



Australian Capital Territory

# **Territory Plan 2008**

**NI2008-27**

made under the

**Planning and Development Act 2007**

**Republication No 25**

**Effective: 19 June 2009**

Republication date: 19 June 2009

Republication for variations by NI2009-272

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om = omitted/repealed	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

3 Legislation history

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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)

**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))

**Planning and Development (Technical Plan Variation—Error Variation) Notice 2008 (No 3) NI2008-590**

notified LR 18 December 2008  
commenced 19 December 2008 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Belconnen District) Notice 2009 NI2009-6**

notified LR 8 January 2009  
commenced 9 January 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Macgregor) Notice 2009 NI2009-17**

notified LR 15 January 2009  
commenced 16 January 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Error Variation) Notice 2009 NI2009-37**

notified LR 5 February 2009  
commenced 6 February 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Residential Zones Code) Notice 2009 NI2009-38**

notified LR 5 February 2009  
commenced 6 February 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Boundary Changes) Notice 2009 NI2009-59**

notified LR 12 February 2009  
commenced 13 February 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Forde) Notice 2009 NI2009-70**

notified LR 26 February 2009  
commenced 27 February 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Error Variation) Notice 2009 (No 2) NI2009-99**

notified LR 19 March 2009  
commenced 20 March 2009 (LA s 73 (2) (a))

## Endnotes

3 Legislation history

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**Variation to the Territory Plan No 261**

(as notified in Planning and Development (Plan Variation No 261)  
Notice 2009 NI2009-107)  
commenced 17 April 2009 (CN2008-10)

**Variation to the Territory Plan No 296**

(as notified in Planning and Development (Plan Variation No 296)  
Notice 2009 NI2009-108)  
commenced 17 April 2009 (CN2008-9)

**Planning and Development (Technical Plan Variation—Gungahlin)  
Notice 2009 NI2009-181**

notified LR 16 April 2009  
commenced 17 April 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Gungahlin)  
Notice 2009 (No 2) NI2009-199**

notified LR 30 April 2009  
commenced 1 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Harrison)  
Notice 2009 NI2009-200**

notified LR 30 April 2009  
commenced 1 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Franklin)  
Notice 2009 NI2009-216**

notified LR 14 May 2009  
commenced 15 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Macgregor)  
Notice 2009 (No 2) NI2009-217**

notified LR 14 May 2009  
commenced 15 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Harrison)  
Notice 2009 (No 2) NI2009-237**

notified LR 21 May 2009  
commenced 22 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Casey) Notice  
2009 NI2009-238**

notified LR 21 May 2009  
commenced 22 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Franklin)  
Notice 2009 (No 2) NI2009-254**

notified LR 4 June 2009  
commenced 5 June 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Dunlop)  
Notice 2009 NI2009-255**

notified LR 4 June 2009  
commenced 5 June 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Forde) Notice  
2009 (No 2) NI2009-256**

notified LR 4 June 2009  
commenced 5 June 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Harrison and  
Flemington Road Corridor Concept Plan) Plan Variation 2009 (No 1)  
NI2009-272**

notified LR 18 June 2009  
commenced 19 June 2009 (LA s 73 (2) (a))

## 4 Amendment history

### Maps

reloc NI2008-590 R13  
Australian Capital  
Territory

sub NI2008-201; NI2008-290; NI2008-298; NI2008-328;  
NI2008-336; variation No 289; NI2008-499; NI2008-516;  
variation No 281; NI2009-6; NI2009-17; NI2009-59;  
NI2009-70; variation No 261; NI2009-181; NI2009-199;  
NI2009-200; NI2009-216; NI2009-217; NI2009-237;  
NI2009-238; NI2009-254; NI2009-255; NI2009-256;  
NI2009-272

Belconnen sub NI2008-298; NI2008-328; variation No 289; variation  
No 281; NI2009-6; NI2009-17; NI2009-59; NI2009-217;  
NI2009-255

Canberra Central  
District sub NI2008-336; variation No 281; NI2009-59; variation  
No 261

Gungahlin sub NI2008-201; NI2008-336; NI2008-499; NI2008-516;  
NI2009-59; NI2009-70; NI2009-181; NI2009-199; NI2009-200;  
NI2009-216; NI2009-237; NI2009-238; NI2009-254;  
NI2009-256; NI2009-272

Molonglo sub NI2009-6

## Endnotes

4 Amendment history

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Woden Valley and  
Weston Creek sub NI2008-290; variation No 281; NI2009-6

