Australian Capital Territory

Territory Plan 2008

NI2008-27

made under the

Planning and Development Act 2007

Republication No 32

Effective: 2 October 2009

Republication date: 2 October 2009

Last variation made by NI2009-488
(republication for variations by NI2009-487 and NI2009-488)

Authorised by the ACT Parliamentary Counsel

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
	pt = part
div = division	r = Item/subItem
exp = expires/expired	renum = renumbered
Gaz = gazette	reloc = relocated
hdg = heading	R[X] = Republication No
IA = Interpretation Act 1967	RI = reissue
ins = inserted/added	s = section/subsection
LA = Legislation Act 2001	sch = schedule
LR = legislation register	sdiv = subdivision
LRA = Legislation (Republication) Act 1996	sub = substituted
mod = modified/modification	SL = Subordinate Law
o = order	underlining = whole or part not commenced
om = omitted/repealed	or to be expired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))

3   Legislation 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)

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))

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))

Planning and Development (Technical Amendment—Macgregor West Precinct Code) Plan Variation 2009 (No 1) NI2009-321
    notified LR 9 July 2009
    commenced 10 July 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Residential Zones Codes and WaterWays General Code) Plan Variation 2009 (No 1) NI2009-322
    notified LR 9 July 2009
    commenced 10 July 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Duffy) Plan Variation 2009 NI2009-323
    notified LR 16 July 2009
    commenced 17 July 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Error) Plan Variation 2009 (No 1) NI2009-324
    notified LR 9 July 2009
    commenced 10 July 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Kingston) Plan Variation 2009 NI2009-338
notified LR 16 July 2009
commenced 17 July 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Access and Mobility General Code) Plan Variation 2009 (No 1) NI2009-342
notified LR 23 July 2009
commenced 24 July 2009 (LA s 73 (2) (a))

Variation to the Territory Plan No 288
(as notified in Planning and Development (Plan Variation No 288) Notice 2009 NI2009-391)
commenced 4 September 2009 (CN2009-12)

Planning and Development (Technical Amendment—Miscellaneous Amendments) Plan Variation 2009 (No 1) NI2009-392
notified LR 20 August 2009
commenced 21 August 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Bonner) Plan Variation 2009 NI2009-409
notified LR 27 August 2009
commenced 28 August 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Franklin) Plan Variation 2009 (No 1) NI2009-410
notified LR 27 August 2009
commenced 28 August 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Griffith) Plan Variation 2009 NI2009-418
notified LR 3 September 2009
commenced 4 September 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Residential Zones Development Codes and Other Codes) Plan Variation 2009 (No 1) NI2009-487
notified LR 1 October 2009
commenced 2 October 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Single Dwelling Housing Development Code) Plan Variation 2009 (No 1) NI2009-488
notified LR 1 October 2009
commenced 2 October 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; NI2009-323; NI2009-338; NI2009-409;
                     NI2009-410; variation No 288; NI2009-418
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; NI2009-338; NI2009-418
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; NI2009-409; NI2009-410
Molonglo   sub NI2009-6; NI2009-323
Woden Valley and
Weston Creek   sub NI2008-290; variation No 281; NI2009-6; NI2009-323;
                     variation No 288

3.1   RZ1 – RZ5 Objectives and Development Tables
RZ1 – Suburban Zone
Minimum Assessment Track
Merit   am NI2009-37
Prohibited Development table
                     am NI2008-541; NI2009-324; NI2009-392

RZ2 – Suburban Core Zone
Minimum Assessment Track
Merit   am NI2009-37
Prohibited Development table
                     am NI2008-541; NI2009-324; NI2009-392

RZ3 – Urban Residential Zone
Minimum Assessment Track
Merit   am NI2009-37
Prohibited Development table
                          am NI2008-541; NI2009-324; NI2009-392

RZ4 – Medium Density Residential Zone
Minimum Assessment Track
Merit   am NI2009-37
Prohibited Development table
                          am NI2008-541; NI2009-324; NI2009-392

RZ5 – High Density Residential Zone
Minimum Assessment Track
Merit   am NI2008-590; NI2009-37
Prohibited Development table
                          am NI2008-541; NI2009-324; NI2009-392

