1, C2, C3 am NI2008-290  
sub NI2008-542  
Table 4, note sub NI2008-542  
Item 2.3 sub NI2008-542

Element 3.2  
R36 (d) sub NI2008-541

Element 4  
R 44, C44 sub NI2008-289

Element 5  
R49, C49 sub NI2008-289

Element 6  
Item 6.1 hdg sub NI2008-289  
R51 am NI2008-541  
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  
Item 2.3 hdg am NI2008-290  
Item 2.4 hdg am NI2008-290

**Part C(3) – Single Dwelling Housing – Compact Blocks in New Estates**

hdg sub NI2008-542  
introduction am NI2008-542  
Item 2.3 hdg am NI2008-290

Element 4  
Intent (b) sub NI2008-541

Element 6  
R78 am NI2008-541

**3.3 Residential Zones – Multi Unit Housing Development Code**

**Part A(1) – RZ1 – Suburban Zone**

Introduction am NI2008-290

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

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Item 1.2 hdg sub NI2008-289  
R2, C2 sub NI2008-289  
Item 1.2 sub NI2008-542  
Element 2  
Item 2.1 sub NI2008-542  
Item 2.2 sub NI2008-542

### **Part A(2) – RZ2 – Suburban Core Zone**

Element 1  
Item 1.1 hdg sub NI2008-289  
R10, C10 sub NI2008-289  
Item 1.1 sub NI2008-542  
Item 1.3 hdg sub NI2008-289  
R12, C12 sub NI2008-289  
Item 2.1 sub NI2008-542

### **Part A(3) – RZ3 – Urban Residential Zone**

Element 2  
Item 2.1 sub NI2008-542

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

Element 2  
Item 2.1 hdg sub NI2008-289  
R21, C21 sub NI2008-289  
Item 2.1 sub NI2008-542

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

Element 2  
Item 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  
Item 1.1 hdg sub NI2008-289  
R28, C28 sub NI2008-289

Element 2  
Item 2.3 hdg sub NI2008-289  
R31, C31 sub NI2008-289  
Item 2.4 hdg sub NI2008-289  
R32, C32 sub NI2008-289

Element 6  
R39 am NI2008-290  
Item 6.4 sub NI2008-542



Item 6.7  
 R46 am NI2008-541  
 Item 6.8 sub NI2008-542  
 R47 am NI2008-290  
 Item 6.9 sub NI2008-542

Element 7  
 Item 7.1 hdg sub NI2008-289  
 Item 7.1 sub NI2008-542  
 R50, C50 sub NI2008-289  
 Item 7.3 hdg sub NI2008-289  
 R52, C52 sub NI2008-289

### **Part C(1) – Multi Unit Housing**

Element 2  
 Table 1, columns 2, 3, 4, 5, hdg sub NI2008-541  
 sub NI2008-290  
 Table 1 sub NI2008-290  
 Table 2, columns 2, 3 hdg sub NI2008-541  
 Figure C1 sub NI2008-542  
 Figure 4 am NI2008-290  
 Table 4, note sub NI2008-542  
 Item 2.3 sub NI2008-542

Element 3  
 Item 3.3,  
 diagram ins NI2008-542  
 R68, C68, C69 sub NI2008-542

Element 4  
 Item 4.1  
 R70 sub NI2008-289  
 R72 am NI2008-541  
 R80, C80 om NI2008-289  
 Item 4.2  
 R81, C81 sub NI2008-289  
 R84, C84 sub NI2008-542  
 R88, C88 sub NI2008-289  
 R89, C89 sub NI2008-289  
 R90, C90 sub NI2008-289

### **Part C(2) – Multi Unit Housing**

Element 2  
 Item 2.2, title sub NI2008-541  
 Item 2.3, title sub NI2008-541

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### **Part C(3) – Multi Unit Housing**