### 3.1 **RZ1 – RZ5 Objectives and Development Tables**

#### **RZ1 – Suburban Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541

#### **RZ2 – Suburban Core Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541

#### **RZ3 – Urban Residential Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541

#### **RZ4 – Medium Density Residential Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541

#### **RZ5 – High Density Residential Zone**

Minimum Assessment Track  
Merit am NI2008-590; NI2009-37  
Prohibited Development table  
am NI2008-541

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

Introduction am NI2008-542; NI2009-38

#### **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 2.1 hdg om R16  
 R15, C15 om NI2009-38  
 Item 2.2  
 C16 sub NI2009-38  
 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  
 Item 6.1  
 R21 am NI2008-290  
 Item 6.2  
 R23, C23 sub NI2008-542

Element 7  
 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; NI2008-542; NI2009-38

**Part C – Development Type Controls**

Introduction am NI2008-542

## Endnotes

4 Amendment history

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### **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
Table 4, note	sub NI2008-542
Item 2.3 hdg	sub NI2008-542
R32, C32	sub NI2008-542
Figure C1, C2, C3	am NI2008-290 sub NI2008-542
Item 2.4 hdg	ins NI2009-38
R32A, C32A	ins NI2009-38

#### Element 3

Item 3.2	
R36	am NI2008-541

#### Element 4

R40	am NI2009-38
R41	om NI2009-38
R 44, C44	sub NI2008-289 am NI2009-38

#### Element 5

R49, C49	sub NI2008-289
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#### Element 6

Item 6.1 hdg	sub NI2008-289
R51	sub NI2008-289 am NI2008-541
R52	sub NI2008-289
R53	sub NI2008-289 am NI2009-99

### **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
Element 2	
R60	am NI2009-38
Item 2.2 hdg	sub NI2009-38
Item 2.3 hdg	am NI2008-290

Element 4  
Intent am NI2008-541

Element 6  
Item 6.1  
R78 am NI2008-541  
Element 7  
R79 sub NI2009-38  
R80 sub NI2009-38

### 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  
am NI2009-38  
Item 1.2 hdg sub NI2008-289  
R2, C2 sub NI2008-289  
am NI2009-38  
sub NI2008-542  
Item 1.2 sub NI2008-542  
Element 2  
Item 2.1 hdg sub NI2009-38  
Item 2.1 sub NI2008-542  
R5 am NI2008-590  
Item 2.2 sub NI2008-542  
R8 am NI2009-38  
R9 am NI2009-38  
Figure A1 note am NI2009-38

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

Element 1  
Item 1.1 hdg sub NI2008-289  
R10, C10 sub NI2008-289  
am NI2009-38  
Item 1.1 sub NI2008-542  
Item 1.3 hdg sub NI2008-289  
R12, C12 sub NI2008-289  
Item 2.1 hdg sub NI2009-38  
Item 2.1 sub NI2008-542  
R15 am NI2009-38  
R16 am NI2009-38  
Figure A2 note am NI2009-38  
Element 4  
R17 am NI2009-38

## Endnotes

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

#### Element 2

Item 2.1 hdg	sub NI2009-38
Item 2.1	sub NI2008-542
R20	am NI2009-38
Figure A3 note	am NI2009-38

### **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
Item 2.2 hdg	sub NI2009-38
R24	am NI2009-38
Note	am NI2009-38

### **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

C30	sub NI2009-38
Item 2.3 hdg	sub NI2008-289
R31, C31	sub NI2008-289
Item 2.4 hdg	sub NI2008-289
R32, C32	sub NI2008-289
Item 2.5 hdg	sub NI2009-38
C34	am NI2009-38
Note	sub NI2009-38

#### Element 6

Item 6.1	
R39	am NI2008-290
Item 6.4 hdg	sub NI2008-542
R42, C42	sub NI2008-542 am NI2009-99
Item 6.7	
R46	am NI2008-541
Item 6.8	sub NI2008-542
R47	am NI2008-290

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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
<b>Part C – Development Type Controls</b>	
Introduction	am NI2009-38
<b>Part C(1) – Multi Unit Housing</b>	
Element 2	
Table 1	sub NI2008-290 am NI2008-541
Table 2	sub NI2008-290 am NI2008-541
Table 4, note	sub NI2008-542
Item 2.3 hdg	sub NI2008-542
R56, C56	sub NI2008-542
Figure C1	am NI2008-290 sub NI2008-542
Element 3	
Item 3.3,	
R63	am NI2008-590; NI2009-38
R68, C68	sub NI2008-542
R69, C69	sub NI2008-542
Figure C1A	ins NI2008-542
Element 4	
Item 4.1	
R72	am NI2008-541; NI2009-38
R73	om NI2009-38
Item 4.2	
R80, C80	om NI2008-289
R81, C81	sub NI2008-289
R81	am NI2009-99
R84, C84	sub NI2008-542
Element 5	
Item 5.3	
R88, C88	sub NI2008-289
R89, C89	sub NI2008-289
R90, C90	sub NI2008-289
<b>Part C(2) – Multi Unit Housing</b>	
Element 2	
Item 2.2 hdg	sub NI2008-541

