



Australian Capital Territory

Territory Plan 2008

NI2008-27

made under the

Planning and Development Act 2007

Republication No 55

Effective: 11 February 2011

Republication date: 11 February 2011

Last variation made by NI2011-42

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.

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

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am = amended	om = omitted/repealed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

3 Legislation history

Territory Plan 2008 NI2008-27

notified LR 13 February 2008

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

as amended by

Variation to the Territory Plan No 285

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

Notice 2008 NI2008-123)

commenced 18 April 2008 (CN2008-4)

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

notified LR 5 June 2008

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

Variation to the Territory Plan No 293

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

Notice 2008 NI2008-219)

commenced 15 August 2008 (CN2008-11)

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

notified LR 10 July 2008

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

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

notified LR 10 July 2008

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

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

notified LR 31 July 2008

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

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

notified LR 14 August 2008

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

Endnotes

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))

Endnotes

3 Legislation history

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))

Endnotes

3 Legislation history

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))

Planning and Development (Technical Amendment—Hume) Plan Variation 2009 NI2009-570

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

Planning and Development (Technical Amendment—Macgregor) Plan Variation 2009 NI2009-617

notified LR 3 December 2009
commenced 4 December 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Bonner) Plan Variation 2009 (No 2) NI2009-618

notified LR 3 December 2009
commenced 4 December 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Nicholls) Plan Variation 2009 NI2009-619

notified LR 3 December 2009
commenced 4 December 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Miscellaneous Amendments) Plan Variation 2010 (No 1) NI2010-21

notified LR 21 January 2010
commenced 22 January 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Changes to concept plans (Flemington Road corridor, Coombs and Wright) and various code and miscellaneous changes) Plan Variation 2010 NI2010-22

notified LR 21 January 2010
commenced 22 January 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Changes to a commercial code and general codes) Plan Variation 2010 NI2010-23

notified LR 21 January 2010
commenced 22 January 2010 (LA s 73 (2) (a))

Endnotes

3 Legislation history

Planning and Development (Technical Amendment—Franklin) Plan Variation 2010 NI2010-45

notified LR 4 February 2010
commenced 5 February 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Harrison) Plan Variation 2010 NI2010-82

notified LR 25 February 2010
commenced 26 February 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Casey) Plan Variation 2010 NI2010-83

notified LR 25 February 2010
commenced 26 February 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Gungahlin) Plan Variation 2010 NI2010-84

notified LR 25 February 2010
commenced 26 February 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Macgregor) Plan Variation 2010 NI2010-123

notified LR 18 March 2010
commenced 19 March 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Bonner) Plan Variation 2010 NI2010-124

notified LR 18 March 2010
commenced 19 March 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Bruce) Plan Variation 2010 NI2010-125

notified LR 18 March 2010
commenced 19 March 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Miscellaneous Amendments and Corrections) Plan Variation 2010 (No 1) NI2010-217

notified LR 6 May 2010
commenced 7 May 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Changes to noise attenuation provisions (single dwelling housing development code and multi unit housing development code) and other amendments) Plan Variation 2010 NI2010-218

notified LR 6 May 2010
commenced 7 May 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Realignment of designated boundary and rezone future urban area - Molonglo) Plan Variation 2010 NI2010-219

notified LR 6 May 2010
commenced 7 May 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Forde) Plan Variation 2010 NI2010-243

notified LR 27 May 2010
commenced 28 May 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Crace) Plan Variation 2010 NI2010-244

notified LR 27 May 2010
commenced 28 May 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Kingston) Plan Variation 2010 NI2010-246

notified LR 3 June 2010
commenced 4 June 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Rezoning - boundary changes) Plan Variation 2010 (No 1) NI2010-258

notified LR 27 May 2010
commenced 28 May 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Gungahlin) Plan Variation 2010 (No 2) NI2010-321

notified LR 24 June 2010
commenced 25 June 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Mitchell and Lyneham) Plan Variation 2010 NI2010-370

notified LR 8 July 2010
commenced 9 July 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Kingston) Plan Variation 2010 (No 2) NI2010-371

notified LR 8 July 2010
commenced 9 July 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Casey) Plan Variation 2010 (No 2) NI2010-384

