

Planning (Miscellaneous) Minor Plan Amendment 2024*

Notifiable instrument NI2024-104

made under the

Planning Act 2023, s 85 (Making minor plan amendments)

1 Name of instrument

This instrument is the *Planning (Miscellaneous) Minor Plan Amendment 2024*.

2 Commencement

This instrument commences on 29 February 2024.

3 Minor plan amendment

I am satisfied under the *Planning Act 2023*, section 85 (1) (a) that Minor Plan Amendment 2024-c is a minor plan amendment to the Territory Plan.

4 Dictionary

In this section:

Minor Plan Amendment 2024-c means the minor plan amendment to the Territory Plan in schedule 1.

Freya O'Brien
Delegate of the territory planning authority
28 / 2 / 2024

*Name amended under Legislation Act, s 60

Schedule 1



ACT
Government

Environment, Planning
and Sustainable
Development

MINOR PLAN AMENDMENT TO THE TERRITORY PLAN 2024 – c

Miscellaneous amendments to the District Policies, Zone Policies and Dictionary

This minor plan amendment was prepared
under part 5.3 of the *Planning Act 2023*

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1.0 INTRODUCTION

1.1 Outline of the process

Minor plan amendment 2024-c (MA 2024-c) to the Territory Plan is a minor plan amendment (MA) prepared under section 84(1)(a) of the *Planning Act 2023* (the Planning Act).

Section 84 of the Planning Act outlines the different types of MAs, some which require limited consultation to be undertaken and some which require no consultation to be undertaken.

Under Section 85 of the Planning Act a MA can only be made where:

- any required limited consultation has taken place and the authority is satisfied that the content of the MA meets the requirements of the Planning Act
- if the MA is not inconsistent with the planning strategy or any relevant district strategy
- any comments received during the consultation period and from the National Capital Authority have been considered.

This MA does not require limited consultation to be undertaken under the Planning Act.

The MA is not inconsistent with the planning strategy or any relevant district strategy. Further details of the changes are contained in section 2 of this document.

The National Capital Authority has received a copy of this MA.

For more information on the content of the Territory Plan and minor plan amendment processes please refer to the Environment, Planning and Sustainable Development (EPSDD) [website](#).

1.2 Summary of the proposal

MA 2024-c makes the following changes to the Territory Plan:

- Territory Plan map
 - amend incorrect zoning from transport and services TSZ1 transport zone to residential RZ1 suburban zone at O'Connor sections 64, 65, 66 and 84 (part)
- Gungahlin District Policy
 - reinstate subdivision being allowed for Taylor, section 98, block 6
 - add corrections facility as an additional assessable development for Gungahlin, rural block 823
- Belconnen District Policy
 - reinstate exceptions to storeys for plant room and other rooftop development for Belconnen Town Centre
 - reinstate the ability for a proponent to provide a landscaped area of less than 20m to Rae Street on Belconnen, section 22
- Inner North and City District Policy
 - reinstate building height envelope requirements for Braddon
 - reinstate canopy tree cover requirements for Lyneham (Yowani Estate)
 - removal of Assessment Requirement 28 restrictions on unit titling of Lyneham Demonstration Housing
 - removal of the duplication of Assessment Requirement 95 and Figure 24
 - removal of the words 'required block amalgamation' from the legends of figures 27 to 31
- Inner South District Policy
 - move assessment requirement regarding number of storeys in Griffith, section 1 and 2 from Griffith to Manuka Group Centre
- Weston District Policy
 - addition of numbering of Assessment Requirements of the 'Weston' and 'Weston – North Weston' localities
- Tuggeranong District Policy:
 - reinstate references to 'shaded areas' for the development of public car parks in Erindale Group Centre
- Residential Zones Policy
 - amend housing density and minimum block area requirements to clarify that these provisions only apply to standard blocks
 - amend assessment requirement referring to secondary dwelling where it is related to secondary residence
- Commercial Zones Policy
 - reinstate Wanniasa Group Centre (Athllon Drive) to the list of Group Centres and alphabetically reorder the names of centres
 - removal of zones on areas identified in the town centre maps for Belconnen, Tuggeranong and Woden
 - removal of zones on areas identified in the group centre maps for Amaroo, Calwell, Casey, Charnwood, Chisholm, Conder, Cooleman Court (Weston), Curtin, Dickson, Erindale (Wanniasa), Hawker, Jamison (Macquarie), Kaleen, Kambah, Kingston, Kippax (Holt), Manuka (Griffith), Mawson and Wanniasa, and addition of new group centre map for Moncreiff.
- Dictionary