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## Endnotes

4 Amendment history

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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

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

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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**

## Minimum Assessment Track

Merit	am NI2009-37
Prohibited Development table	am NI2008-541

**CZ2 – Business Zone**

## Minimum Assessment Track

Merit	am NI2009-37
Prohibited Development table	am NI2008-541

**CZ3 – Services Zone**

## Minimum Assessment Track

Merit	am NI2009-37
Prohibited Development table	am NI2008-541

**CZ4 – Local Centres Zone**

## Minimum Assessment Track

Merit	am variation No 281; NI2009-37
Prohibited Development table	am NI2008-541

## Endnotes

4 Amendment history

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### **CZ5 – Mixed Use Zone**

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541

### **CZ6 – Leisure and Accommodation Zone**

Minimum Assessment Track

Merit am Variation No 293; NI2009-37

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

R43, C43 sub NI2008-290

R44, C44 sub NI2008-290

Figure A12 sub NI2008-290

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

Element 2

Item 2.3

C62 sub NI2009-38

Element 6

Item 6.1

R83 am NI2008-541

Element 7

Item 7.1

R99 am NI2009-38

## 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 2

Item 2.3

C64 sub NI2009-38

Element 6

Item 6.1

R83 am NI2008-541

Element 7

Item 7.1

R99 am NI2009-38

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

Element 1

Item 1.2

R12 am NI2008-541

Item 1.4

R15 am NI2008-541

**Part B – General Development Controls**

Element 1

Item 1.3

R34 am NI2008-541

Element 2

Item 2.3

C37 sub NI2009-38

Element 6

Item 6.1

R57 am NI2008-541

Element 7

Item 7.1

R71 am NI2009-38

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

Element 1

Item 1.3

R5 am NI2008-541

Element 2

Item 2.5

C13 sub NI2009-38

Element 6

Item 6.1

R34 am NI2008-541

## Endnotes

### 4 Amendment history

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Element 7  
Item 7.1  
R48 am NI2009-38

#### 4.6 CZ2 Office Areas Outside Centres Precinct Code

##### Part A – General Development Controls

Element 1  
Item 1.2  
R4 am NI2008-541  
Element 2  
Item 2.5  
C8 sub NI2009-38  
Element 6  
Item 6.1  
R27 am NI2008-541  
Element 7  
Item 7.1  
R43 am NI2009-38

##### 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 2  
Item 2.4  
C8 sub NI2009-38  
Element 6  
Item 6.1  
R27 am NI2008-541  
Element 7  
Item 7.1  
R43 am NI2009-38

#### 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 2  
 Item 2.5  
 C10 sub NI2009-38  
 Element 6  
 Item 6.1  
 R29 amNI2008-541  
 Element 7  
 Item 7.1  
 R45 am NI2009-38

**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**

Minimum Assessment Track  
 Merit am NI2009-37  
 Prohibited Development table  
 am NI2008-541

**IZ2 – Mixed Use Industrial Zone**

Minimum Assessment Track  
 Merit am NI2009-37  
 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 2  
 Item 2.3  
 R11, C11 am NI2008-590  
 Element 2  
 Item 2.5  
 C13 sub NI2009-38  
 Element 6  
 Item 6.1  
 R38 am NI2008-541  
 Element 7  
 Item 7.1  
 R50 am NI2009-38

## Endnotes

4 Amendment history

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- 6.1 CFZ Objectives and Development Table**  
**CFZ Community Facility Zone**  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541
- 6.2 Community Facility Zone Development Code**  
**Part A – General Development Controls**  
Element 1  
Item 1.3  
R3 am NI2008-541  
Element 2  
Item 2.3  
R10 am NI2009-38  
C10 sub NI2009-38  
R11 am NI2009-38  
C11 sub NI2009-38  
Element 2  
Item 2.5  
C12 sub NI2009-38  
Element 6  
Item 6.1  
R28 am NI2008-541  
Element 7  
Item 7.1  
R39 am NI2009-38
- 7.1 PRZ1 – PRZ2 Objectives and Development Tables**  
**PRZ1 – Urban Open Space Zone**  
Minimum Assessment Track  
Merit am NI2009-37; NI2009-99  
Prohibited Development table  
am NI2008-541
- PRZ2 – Restricted Access Recreation Zone**  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541
- 7.2 Parks and Recreation Zones Development Code**  
**Part B – General Development Controls**  
Element 2  
Item 2.3  
C15 sub NI2009-38