notified LR 15 July 2010
commenced 16 July 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment - Miscellaneous Amendments) Plan Variation 2010 (No 2) NI2010-409

notified LR 22 July 2010
commenced 23 July 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Code and miscellaneous changes to parking and vehicular access general code) Plan Variation 2010 NI2010-410

notified LR 29 July 2010
commenced 30 July 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Inclusion of definitions to bring the Territory Plan into line with the National Capital Plan and miscellaneous amendments and corrections) Plan Variation 2010 NI2010-411

notified LR 29 July 2010
commenced 30 July 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Code changes to Coombs and Wright concept plan and changes to town centres development code) Plan Variation 2010 NI2010-412

notified LR 29 July 2010
commenced 30 July 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Harrison) Plan Variation 2010 (No 2) NI2010-426

notified LR 29 July 2010
commenced 30 July 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Forde) Plan Variation 2010 (No 2) NI2010-440

notified LR 12 August 2010
commenced 13 August 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Weston) Plan Variation 2010 NI2010-441

notified LR 12 August 2010
commenced 13 August 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Casey) Plan Variation 2010 (No 3) NI2010-538

notified LR 23 September 2010
commenced 24 September 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Dunlop) Plan Variation 2010 NI2010-539

notified LR 23 September 2010
commenced 24 September 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Bonner) Plan Variation 2010 (No 2) NI2010-540

notified LR 23 September 2010
commenced 24 September 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Casey) Plan Variation 2010 (No 4) NI2010-566

notified LR 7 October 2010
commenced 8 October 2010 (LA s 73 (2) (a))

Variation to the Territory Plan No 299

(as notified in Planning and Development (Plan Variation No 299) Notice 2010 NI2010-575)
commenced 5 November 2010 (CN2010-12)

Planning and Development (Technical Amendment—Changes to Flemington Road corridor concept plan, non urban zones development code and group centres development code) Plan Variation 2010 NI2010-601

notified LR 28 October 2010
commenced 29 October 2010 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Miscellaneous Amendments and Corrections) Plan Variation 2010 (No 2) NI2010-602

notified LR 28 October 2010
commenced 29 October 2010 (LA s 73 (2) (a))

Endnotes

4 Amendment history

Planning and Development (Technical Amendment—Changes to commercial and industrial codes, PRZ2 restricted access recreation zone and other codes) Plan Variation 2010 NI2010-697

notified LR 20 December 2010

commenced 22 December 2010 (LA s 73 (2) (b))

Planning and Development (Technical Amendment—Forde) Plan Variation 2011 NI2011-23

notified LR 1 February 2011

commenced 2 February 2011 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Rezoning-boundary changes) Plan Variation 2011 (No 1) NI2011-30

notified LR 3 February 2011

commenced 4 February 2011 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Franklin) Plan Variation 2011 (No 1) NI2011-42

notified LR 10 February 2011

commenced 11 February 2011 (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; NI2009-570; NI2009-617; NI2009-618; NI2009-619; NI2010-21; NI2010-22; NI2010-45; NI2010-82; NI2010-83; NI2010-84; NI2010-123; NI2010-124; NI2010-125; NI2010-219; NI2010-243; NI2010-244; NI2010-258; NI2010-246; NI2010-321; NI2010-370; NI2010-371; NI2010-384; NI2010-426; NI2010-440; NI2010-441; NI2010-538; NI2010-539; NI2010-540; NI2010-566; variation 299; NI2011-23; NI2011-30; NI2011-42

Belconnen	sub NI2008-298; NI2008-328; variation No 289; variation No 281; NI2009-6; NI2009-17; NI2009-59; NI2009-217; NI2009-255; NI2009-617; NI2010-123; NI2010-125; NI2010-258; NI2010-538; NI2010-539; NI2010-540; variation 299; NI2011-30
Canberra Central District	sub NI2008-336; variation No 281; NI2009-59; variation No 261; NI2009-338; NI2009-418; NI2010-22; NI2010-246; NI2010-370; NI2010-371; variation 299; NI2011-30
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; NI2009-618; NI2009-619; NI2010-45; NI2010-82; NI2010-83; NI2010-84; NI2010-124; NI2010-243; NI2010-244; NI2010-258; NI2010-321; NI2010-370; NI2010-384; NI2010-426; NI2010-440; NI2010-538; NI2010-539; NI2010-540; NI2010-566; variation 299; NI2011-23; NI2011-30; NI2011-42
Molonglo	sub NI2009-6; NI2009-323; NI2010-219; NI2010-258
Tuggeranong, Hume and Tharwa	sub NI2009-570; sub NI2010-22; NI2010-258
Woden Valley and Weston Creek	sub NI2008-290; variation No 281; NI2009-6; NI2009-323; variation No 288; NI2010-219; NI2010-258; NI2010-441; NI2011-30