Element 2

Item 2.3 sub NI2008-542

Item 2.4 sub NI2008-542

Element 3

Item 3.4

R129 sub NI2008-541

### **Part D – Development Type Controls-Other forms of Residential Development and Non-Residential Development**

Element 1

Item 1.6

R260 sub NI2008-542

R261 sub N2008-542

## **3.4 Inner North Precinct Code**

### **Part A – General Development Controls**

Element 2

Item 2.1 hdg sub NI2008-358

R3 sub NI2008-358

Item 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

Item 2.5 hdg sub NI2008-541

Element 3

Figure 2 sub NI2008-358

Item 3.2 hdg sub NI2008-358

R18 sub NI2008-358

### **Part B – Control Plans**

Braddon sub NI2008-358

### **Part C – Site Specific Controls**

#### **Part C (1) – Braddon**

Item 2.2 hdg om NI2008-358

R25 om NI2008-358

Item 2.3 hdg om NI2008-358

R26 om NI2008-358

**Part C (2) – Lyneham**

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

**Part C (4) – Turner**

Element 2	
Item 2.1 hdg	sub NI2008-358
R45	sub NI2008-358
Figure 3	ins NI2008-358

**4.1 CZ1 - CZ6 Objectives and Development Tables****CZ1 – Core Zone**

Prohibited Development table  
am NI2008-541

**CZ2 – Business Zone**

Prohibited Development table  
am NI2008-541

**CZ3 – Services Zone**

Prohibited Development table  
am NI2008-541

**CZ4 – Local Centres Zone**

Prohibited Development table  
am NI2008-541

**CZ5 – Mixed Use Zone**

Prohibited Development table  
am NI2008-541

## Endnotes

4 Amendment history

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### **CZ6 - Leisure and Accommodation Zone**

Minimum Assessment Track

Merit am Variation No 293

Fig 5

Narrabundah sub Variation No 293

Prohibited Development table

am NI2008-541

## **4.2 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

Item 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

### **Part B – General Development Controls**

Element 6

Item 6.1

R83 am NI2008-541

## **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

### **Part B – General Development Controls**

Element 1

Item 1.3

R61 am NI2008-541

Element 6

Item 6.1

R83 am NI2008-541

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**4.4 Group Centres Precinct Code****Part A(2) – CZ2 Business Zone**

Element 1.2 Shops

R12 am NI2008-541

R15 am NI2008-541

**Part B – General Development Controls**

Element 1

Item 1.3

R34 am NI2008-541

Element 6

Item 6.1

R57 am NI2008-541

**4.5 Local Centres Precinct Code****Part A – General Development Controls**

Element 1

Item 1.3

R5 am NI2008-541

Element 6

Item 6.1

R34 am NI2008-541

**4.6 CZ2 Office Areas Outside Centres Precinct Code****Part A – General Development Controls**

Element 1

Item 1.2

R4 am NI2008-541

Element 6

Item 6.1

R27 sub NI2008-541

**Part B – General Development Controls**

Element 1

Item 1.1

R53 am NI2008-541

**4.7 CZ5 Mixed Use Zone Development Code****Part A – General Development Controls**

Element 1

R3A, C3A ins Variation No 293

## Endnotes

### 4 Amendment history

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Item 1.2  
R4 am NI2008-541  
Element 6  
Item 6.1  
R29 am NI2008-541

### 4.8 **CZ6 Leisure and Accommodation Zone Development Code** **Part A – General Development Controls**

Element 1  
Item 1.1  
R2 am NI2008-541  
Item 1.2  
R5 am NI2008-541  
Element 6  
Item 6.1  
R29 amNI2008-541