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- Element 6  
Item 6.2  
R32 am NI2008-541  
Element 7  
Item 7.1  
R43 am NI2009-38
- 8.1 TSZ1 – TSZ2 Objectives and Development Tables**  
**TSZ1 – Transport Zone**  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541
- TSZ2 – Services Zone**  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541
- 8.2 Transport and Services Zone Development Code**  
**Part B – General Development Controls**  
Element 2  
Item 2.3  
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Item 7.1  
R33 am NI2009-38
- 9.1 NUZ1 – NUZ5 Objectives and Development Tables**  
**NUZ1 – Broadacre Zone Development Table**  
Minimum Assessment Track  
Merit am NI2008-541; NI2009-37; NI2009-99  
Prohibited development table  
am NI2008-541  
fig 7 Symonston  
Area 'b' sub Variation No 285
- NUZ2 – Rural Zone Development Table**  
Minimum Assessment Track  
Merit am NI2008-290; NI2009-37  
Prohibited development table  
am NI2008-541
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### **NUZ3 –Hills, Ridges and Buffer Zone Development Table**

Title am NI2009-37  
Minimum Assessment Track  
Merit am variation No 281; NI2009-37; NI2009-99  
Prohibited development table  
am NI2008-541

### **NUZ4 –River Corridor Zone Development Table**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited development table  
NI2008-541

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

Title am NI2009-37  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited development table  
NI2008-541

## 9.2

### **Non-Urban Zones Development Code**

#### **Part A(1) – NUZ1 – Broadacre zone**

Element 1  
Item 1.1  
C2 am NI2008-590

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

Element 2  
Item 2.3  
C21 sub NI2009-38  
Element 7  
Item 7.1  
R40 am NI2009-38

#### **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 2  
Item 2.7  
C29 sub NI2009-38  
Element 6  
Item 6.1  
R57 am NI2008-541  
Element 7  
Item 7.1  
R73 am NI2009-38

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- 10.2 Rural Villages Precinct Code**  
**Part A – Village of Hall**  
 Figure 1 sub NI2008-290
- Part B – Stromlo Settlement**  
 Element 5  
 C33 am NI2028-290
- Part D – Uriarra Village**  
 Element 2  
 Item 2.1  
 C50 sub NI2009-38
- 11.1 Parking and Vehicular Access General Code**  
 3.2.5 sch 2 am NI2008-290, NI2008-541
- 11.3 Access and Mobility General Code**  
 Introduction am NI2008-541
- 11.4 Crime Prevention through Environmental Design General Code**  
**Part A – General requirements**  
 Element 3  
 Item 3.3  
 C10 am NI2008-541
- 11.8 Water Use and Catchment General Code**  
**Part A – Conservation Catchments**  
**Part A(2) – Policies**  
 Element 2  
 Sch 2 am variation No 296
- Part B – Water Supply Catchments**  
**Part B(2) – Policies**  
 Element 6  
 Sch 4 am variation No 296
- Part C – Drainage and Open Space Catchments**  
**Part C(2) – Policies**  
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- 11.12 Residential Boundary Fences General Code**  
**Part A – General Controls**  
 Element 2  
 R1 am NI2008-290
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- 12 Overlays**  
Title am NI2008-541  
Introduction am NI2008-541  
Special Requirements of the National Capital Plan  
12.1 am NI2008-290  
Future Urban Areas  
12.2 am NI2008-541  
Precincts  
12.6 am variation No 281
- 13 Definitions**  
Part A Umbrella Term **Commercial Accommodation Use** am NI2009-37  
def **Animal husbandry** ins NI2008-590  
def **Cemetery** am NI2009-37  
def **Consolidation** ins NI2009-37  
def **Guest house** am NI2009-37  
def **Minor Use** sub NI2008-290 am NI2009-99  
def **Outdoor Recreation Facility** am NI2008-541  
def **Religious associated use** om NI2008-541  
def **Residential Care Accommodation** am NI2009-37  
def **Service station** sub NI2008-590  
def **Single dwelling housing** reloc NI2009-37  
def **Subdivision** am NI2009-99  
def **Temporary Use** sub NI2008-290  
def **Transport Depot** om NI2009-37  
Part B def **Articulation Zone** ins NI2008-541  
def **Front loading block** sub NI2009-99  
def **Front Zone** sub NI2008-290  
def **Rear loading block** sub NI2009-99
- 14 Structure Plans**  
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- 14.1 West Belconnen**  
(prev 1.1) renum NI2008-590 R13
- 14.2 Bruce Central Precinct**  
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- 14.3 Kingston Foreshore**  
(prev 1.3) renum NI2008-590 R13
- 14.4 North Watson**  
(prev 1.4) renum NI2008-590 R13
- 14.5 Gungahlin Town Centre and Central Area**  
(prev 1.5) renum NI2008-590 R13