1.1**Governance**

Future Urban Areas

Development

Codes sub NI2010-22

2.1**Strategic Direction**

Environmental Sustainability

1.8 am NI2010-602

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

Endnotes

4 Amendment history

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; NI2010-22

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
sub NI2010-218

Item 2.8
hdg ins NI2009-488
R20B ins NI2009-488
Item 2.9
hdg ins NI2010-218
R20C ins NI2010-218

Element 6
Item 6.1

Endnotes

4 Amendment history

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
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

Endnotes

4 Amendment history

Part C(4) – Single Dwelling Housing – Midsized Blocks (>250 – 500m²) 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	
hdg	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; NI2010-22; NI2010-218

Element 1

Item 1.1 hdg sub NI2008-289
R1, C1 sub NI2008-289
am NI2009-38Item 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 NI2008-590Item 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 NI2009-38Item 1.1 sub NI2008-542
R11 am NI2009-322Item 1.3 hdg sub NI2008-289
R12, C12 sub NI2008-289

Element 2

Item 2.1 hdg sub NI2009-38
Item 2.1 sub NI2008-542Item 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

Endnotes

4 Amendment history

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
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
Item 2.7 hdg	ins NI2010-218
R34A	ins NI2010-218
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; NI2010-22
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
R69	am NI2010-22
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

Endnotes

4 Amendment history

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 5.2
C87 sub NI2010-22
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

Introduction am NI2010-217
Element 2
Item 2.3 sub NI2008-542
Item 2.4 sub NI2008-542
Element 3
Item 2.2
R128 am NI2010-22
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
Element 5
Item 5.2
C147 sub NI2010-22
Item 5.6
R156 sub NI2010-218
C157 om NI2010-218

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
Element 5	
Item 5.3	
C224	sub NI2010-22
Item 5.5	
R228	am NI2010-22 sub NI2010-218

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

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

Minimum Assessment Track	
Merit	am NI2009-37; NI2009-324; NI2010-22; NI2010-602
Prohibited Development table	am NI2008-541; NI2009-324; NI2009-392; NI2010-22; NI2010-602
Other Codes	am NI2010-22