- o replacement of the example use of 'Air bnb' from the definition commercial accommodation use with one that is not specific to a business name
- o amend definition of consolidation to correctly reference the Planning Act

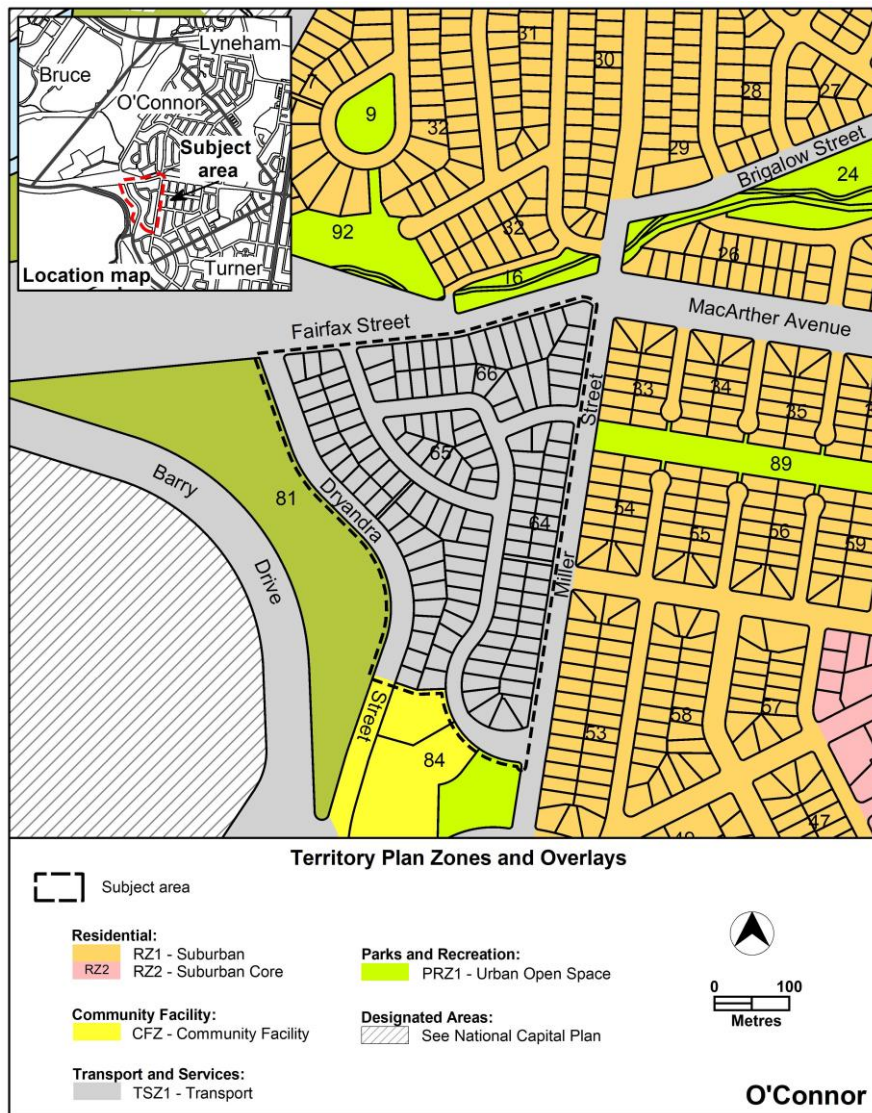
2.0 PROPOSED TERRITORY PLAN CHANGES

This section contains details of the proposed changes to be made to the Territory Plan.