#### **Part B – Site Specific Development Controls**

Element 1  
Item 1.4 hdg ins Variation No 293  
R55A ins Variation No 293

### 5.1 **IZ1 - IZ2 Objectives and Development Tables**

#### **IZ1 – General Industrial Zone**

Prohibited Development table  
am NI2008-541

#### **IZ2 – Mixed Use Industrial Zone**

Prohibited Development table  
am NI2008-541

### 5.2 **Industrial Zones Development Code**

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

Element 1  
R2 am NI2008-290

#### **Part B – General Development controls**

Element 6  
Item 6.1  
R38 am NI2008-541

- 
- 6.1 CFZ Objectives and Development Table**  
**CFZ Community Facility Zone**  
 Prohibited Development table  
 am NI2008-541
- 6.2 Community Facility Zone Development Code**  
**Part A – General Development Controls**  
 Element 1  
 Item 1.3  
 R3 (c) am NI2008-541  
 Element 6  
 Item 6.1  
 R28 am NI2008-541
- 7.1 PRZ1 - PRZ2 Objectives and Development Tables**  
**PRZ1 – Urban Open Space Zone**  
 Prohibited Development table  
 am NI2008-541
- PRZ2 – Restricted Access Recreation Zone**  
 Prohibited Development table  
 am NI2008-541
- 7.2 Parks and Recreation Zones Development Code**  
**Part B – General Development Controls**  
 Element 6  
 Item 6.2  
 R32 am NI2008-541
- 8.1 TSZ1 - TSZ2 Objectives and Development Tables**  
**TSZ1 – Transport Zone**  
 Prohibited Development table  
 am NI2008-541
- TSZ2 – Services Zone**  
 Prohibited Development table  
 am NI2008-541
- 8.2 Transport and Services Zone Development Code**  
**Part B – General Development Controls**  
 Element 6  
 Item 6.2  
 R57 am NI2008-541
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## Endnotes

4 Amendment history

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### 9.1 NUZ1 - NUZ5 Objectives and Development Tables

#### NUZ1 – Broadacre Zone Development Table

fig 7 Symonston

Area 'b' sub Variation No 285

Minimum Assessment Track

Merit am NI2008-541

Prohibited Development table

am NI2008-541

#### NUZ2 – Rural Zone Development Table

Minimum Assessment Track

Merit am NI2008-290

Prohibited Development table

am NI2008-541

#### NUZ3 –Hills, Ridges and Buffer Zone Development Table

Prohibited development table

am NI2008-290

Prohibited Development table

am NI2008-541

#### NUZ4 –River Corridor Zone Development Table

Prohibited development table

am NI2008-290

Prohibited Development table

am NI2008-541

#### NUZ5 –Mountains and Bushland Zone Development Table

Prohibited development table

am NI2008-290

Prohibited Development table

am NI2008-541

### 9.2 Non-Urban Zones Development Code

#### Part C(8) – Harman Industrial Area,

Jerrabomberra ins NI2008-290; renum as Part C(8) R4 LA

### 10.1 Northbourne Avenue Precinct Code

#### Part B – General Development Controls

Element 6



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	Item 6.1	
	R57	am NI2008-541
<b>10.2</b>	<b>Rural Villages Precinct Code</b>	
	<b>Part A – Village of Hall</b>	
	Figure 1	sub NI2008-290
	<b>Part B – Stromlo Settlement</b>	
	Element 5	
	C33	am NI2028-290
<b>11.1</b>	<b>Parking and Vehicular Access General Code</b>	
	3.2.5 sch 2	am NI2008-290 am NI2008-541
<b>11.3</b>	<b>Access and Mobility General Code</b>	
	Introduction	am NI2008-541
<b>11.4</b>	<b>Crime Prevention through Environmental Design General Code</b>	
	<b>Part A – General requirements</b>	
	Element 3	
	Item 3.3	
	C10 (a)	am NI2008-541
<b>11.12</b>	<b>Residential Boundary Fences General Code</b>	
	<b>Part A – General Controls</b>	
	Element 2	
	R1	am NI2008-290
<b>12</b>	<b>Overlays and Clearance Zone Policies</b>	
	Part 12, title	am NI2008-541
	introduction	am NI2008-541
	Special Requirements of the National Capital Plan	
	12.1	am NI2008-290
	12.2	am NI2008-541
<b>13</b>	<b>Definitions</b>	
	Part A	def <b>Outdoor Recreation Facility</b> am NI2008-541 def <b>Minor Use</b> sub NI2008-290 def <b>Religious associated use</b> om NI2008-541 def <b>Temporary Use</b> sub NI2008-290
	Part B	def <b>Articulation Zone</b> ins NI2008-541 def <b>Front Zone</b> sub NI2008-290

## Endnotes

5 Earlier republications

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### 3 Development codes

#### 3.1 Future Urban Areas Residential Subdivision Code Part B(2) - Additional requirements that apply when an Estate

Element 1

Item 1.4

C109 am NI2008-541

Element 5

Item 5.3

C130 am NI2008-541

C131 am NI2008-541

### 5 Earlier republications

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

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

Republication No and date	Effective	Last amendment made by	Republication 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

<b>Republication No and date</b>	<b>Effective</b>	<b>Last amendment made by</b>	<b>Republication for</b>
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)
R9 31 Oct 2008	31 Oct 2008– 6 Nov 2008	NI2008-499	variations by NI2008-499
R10 7 Nov 2008	7 Nov 2008– 20 Nov 2008	NI2008-516	variations by NI2008-516

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