Endnotes

4 Amendment history

CZ2 – Business Zone

Minimum Assessment Track

Merit am NI2009-37; NI2009-324; NI2010-22; NI2010-411;
NI2010-602

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392

Other Codes am NI2010-22

CZ3 – Services Zone

Minimum Assessment Track

Merit am NI2009-37; NI2009-324; NI2010-22; NI2010-602

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392

Other Codes am NI2010-22

CZ4 – Local Centres Zone

Minimum Assessment Track

Merit am variation No 281; NI2009-37; NI2009-324; NI2010-22;
NI2010-602

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392

Other Codes am NI2010-22

CZ5 – Mixed Use Zone

Minimum Assessment Track

Merit am NI2009-37; NI2009-324; NI2010-22; NI2010-602

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-217

CZ6 – Leisure and Accommodation Zone

Minimum Assessment Track

Merit am Variation No 293; NI2009-37; NI2010-22; NI2010-217

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392

Fig 5

Narrabundah sub Variation No 293

4.2

City Centre Development Code

Introduction am NI2010-22

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

Element 2

R20 am NI2010-217

Part A (2) – City Centre – CZ2 Business Zone – Braddon and Turner

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 1

Item 1.3

R59A ins NI2010-22

Element 2

Item 2.3

C62 sub NI2009-38

Element 3

Item 3.6

hdg ins NI2009-487

C68A ins NI2009-487

Element 4

Item 4.5

hdg am NI2010-697

C76 am NI2010-697

Element 5

Item 5.2

R79 am NI2010-217

Item 5.4

C82 sub NI2010-22

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 Development Code

Introduction am NI2010-22

Part A – Town Centres – Overview

Figure A1 sub variation No 289

Part A(2) – CZ2 Business Zone

Element 1

Item 1.5

Endnotes

4 Amendment history

C23 sub NI2010-602

Part A(3) – CZ3 Services Zone

Element 1

Item 1.2

R41 sub NI2010-412

C42 om NI2010-412

Element 2

Item 2.4

C47 am NI2010-218

C48 om NI2010-412

Element 3

Figure A5 sub variation No 289

Part B – General Development Controls

Element 1

Item 1.3

R61 am NI2008-541

R61A ins NI2010-22

Element 2

Item 2.3

C64 sub NI2009-38

Element 3

Item 3.5

hdg ins NI2009-487

C68A ins NI2009-487

Element 4

Item 4.5

hdg am NI2010-697

C76 am NI2010-697

Element 5

Item 5.2

R79 am NI2010-217

Item 5.4

C82 sub NI2010-22

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

4.4	Group Centres Development Code	
	Introduction	am NI2010-22
	Part A – Group Centres – Overview	
	Fig A11	sub NI2010-22
	Fig A12	sub NI2010-602
	Part A(2) – CZ2 Business Zone	
	Element 1	
	Item 1.1	
	R11	sub NI2010-22
	Item 1.2	
	R12	am NI2008-541; NI2010-601
	Item 1.4	
	R15	am NI2008-541
	Part A(3) – CZ3 Services Zone	
	Element 1	
	Item 1.1	
	R23	am NI2010-22
	C23	sub NI2010-22
	Part B – General Development Controls	
	Element 1	
	Item 1.3	
	R34	am NI2008-541
	R34A	ins NI2010-22
	Element 2	
	Item 2.3	
	C37	sub NI2009-38
	Element 3	
	Item 3.5	
	hdg	ins NI2009-487
	C42A	ins NI2009-487
	Element 4	
	Item 4.5	
	hdg	am NI2010-697
	C50	am NI2010-697
	Element 5	
	Item 5.2	
	R53	am NI2010-217
	Item 5.4	
	C56	sub NI2010-22
	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

Endnotes

4 Amendment history

Element 7
Item 7.1
R71 am NI2009-38

4.5 Local Centres Development Code

Introduction am NI2010-22
Part A – General Development Controls

Element 1
Item 1.3
R5 am NI2008-541
R5A ins NI2010-22

Element 2
Item 2.5
C13 sub NI2009-38

Element 3
Item 3.5
hdg ins NI2009-487
C18A ins NI2009-487

Element 4
Item 4.5
hdg am NI2010-697
C26 am NI2010-697

Element 5
Item 5.1
C32 sub NI2010-22

Item 5.2
R29 am NI2010-217

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

Item 6.9
R47 sub NI2010-22

Element 7
Item 7.1
R48 am NI2009-38

4.6 CZ2 Office Areas Outside Centres Development Code

Introduction am NI2010-22
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 4	
Item 4.5	
hdg	am NI2010-697
C20	am NI2010-697
Element 5	
Item 5.2	
R23	am NI2010-217
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
	sub NI2010-23
Item 1.3	
R4A	ins NI2010-22

4.7 CZ5 Mixed Use Zone Development Code

Introduction	am NI2010-22
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 4	
Item 4.5	

Endnotes

4 Amendment history

hdg	am NI2010-697
C20	am NI2010-697
Element 5	
Item 5.2	
R23	am NI2010-217
Item 5.4	
C26	sub NI2010-218
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 – Sit Specific Controls

Element 1	
Item 1.6	
C63	sub NI2010-411

4.8 **CZ6 Leisure and Accommodation Zone Development Code**

Introduction	am NI2010-22
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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 4	
Item 4.5	
hdg	am NI2010-697
C22	am NI2010-697
Element 5	
Item 5.2	
R25	am NI2010-217
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

Exempt Development table
 hdg am NI2010-602
 Minimum Assessment Track
 Merit am NI2009-37; NI2010-22
 Prohibited Development table
 am NI2008-541; NI2009-324; NI2009-392; NI2010-602

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 1
 Item 1.2 hdg am NI2010-22
 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 4
 Item 4.2