3.2   Residential Zones – Single Dwelling Housing Development Code
Introduction   am NI2008-542; NI2009-38; NI2009-488

Part A(1) – RZ1 – Suburban Zone
Element 1
Item 1.1 hdg   sub NI2008-289
R1, C1   sub NI2008-289
R1   am NI2009-487
Element 2
Item 2.1   sub NI2008-542
Item 2.2
R3   am NI2009-324
R4   sub NI2009-487

Part A(2) – RZ2 – Suburban Core Zone
Element 2
Item 2.1   sub NI2008-542
Item 2.2
R6   am NI2009-324
Item 2.3 hdg   sub NI2008-289
Item 2.3   sub NI2008-542
R6A, C6A   ins NI2008-289
                         sub NI2009-487
Element 4
Item 4.1   sub NI2008-542

Part A(3) – RZ3 – Urban Residential Zone
Element 2
Item 2.1   sub NI2008-542

Item 2.2
R9   am NI2009-324

Part A(4) – RZ4 – Medium Density Residential Zone
Element 2
Item 2.1   sub NI2008-542
Item 2.2
R11   am NI2009-324

Part A(5) – RZ5 – High Density Residential Zone
Element 2
Item 2.2
R13   am NI2009-324

Part B – General Development Controls
Element 1
Item 1.1 hdg   sub NI2008-289
R14, C14   sub NI2008-289
R14   am NI2009-487

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
Item 2.7
hdg   ins NI2009-488
R20A   ins NI2009-488
Item 2.8
hdg   ins NI2009-488
R20B   ins NI2009-488

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
C26   am NI2009-392
Item 7.2 hdg   om NI2008-289
R27, C27   om NI2008-289

Endnotes

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; NI2009-488

Part C(1) – Single Dwelling Housing
Introduction	am NI2009-488
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
Figure C3	am NI2009-324
Item 2.4 hdg	ins NI2009-38
R32A, C32A	ins NI2009-38
Item 2.5	
hdg	ins NI2009-488
R32B	ins NI2009-488
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
Element 6	
Item 6.1 hdg	sub NI2008-289
R51	sub NI2008-289
	am NI2008-541
	sub NI2009-487
R52	sub NI2008-289; NI2009-487
R53	sub NI2008-289
	am NI2009-99
	om NI2009-487

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

Element 2
Item 2.2 hdg   am NI2009-392
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
R62   sub NI2009-322
Item 2.4
R63   sub NI2009-322
Item 2.6
R65   sub NI2009-322
Item 2.7
hdg   ins NI2009-488
R65A   ins NI2009-488

Element 3
Item 3.2   sub NI2009-322

Element 4
Intent   am NI2008-541
Item 4.2
R70   sub NI2009-322

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

Part C(4) – Single Dwelling Housing – Midsized Blocks (>250 – 500m^2) in New Estates
Introduction   ins NI2009-488
Element 2
Intent   ins NI2009-488
Item 2.1
hdg   ins NI2009-488
R81, C81   ins NI2009-488
Figure A4   ins NI2009-488

Item 2.2	
hadg	ins NI2009-488
R82, C82	ins NI2009-488
Table 1	ins NI2009-488
Item 2.3	
hdg	ins NI2009-488
R83, C83	ins NI2009-488
Table 2	ins NI2009-488
Fig C(4)	ins NI2009-488
Fig C5	ins NI2009-488
Table 3	ins NI2009-488
Fig C6	ins NI2009-488
Fig C7	ins NI2009-488
Item 2.4	
hdg	ins NI2009-488
R84, V84	ins NI2009-488
Element 3	
Intent	ins NI2009-488
Item 3.1	
hdg	ins NI2009-488
R85, C85	ins NI2009-488
Element 5	
Intent	ins NI2009-488
Item 5.2	
hdg	ins NI2009-488
R86, C86	ins NI2009-488
R87, C87	ins NI2009-488

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
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
R7	am NI2009-324
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
R11	am NI2009-322
Item 1.3 hdg	sub NI2008-289
R12, C12	sub NI2008-289
Element 2
Item 2.1 hdg	sub NI2009-38
Item 2.1	sub NI2008-542
Item 2.2
R14	am NI2009-324
Item 2.3
R15	am NI2009-38
R16	am NI2009-38
Figure A2 note	am NI2009-38
Element 4
R17	am NI2009-38