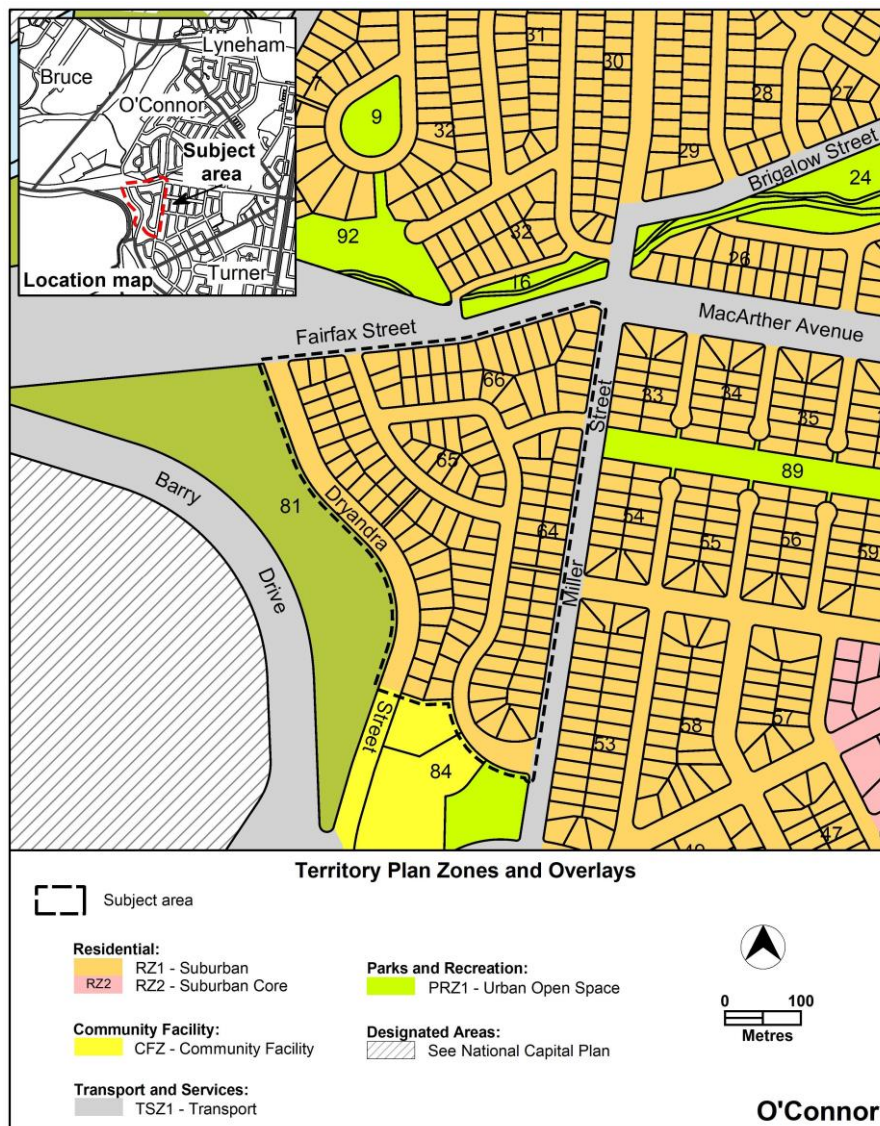
2.1 Part B – Territory Plan Maps

The Territory Plan map is amended to correct the zoning at O'Connor, section 64, 65, 66 and part of 84 from transport and services TSZ1 transport zone to residential RZ1 suburban zone. The incorrect zoning is being shown due to a system error.

O'Connor – Existing Territory Plan map



O'Connor – Proposed Territory Plan map



The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.1 of this document.

2.2 Subdivision (Taylor) – Gungahlin District Policy

The PD1 area of the Taylor Precinct Code in the previous Territory Plan prohibited subdivision of blocks within that area. The PD1 area did not apply to Block 6, Taylor, section 98.

The Land Use Table of the Gungahlin District Policy states that subdivision is prohibited on, among other places, Taylor, section 98, block 6. This was not intended and is an error of translating the provisions from the previous Territory

Plan to the current Territory Plan. Therefore, Taylor, section 98, block 6 is required to be removed from the Land Use Table of the Gungahlin District Policy.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.2 of this document.

2.3 Additional assessable development – Gungahlin District Policy

The Bimberi Youth Justice Centre is located at Gungahlin, rural block 823 and is operated as a corrections facility as defined by the Territory Plan. The site is located within the NUZ1 Broadacre zone.

Corrections facilities are not a permitted use within the Non-Urban Zones Policy and are also not currently identified as an additional assessable development for the site within the Gungahlin District Policy. Additionally, corrections facility is incorrectly identified as an additional assessable development within Gungahlin District CZ3 Services- zoned sites identified in Figure AD2 Figure 2 of the Gungahlin District Policy. Therefore, corrections facility is required to be added as an additional assessable development for Gungahlin, rural block 823 in the Gungahlin District Policy.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.3 of this document.

2.4 Plant room and storeys – Belconnen District Policy

Assessment Requirement 3 in the Belconnen District Policy states the building heights for different areas of Belconnen Town Centre in both storeys and metres.