Endnotes

4 Amendment history

hdg	am NI2010-697
C30	am NI2010-697
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
Element 7	
Item 7.1	
R50	am NI2009-38

6.1 **CFZ Objectives and Development Table**

CFZ Community Facility Zone

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-217;
NI2010-602

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 5

Item 5.2	
R24	am NI2010-217
Item 5.4	
C27	sub NI2010-218
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

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2009-37; NI2009-99; NI2009-324

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-602

PRZ2 – Restricted Access Recreation Zone

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2009-37; NI2009-324; NI2010-697

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-602;
NI2010-697

7.2 Parks and Recreation Zones Development Code

Part A – Zone Specific Controls

Part A(1) – PRZ1 – Urban Open Space Zone

Element 1

C2 sub NI2010-697

Part A(2) – PRZ2 – Restricted Access Recreation Zone

Element 1

R7A, C7A ins NI2010-697

Part B – General Development Controls

Element 1

Item 1.3 ins NI2009-324

Endnotes

4 Amendment history

Element 2	
Item 2.3	
C15	sub NI2009-38
Element 5	
Item 5.2	
R27	am NI2010-217
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

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-602

TSZ2 – Services Zone

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-602

8.2 **Transport and Services Zone Development Code**

Part B – General Development Controls

Element 2

Item 2.3

C10 sub NI2009-38

Element 5

Item 5.2

R19 am NI2010-217

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

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2008-541; NI2009-37; NI2009-99; NI2010-411

Prohibited development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-217;
NI2010-411; NI2010-602

fig 6 Pialligo

Area 'a' sub NI2011-30

Area 'b' sub NI2011-30

fig 7 Symonston

Area 'a' sub NI2011-30

Area 'b' sub Variation No 285; NI2011-30

NUZ2 – Rural Zone Development Table

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2008-290; NI2009-37

Prohibited development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-217;
NI2010-602

NUZ3 – Hills, Ridges and Buffer Zone Development Table

Title am NI2009-37

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am variation No 281; NI2009-37; NI2009-99; NI2010-411

Prohibited development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-217;
NI2010-602

NUZ4 – River Corridor Zone Development Table

Objectives am NI2009-324

Endnotes

4 Amendment history

Exempt Development table
hdg am NI2010-602
Minimum Assessment Track
Merit am NI2009-37
Prohibited development table
NI2008-541; NI2009-324; NI2009-392; NI2010-602

NUZ5 –Mountains and Bushland Zone Development Table

Title am NI2009-37
Exempt Development table
hdg am NI2010-602
Minimum Assessment Track
Merit am NI2009-37
Prohibited development table
NI2008-541; NI2009-324; NI2009-392; NI2010-602

9.2 Non-Urban Zones Development Code

Part A(1) – NUZ1 – Broadacre zone

Element 1
Intent sub NI2010-601
Item 1.1
C2 am NI2008-590
C2A ins NI2010-601

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 5
Item 5.1
R30 am NI2010-217
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 Precinct Code by Suburb**
Casey Precinct Code
 (prev 10.4) renum and reloc NI2010-602
 ins NI2010-384
Part A – Suburb of Casey – ongoing block specific provisions
 hdg sub NI2010-566
 Map sub NI2010-409; NI2010-566
- 10.2 Other Precinct Codes**
Northbourne Avenue Precinct Code
 (prev 10.1) renum and reloc NI2010-602
 Introduction am NI2010-22; NI2010-217
Part B – General Development Controls
 Element 1
 Item 1.1
 R18 sub NI2010-217
 Element 2
 Item 2.1
 R21 sub NI2009-487
 Item 2.4
 R26 am NI2009-487
 Item 2.7
 C29 sub NI2009-38
 Element 3
 Item 3.1
 R30 am NI2010-217
 R31 am NI2010-217
 Element 5
 Item 5.2
 R53 am NI2010-217
 Item 5.4
 C56 sub NI2010-22
 Element 6
 Item 6.1
 hdg om NI2009-487
 ins NI2010-217
 R57 am NI2008-541
 om NI2009-487
 ins NI2010-217
 R58 om NI2009-487
 R58, C58 ins NI2010-217
 R59, C59 om NI2009-487
 ins NI2010-217
 R60 om NI2009-487
 R60, C60 ins NI2010-217
 Element 7
 Item 7.1