Part A(3) – RZ3 – Urban Residential Zone
Element 2
Item 2.1 hdg	sub NI2009-38
Item 2.1	sub NI2008-542
R19	am NI2009-324
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
R25, C25	sub variation No 288
R26, C26	sub NI2008-289
R26A, C26A	ins NI2008-289
R27, C27	sub NI2008-289

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R27A, C27A	ins variation No 288

Part B – General Development Controls
Element 1

Item 1.1 hdg	sub NI2008-289
R28, C28	sub NI2008-289
R28	am NI2009-487

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
	sub NI2009-487
Item 6.8	sub NI2008-542
R47	am NI2008-290
R47, C47	sub NI2009-487
R48, C48	sub NI2009-487
R49, C49	sub NI2009-487
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
C50	am NI2009-392
Item 7.3 hdg	sub NI2008-289
R52, C52	sub NI2008-289

Part C – Development Type Controls

Introduction	am NI2009-38

Part C(1) – Multi Unit Housing
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
Item 3.4	
R70	am NI2009-487
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; NI2009-322
R84, C84	sub NI2008-542
Element 5	
Item 5.3	
R88, C88	sub NI2008-289
R89, C89	sub NI2008-289
R89	am NI2009-322
R90, C90	sub NI2008-289

Part C(2) – Multi Unit Housing – Additional Controls for Deakin and Forrest

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

Part C(3) – Multi Unit Housing – Inner North Canberra and Gungahlin District - RZ3 and RZ4 Zones

Element 2	
Item 2.3	sub NI2008-542
Item 2.4	sub NI2008-542
Element 3	
Item 3.4	
R129	am NI2008-541
	sub NI2009-487

Item 3.5
R132   am NI2009-324
Element 4
Item 4.1
R135   am NI2009-324

Part C(5) – Multi Unit Housing – Other Areas – RZ4 and RZ5 Zones and All Areas in the Commercial Zones
Element 3
Item 3.1
R205   sub NI2009-487

Part C(6) – Subdivision of dual occupancy housing development
hdg   ins NI2009-487
Introduction   ins NI2009-487
Element 1   ins NI2009-487
Item 1.1
hdg   ins NI2009-487
R247A, C247A   ins NI2009-487
Item 1.2
hdg   ins NI2009-487
R247B, C247B   ins NI2009-487
Item 1.3
hdg   ins NI2009-487
R247C, C247C   ins NI2009-487

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
Item 1.13
hdg   ins NI2009-487
C268   ins NI2009-487

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
	am NI2009-322
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

Endnotes

4   Amendment history

4.1   CZ1 – CZ6 Objectives and Development Tables
CZ1 – Core Zone
Minimum Assessment Track
Merit   am NI2009-37; NI2009-324
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392

CZ2 – Business Zone
Minimum Assessment Track
Merit   am NI2009-37; NI2009-324
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392

CZ3 – Services Zone
Minimum Assessment Track
Merit   am NI2009-37; NI2009-324
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392

CZ4 – Local Centres Zone
Minimum Assessment Track
Merit   am variation No 281; NI2009-37; NI2009-324
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392

CZ5 – Mixed Use Zone
Minimum Assessment Track
Merit   am NI2009-37; NI2009-324
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392

CZ6 – Leisure and Accommodation Zone
Minimum Assessment Track
Merit   am Variation No 293; NI2009-37
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392
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 3
Item 3.6

hdg	ins NI2009-487
C68A	ins NI2009-487

Element 6
Item 6.1

R83	am NI2008-541
	sub NI2009-487
R84, C84	sub NI2009-487
R85, C85	sub NI2009-487
R86, C86	sub NI2009-487