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- 14.6 Gungahlin: Part of Nicholls including Gold Creek Tourist Area**  
(prev 1.6) renum NI2008-590 R13
- 14.7 North Gungahlin**  
(prev 1.7) renum NI2008-590 R13
- 14.8 East Gungahlin – Suburbs of Kenny, Throsby, Part Harrison and Gorooyarroo Nature Reserve**  
(prev 1.8) renum NI2008-590 R13
- 14.9 Gungahlin – Suburb of Crace**  
(prev 1.9) renum NI2008-590 R13
- 14.10 Molonglo and North Weston**  
(prev 1.10) renum NI2008-590 R13  
ins variation No 281
- 15 Concept Plans**  
(prev 2) renum NI2008-590 R13
- 15.1 Bonner**  
(prev 2.1) renum NI2008-590 R13
- 15.2 Casey**  
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- 15.3 Crace**  
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- 15.4 Forde**  
(prev 2.4) renum NI2008-590 R13
- 15.5 Macgregor**  
(prev 2.5) renum NI2008-590 R13
- 15.6 Flemington Road Corridor**  
(prev 2.6) renum NI2008-590 R13
- 3 – Development Control Requirements**  
3.1.1 Building Height  
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- 15.7 Ngunnawal 2C**  
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- 15.8 Jacka**  
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- 15.9 Moncrieff**  
(prev 2.9) renum NI2008-590 R13
- 15.10 North Weston**  
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- 15.11 Coombs**  
(prev 2.11) ins variation No 281  
renum NI2008-590 R13
- 15.12 Wright**  
(prev 2.12) ins variation No 281  
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- 16 Development codes**  
(prev 3) renum NI2008-590 R13
- 16.1 Residential Subdivision Code**  
(prev 3.1) renum NI2008-590 R13  
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**Part B – Subdivision Development Code**  
Introduction am NI2009-38  
**Part B(2) – Additional requirements that apply when an Estate**  
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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)

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Territory Plan 2008  
Effective: 19/06/09

R25  
19/06/09

<b>Republication No and date</b>	<b>Effective</b>	<b>Last amendment made by</b>	<b>Republication for</b>
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
R12 12 Dec 2008	12 Dec 2008– 18 Dec 2008	NI2008-542	variations by Variation No 281 (as notified in NI2008-352)
R13 19 Dec 2008	19 Dec 2008– 8 Jan 2009	NI2008-590	variations by NI2008-590
R14 9 Jan 2009	9 Jan 2009– 15 Jan 2009	NI2009-6	variations by NI2009-6

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<b>Republication No and date</b>	<b>Effective</b>	<b>Last amendment made by</b>	<b>Republication for</b>
R15 16 Jan 2009	16 Jan 2009– 5 Feb 2009	NI2009-17	variations by NI2009-17
R16 6 Feb 2009	6 Feb 2009– 12 Feb 2009	NI2009-38	variations by NI2009-37 and NI2009-38
R17 13 Feb 2009	13 Feb 2009– 26 Feb 2009	NI2009-59	variations by NI2009-59
R18 27 Feb 2009	27 Feb 2009– 19 Mar 2009	NI2009-70	variations by NI2009-70
R19 20 Mar 2009	20 Mar 2009– 16 Apr 2009	NI2009-99	variations by NI2009-99
R20 17 Apr 2009	17 Apr 2009– 30 Apr 2009	NI2009-181	variations by Variation No 261 (as notified in NI2009-107), No 296 (as notified in NI2009-108) and NI2009-181
R21 1 May 2009	1 May 2009– 14 May 2009	NI2009-200	variations by NI2009-199 and NI2009-200
R22 15 May 2009	15 May 2009– 21 May 2009	NI2009-217	variations by NI2009-216 and NI2009-217
R23 22 May 2009	22 May 2009– 4 Jun 2009	NI2009-238	variations by NI2009-237 and NI2009-238
R24 5 Jun 2009	5 Jun 2009– 18 Jun 2009	NI2009-256	variations by NI2009-254, NI2009-255 and NI2009-256

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