Endnotes

4 Amendment history

R73 am NI2009-38

Rural Villages Precinct Code

(prev 10.2) renum and reloc NI2010-602

Introduction am NI2010-22

Part A – Village of Hall

Figure 1 sub NI2008-290

Part B – Stromlo Settlement

Element 5

C33 am NI2028-290

Part D – Uriarra Village

Part D(1) hdg sub NI2010-22

Element 2

Item 2.1

C50 sub NI2009-38

Part E – General Controls For All Villages

Element 1

Item 1.1

C51 sub NI2010-22

Inner North Precinct Code

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(prev 10.3) renum and reloc NI2010-602

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Item 2.3 hdg sub NI2008-358

R6 sub NI2008-358

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Item 5.1

C21 sub NI2010-22

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 R38 om NI2008-358
 Item 2.9 hdg om NI2008-358
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 Item 2.10 hdg om NI2008-358
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11.1 Parking and Vehicular Access General Code

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 2.2 sub NI2010-23
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 2.4 hdg ins NI2010-23

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2.5 (prev 2.4) renum NI2010-23 R35
2.6 (prev 2.5) renum NI2010-23 R35
3.2.4 am NI2010-22
3.2.5 sch 2 am NI2008-290, NI2008-541; NI2010-22; NI2010-602;
NI2010-697
3.5.5 sch 5 am NI2010-22

11.3 Access and Mobility General Code

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Part A – General Development Controls
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11.6 Communications Facilities and Associated Infrastructure General Code

Part B – General Development Controls
Element 2
Item 2.1
R33 am NI2010-411

11.4 Crime Prevention through Environmental Design General Code

Part A – General requirements
Element 3
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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
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- Part C – Drainage and Open Space Catchments**
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- 11.10 WaterWays: Water Sensitive Urban Design General Code**
2.4 – Acceptable solutions
 Option 2
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- Appendix B2
 Stormwater quality am NI2009-322
- 11.12 Residential Boundary Fences General Code**
Part A – General Controls
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- 12 Overlays**
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 12.1 am NI2008-290
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 12.2 am NI2008-541
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 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
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 def **Outdoor education establishment** ins NI2010-411
 def **Outdoor Recreation Facility** am NI2008-541
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 def **Residential Care Accommodation** am NI2009-37
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- 14 Structure Plans**
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- 14.1 West Belconnen**
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- 14.2 Bruce Central Precinct**
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- 14.3 Kingston Foreshore**
(prev 1.3) renum NI2008-590 R13
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- 14.4 North Watson**
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- 14.5 Gungahlin Town Centre and Central Area**
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Central Area Land Use
7 am NI2010-217
Central Area Heritage
4 am NI2010-217
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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**
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- 14.8 East Gungahlin – Suburbs of Kenny, Throsby, Part Harrison and Goorooyarroo Nature Reserve**
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1.2 Principles and Policies for East Gungahlin
1.2.2 Specific
Policies 4 am NI2010-217
1.2.3 Specific
Policies 1 am NI2010-217

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- 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
3 – Prohibited Development
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5 – Policies for the development of the Molonglo and North Weston future urban area
5.2 am NI2010-218
- 14.11 Lawson South**
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- 15 Concept Plans**
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- 15.1 Bonner**
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- 15.2 Casey**
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- 15.3 Crace**
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- 15.4 Forde**
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- 15.5 Macgregor**
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- 15.6 Flemington Road Corridor**
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2 – Flemington Road Concept Plan
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2.4.12 Natural and Cultural Heritage Features am NI2010-217
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3.1.1 Building Height Controls am NI2009-272
3 – Development Control Requirements
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R1, C1 (prev R2, C2) renum NI2010-601

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3 Increase in the Number of Dwellings Permitted by a Crown Lease

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4 Commercial Gross Floor Area

hdg (prev 3) renum NI2010-601

R20 sub NI201-601

5 Commercial Building Frontages

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10 Verges

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11 Street Interface

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12 Deep Root Planting Zones

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R30 am NI2010-411

R30A, C30A ins NI2010-601

13 Courtyard Walls

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hdg (prev 14) renum NI2010-601