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 3
Item 3.5

hdg	ins NI2009-487
C68A	ins NI2009-487

Element 6
Item 6.1

R83	am NI2008-541
	sub NI2009-487

4   Amendment history

R84, C84	sub NI2009-487
R85, C85	sub NI2009-487
R86, C86	sub NI2009-487
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 3	
Item 3.5	
hdg	ins NI2009-487
C42A	ins NI2009-487
Element 6	
Item 6.1	
R57	am NI2008-541
	sub NI2009-487
R58, C58	sub NI2009-487
R59, C59	om NI2009-487
R60, C60	sub NI2009-487
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 3
Item 3.5
hdg   ins NI2009-487
C18A   ins NI2009-487
Element 6
Item 6.1
R34   am NI2008-541
                        sub NI2009-487
R35, C35   sub NI2009-487
R36, C36   om NI2009-487
R37, C37   sub NI2009-487
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 3
Item 3.5
hdg   ins NI2009-487
C12A   ins NI2009-487
Element 6
Item 6.1
R27   am NI2008-541
                        sub NI2009-487
R28, C28   sub NI2009-487
R29, C29   sub NI2009-487
R30, C30   sub NI2009-487
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 3
Item 3.5
hdg   ins NI2009-487
C12A   ins NI2009-487
Element 6
Item 6.1
R27   am NI2008-541
                  sub NI2009-487
R28, C28   sub NI2009-487
R29, C29   sub NI2009-487
R30, C30   sub NI2009-487
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 3
Item 3.5
hdg   ins NI2009-487
C14A   ins NI2009-487
Element 6
Item 6.1
R29   amNI2008-541
                  sub NI2009-487
R30, C30   sub NI2009-487
R31, C31   sub NI2009-487
R32, C32   sub NI2009-487

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; NI2009-324; NI2009-392

IZ2 – Mixed Use Industrial Zone
Minimum Assessment Track
Merit   am NI2009-37
Prohibited Development table
                        am NI2008-541; NI2009-324; NI2009-392

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 3
Item 3.6
hdg   ins NI2009-487
C23A   ins NI2009-487
Element 6
Item 6.1
R38   am NI2008-541
                        sub NI2009-487
Item 6.2
R39, C39   sub NI2009-487
R40, C40   sub NI2009-487
Item 6.3
R41, C41   sub NI2009-487

4   Amendment history

Element 7
Item 7.1
R50   am NI2009-38

6.1   CFZ Objectives and Development Table
CFZ Community Facility Zone
Minimum Assessment Track
Merit   am NI2009-37
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392

6.2   Community Facility Zone Development Code
Part A – General Development Controls
Element 1
Item 1.3
R3   am NI2008-541
Item 1.6
hdg   om NI2009-487
R7, C7   om NI2009-487
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 3
Item 3.5
hdg   ins NI2009-487
C18A   ins NI2009-487
Element 6
Item 6.1
R28   am NI2008-541
                         sub NI2009-487
Item 6.2
R29, C29   sub NI2009-487
R30, C30   sub NI2009-487
Item 6.3
R31, C31   sub NI2009-487
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; NI2009-324
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392

PRZ2 – Restricted Access Recreation Zone
Minimum Assessment Track
Merit   am NI2009-37; NI2009-324
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392

7.2   Parks and Recreation Zones Development Code
Part B – General Development Controls
Element 1
Item 1.3   ins NI2009-324
Element 2
Item 2.3
C15   sub NI2009-38
Element 6
Item 6.2
R32   am NI2008-541
                         sub NI2009-487
Item 6.3
R33, C33   sub NI2009-487
R34, C34   sub NI2009-487
Item 6.4
R35, C35   sub NI2009-487
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; NI2009-324; NI2009-392

TSZ2 – Services Zone
Minimum Assessment Track
Merit   am NI2009-37
Prohibited Development table
                         am NI2008-541; NI2009-324; NI2009-392

8.2   Transport and Services Zone Development Code
Part B – General Development Controls
Element 2
Item 2.3
C10   sub NI2009-38
Element 6
Item 6.2
R23   am NI2008-541
                   sub NI2009-487
Item 6.3
R24   om NI2009-487
R25, C25   sub NI2009-487
Item 6.4
R26, C26   sub NI2009-487
Element 7
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; NI2009-324; NI2009-392
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; NI2009-324; NI2009-392

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; NI2009-324; NI2009-392

NUZ4 –River Corridor Zone Development Table
Objectives   am NI2009-324
Minimum Assessment Track
Merit   am NI2009-37
Prohibited development table
                   NI2008-541; NI2009-324; NI2009-392

NUZ5 –Mountains and Bushland Zone Development Table
Title   am NI2009-37
Minimum Assessment Track
Merit   am NI2009-37
Prohibited development table
                         NI2008-541; NI2009-324; NI2009-392

9.2   Non-Urban Zones Development Code
Part A(1) – NUZ1 – Broadacre zone
Element 1
Item 1.1
C2   am NI2008-590
Part A(4) – NUZ4 – River corridor zone
Element 1
Item 1.1
C11   am NI2009-324

