



Australian Capital Territory

Territory Plan 2008

NI2008-27

made under the

Planning and Development Act 2007

Republication No 12

Effective: 12 December 2008

Republication date: 12 December 2008

Last varied by NI2008-542

(republishing for variations by No 281 as notified in NI2008-352)

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 = 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om = omitted/repealed	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

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))

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3 Legislation history

**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))

**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)

Variation to the Territory Plan No 281

(as notified in Planning and Development (Plan Variation No 281)
Notice 2008 NI2008-352)
commenced 12 December 2008 (CN2008-16)

**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; variation No 281
Belconnen	sub NI2008-298, NI2008-328, variation No 289; variation No 281
Canberra Central District	sub NI2008-336; variation No 281
Gungahlin	sub NI2008-201, NI2008-336, NI2008-499, NI2008-516
Woden Valley and Weston Creek	sub NI2008-290; variation No 281

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

Endnotes

4 Amendment history

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

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

Item 2.4 hdg sub NI2008-289

R18, C18 sub NI2008-289

Element 6

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R21 am NI2008-290

Item 6.2

R23, C23 sub NI2008-542

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Item 7.1 hdg	sub NI2008-289
R26, C26	sub NI2008-289, NI2008-542
Item 7.2 hdg	om NI2008-289
R27, C27	om NI2008-289
Item 7.3 hdg	sub NI2008-289
	renum as 7.2 NI2008-541
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	sub NI2008-290 am NI2008-541
Table 2	sub NI2008-290
Table 3	am NI2008-541
Figure C1, C2, C3	am NI2008-290 sub NI2008-542
Table 4, note	sub NI2008-542
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Element 3
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R36 am NI2008-541

Element 4
R 44, C44 sub NI2008-289

Element 5
R49, C49 sub NI2008-289

Element 6
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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

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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 am NI2008-541

Element 6
Item 6.1
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
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
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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 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

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

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 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
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 R52, C52 sub NI2008-289

Part C(1) – Multi Unit Housing

Element 2

Table 1 sub NI2008-290
 am NI2008-541
 Table 2 sub NI2008-290
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 Figure C1 am NI2008-290
 sub NI2008-542
 Table 4, note sub NI2008-542

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R68, C68, C69 sub NI2008-542

Element 4
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R72 am NI2008-541
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R80, C80 om NI2008-289
R81, C81 sub NI2008-289
R84, C84 sub NI2008-542

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R88, C88 sub NI2008-289
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R90, C90 sub NI2008-289

Part C(2) – Multi Unit Housing

Element 2
Item 2.2 hdg sub NI2008-541
Item 2.3 hdg sub NI2008-541

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 am 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
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Figure 2	sub NI2008-358
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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

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Item 2.3 hdg	om NI2008-358
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R37	om NI2008-358
Item 2.8 hdg	om NI2008-358
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Item 2.9 hdg	om NI2008-358
R39	om NI2008-358
Item 2.10 hdg	om NI2008-358
R40	om NI2008-358

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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

Minimum Assessment Track

Merit am variation No 281

Prohibited Development table
am NI2008-541

CZ5 – Mixed Use Zone

Prohibited Development table
am NI2008-541

CZ6 - Leisure and Accommodation Zone

Minimum Assessment Track

Merit am Variation No 293

Prohibited Development table
am NI2008-541

Fig 5

Narrabundah sub Variation No 293

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

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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

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

Element 1

Item 1.2

R12 am NI2008-541

Item 1.4

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Part B – General Development Controls

Element 1

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R34 am NI2008-541
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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
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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 am 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
Item 1.2
R3A, C3A ins Variation No 293
R4 am NI2008-541
Element 6
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R27 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

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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

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R3 am NI2008-541
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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
R23 am NI2008-541

9.1 NUZ1 - NUZ5 Objectives and Development Tables

NUZ1 – Broadacre Zone Development Table

Minimum Assessment Track
Merit am NI2008-541

Prohibited development table
 am NI2008-541
 fig 7 Symonston
 Area 'b' sub Variation No 285

NUZ2 – Rural Zone Development Table

Minimum Assessment Track
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 Prohibited development table
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NUZ3 –Hills, Ridges and Buffer Zone Development Table

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 Prohibited development table
 am NI2008-541

NUZ4 –River Corridor Zone Development Table

Prohibited development table
 NI2008-541

NUZ5 –Mountains and Bushland Zone Development Table

Prohibited development table
 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
 Item 6.1
 R57 am NI2008-541

10.2 Rural Villages Precinct Code

Part A – Village of Hall
 Figure 1 sub NI2008-290

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4 Amendment history

- Part B – Stromlo Settlement**
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- 11.1 Parking and Vehicular Access General Code**
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- 11.3 Access and Mobility General Code**
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- 11.4 Crime Prevention through Environmental Design General Code**
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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)

Endnotes

5 Earlier republications

Republication No and date	Effective	Last amendment made by	Republication for
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)
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
R11 21 Nov 2008	21 Nov 2008– 11 Dec 2008	NI2008-542	variations by NI2008-541 and NI2008-542

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