Concept Plan Drawings

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- Study Area sub NI2010-601
- 15.7 Ngunnawal 2C**
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- 15.8 Jacka**
(prev 2.8) renum NI2008-590 R13
- 15.9 Moncrieff**
(prev 2.9) renum NI2008-590 R13
- 15.10 North Weston**
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- 15.11 Coombs and Wright**
(prev 2.11) ins variation No 281
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R62, C62 ins NI2010412
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- Figure 4 sub NI2010-217; NI2010-602
Figure 5 sub NI2010-217
- 15.12 Lawson South**
(prev 2.12) ins variation No 281
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om NI2010-22
ins variation No 299
- 16 Development codes**
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- 16.1 Residential Subdivision 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)
R3 6 June 2008	6 June 2008– 10 July 2008	NI2008-201	variations by NI2008-201

Republication No and date	Effective	Last amendment made by	Republication for
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
R15 16 Jan 2009	16 Jan 2009– 5 Feb 2009	NI2009-17	variations by NI2009-17

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Republication No and date	Effective	Last amendment made by	Republication for
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 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

Republication No and date	Effective	Last amendment made by	Republication for
R27 17 July 2009	17 July 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
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
R32 2 Oct 2009	2 Oct 2009– 12 Nov 2009	NI2009-488	variations by NI2009-487 and NI2009-488
R33 13 Nov 2009	13 Nov 2009– 3 Dec 2009	NI2009-570	variations by NI2009-570
R34 4 Dec 2009	4 Dec 2009– 21 Jan 2010	NI2009-619	variations by NI2009-617, NI2009-618 and NI200-619
R35 22 Jan 2010	22 Jan 2010– 4 Feb 2010	NI2010-23	variations by NI2010-21, NI2010-22 and NI2010-23
R36 5 Feb 2010	5 Feb 2010– 25 Feb 2010	NI2010-45	variations by NI2010-45
R37 26 Feb 2010	26 Feb 2010– 18 Mar 2010	NI2010-84	variations by NI2010-82, NI2010-83 and NI2010-84

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R38 19 Mar 2010	19 Mar 2010– 6 May 2010	NI2010-125	variations by NI2010-123, NI2010-124 and NI2010-125
R39 7 May 2010	7 May 2010– 27 May 2010	NI2010-219	variations by NI2010-217, NI2010-218 and NI2010-219
R40 28 May 2010	28 May 2010– 3 Jun 2010	NI2010-258	variations by NI2010-243, NI2010-244 and NI2001-258
R41 4 Jun 2010	4 Jun 2010– 24 Jun 2010	NI2010-258	variations by NI2010-246
R42 25 Jun 2010	25 Jun 2010– 8 Jul 2010	NI2010-321	variations by NI2010-321
R43 9 July 2010	9 July 2010– 15 July 2010	NI2010-371	variations by NI2010-370 and NI2010-371
R44 16 July 2010	16 July 2010– 22 July 2010	NI2010-382	variations by NI2010-382
R45 23 July 2010	23 July 2010– 29 July 2010	NI2010-409	variations by NI2010-409
R46 30 July 2010	30 July 2010– 12 Aug 2010	NI2010-426	variations by NI2010-410, NI2010-411, NI2010-412 and NI2010-426
R47 13 August 2010	13 Aug 2010– 23 Sept 2010	NI2010-441	variations by NI2010-440 and NI2010-441
R48 24 Sept 2010	24 Sept 2010– 7 Oct 2010	NI2010-540	variations by NI2010-538, NI2010-539 and NI2010-540

Republication No and date	Effective	Last amendment made by	Republication for
R49 8 Oct	8 Oct 2010- 28 Oct 2010	NI2010-566	variations by NI2010-566
R50 29 Oct 2010	29 Oct 2010- 4 Nov 2010	NI2010-602	variations by NI2010-601 and NI2010-602
R51 5 Nov 2010	5 Nov 2010- 21 Dec 2010	NI2010-602	variations by Variation No 299 (as notified in NI2010-575)
R52 22 Dec 2010	22 Dec 2010- 1 Feb 2011	NI2010-697	variations by NI2010-697
R53 2 Feb 2011	2 Feb 2011- 3 Feb 2011	NI2011-23	variations by NI2011-23
R54 4 Feb 2011	4 Feb 2011- 10 Feb 2011	NI2011-30	variations by NI2011-30

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