Part B – General Development Controls
Element 2
Item 2.3
C21   sub NI2009-38
Element 3
Item 3.4
hdg   ins NI2009-487
C25A   ins NI2009-487
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 2.1
R21   sub NI2009-487
Item 2.4
R26   am NI2009-487
Item 2.7
C29   sub NI2009-38
Element 6
Item 6.1
hdg   om NI2009-487
R57   am NI2008-541
                         om NI2009-487
R58   om NI2009-487
R59, C59   om NI2009-487

            R60   om NI2009-487
            Element 7
            Item 7.1
            R73   am NI2009-38

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
                                sub NI2009-342
            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; NI2009-324

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
            Element 11
            Sch 6   am variation No 296

11.10   WaterWays: Water Sensitive Urban Design General Code
2.4 – Acceptable solutions
Option 2
Greywater system   am NI2009-322

Appendix B2
Stormwater quality am NI2009-322

11.12   Residential Boundary Fences General Code
Part A – General Controls
Element 2
R1   am NI2008-290

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 ***Home business*** sub NI2009-324
                      2nd occurrence om NI2009-324
                   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
(prev 1) renum NI2008-590 R13

14.1   West Belconnen
(prev 1.1) renum NI2008-590 R13

14.2   Bruce Central Precinct
(prev 1.2) renum NI2008-590 R13

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

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 Goorooyarroo 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
(prev 2.2) renum NI2008-590 R13

15.3   Crace
(prev 2.3) renum NI2008-590 R13

15.4   Forde
(prev 2.4) renum NI2008-590 R13

15.5   Macgregor
(prev 2.5) renum NI2008-590 R13

Dwelling Numbers
5.9   sub NI2009-321

15.6   Flemington Road Corridor
(prev 2.6) renum NI2008-590 R13

3 – Development Control Requirements
3.1.1 Building Height
Controls   am NI2009-272

15.7   Ngunnawal 2C
(prev 2.7) renum NI2008-590 R13

15.8   Jacka
(prev 2.8) renum NI2008-590 R13

15.9   Moncrieff
(prev 2.9) renum NI2008-590 R13

15.10   North Weston
(prev 2.10) ins variation No 281
renum NI2008-590 R13

15.11   Coombs
(prev 2.11) ins variation No 281
renum NI2008-590 R13

15.12   Wright
(prev 2.12) ins variation No 281
renum NI2008-590 R13

16   Development codes
(prev 3) renum NI2008-590 R13

16.1   Residential Subdivision Code
(prev 3.1) renum NI2008-590 R13
am NI2009-38
Part B – Subdivision Development Code
Introduction   am NI2009-38
Part B(1) – Estate Development Plans supported by a Precinct Code
Element 2
Item 2.8 hdg   sub NI2009-324
R26, C26   am NI2009-324
R27,C27   am NI2009-324
Element 6
Item 6.5 hdg   am NI2009-324
Part B(2) – Additional requirements that apply when an Estate
Element 1
Item 1.4
C109   am NI2008-541

Element 2
Item 2.1   am NI2009-487
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
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

Republication No and date	Effective	Last amendment made by	Republication for
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
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 Feb2009– 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

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5   Earlier republications

Republication No and date	Effective	Last amendment made by	Republication for
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 June 2009	NI2009-238	variations by NI2009-237 and NI2009-238
R24 5 June 2009	5 June 2009– 18 June 2009	NI2009-256	variations by NI2009-254, NI2009-255 and NI2009-256
R25 19 June 2009	19 June 2009– 9 July 2009	NI2009-272	variations by NI2009-272
R26 10 July 2009	10 July 2009– 16 July 2009	NI2009-324	variations by NI2009-321, NI2009-322 and NI200-324
R27 17 July 2009	17July 2009– 23 July 2009	NI2009-338	variations by NI2009-323 and NI2009-338
R28 24 July 2009	24 July 2009– 20 Aug 2009	NI2009-342	variations by NI2009-342
R29 21 Aug 2009	21 Aug 2009– 27 Aug 2009	NI2009-392	variations by NI2009-392
R30 28 Aug 2009	28 Aug 2009– 3 Sept 2009	NI2009-410	variations by NI2009-409 and NI2009-410

Republication No and date	Effective	Last amendment made by	Republication for
R31 4 Sept 2009	4 Sept 2009– 1 Oct 2009	NI2009-418	variations by Variation No 288 (as notified in NI2009-391) and NI2009-418

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