Assessment Requirement 3 was derived from Rule 11 (R11) of the Belconnen Precinct Code in the 2008 Territory Plan. R11 stated, among other things: *“Plant room set back a minimum of 3m from the building façade of the floor immediately below is not included in the number of storeys. Plant room screening and other non gross floor area rooftop architectural features are not included in building height.”*

The above details about plant rooms and other rooftop features are not present in Assessment Requirement 3. This means, if Assessment Requirement 3 is left unchanged the overall building height of development in the Belconnen Town Centre will be reduced and existing development rights will be inadvertently impacted. Therefore it is required that Assessment Requirement 3 is amended to include the required exceptions for plant rooms and rooftop features in the Belconnen Town Centre.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.4 of this document.

2.5 Landscaped area to Rae Street – Belconnen District Policy

Assessment Requirement 14 in the Belconnen District Policy states that Belconnen, section 22, should have a landscaped area approximately 20m deep from Rae Street.

Assessment Requirement 14 was derived from Rule 29 (R29) and Criterion 29 (C29) of the Belconnen Precinct Code in the Territory Plan 2008. R29 stated buildings must be setback a minimum of 20m from the Rae Street front boundary and that this area be publicly accessible at all times and only contain landscaping, street furniture, pedestrian paths, awnings and utilities. If R29 was not met, an applicant could demonstrate, under C29, that the provision could be met if a 'substantial area of landscaping' was provided along the Rae Street frontage.

The current Territory Plan represents an outcome focussed planning system. However, in the transfer of R29 and C29 to Assessment Requirement 14, the flexibility of allowing a landscaped area of less than 20m has been lost. Therefore, Assessment Requirement 14 is required to be amended to allow for a proponent to demonstrate that a substantial landscaped area has been provided. In addition, but not as part of this MA, the Belconnen District Specifications will be amended to include that a substantial area should be a minimum of 20 metres from the Rae Street front boundary. This will provide guidance to proponents and assessment officers when determining what is the intent of a 'substantial area'.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.5 of this document.

2.6 Building Height Envelope (Braddon) – Inner North and City District Policy

Rule 36 (R36) and Rule 37 (R37) of the Braddon Precinct Code of the previous Territory Plan specified building height envelopes for various areas for Commercial CZ5 Mixed Use blocks. R36 and R37 was not transferred to the current Territory Plan as many of the areas that R36 and R37 apply to have been recently developed and will be difficult to redevelop in the future.

Additionally, Assessment Requirement 2 in the Inner North and City District Policy states that building heights in Braddon should not exceed RL617. Therefore, without R36a in the current Territory Plan, future development of blocks in Braddon (including Braddon, section 57, blocks 1, 4 and 7) could exceed intended

building heights. Therefore, it is required that R36a is reinstated as an assessment requirement.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.6 of this document.

2.7 Canopy Tree Cover (Lyneham) – Inner North and City District Policy

Criterion 17 of the Lyneham Precinct Code, part of the previous Territory Plan, stated that the Yowani redevelopment achieve, amongst other things, 30% tree canopy cover across the site. This provision has been omitted from the current Territory Plan by error. This requirement is required to be reinstated as an Assessment Requirement in the Inner North and City District Policy.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.7 of this document.

2.8 Unit Title Restrictions (Lyneham) - Inner North and City District Policy

Assessment Requirement 28 of the Inner North and City District Policy includes a requirement for a maximum of 3 dwellings to be unit titled at Blocks 24 and 25, Lyneham, section 38. This requirement relates to the site identified for community housing development as part of the Lyneham Demonstration Housing Project where unit titling of the 9 future dwellings is not proposed. Assessment Requirement 28 has been included as an error and is required to be removed from the Inner North and City District Policy.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.8 of this document.

2.9 Building Setbacks (Northbourne Corridor) – Inner North and City District Policy

Assessment Requirement 95 and Figure 24 in the Inner North and City District Policy relate to building setback.

Assessment Requirement 95 and Figure 24 were derived from the Rule 10 (R10) and Criterion 10 (C10), Rule 11 (R11), Rule 12 (R12) and Criterion 12 (C12) and Rule 13

(R13) and the associated figure 2 of the Northbourne Avenue Corridor Precinct Code in the previous Territory Plan.

Due to the outcome focussed nature of the current Territory Plan, rules from the previous Territory Plan that had an associated criterion, were generally moved to the relevant Technical Specification. Technical specifications provide a benchmark and possible way to meet assessment outcomes but do not form a part of the Territory Plan. The qualitative content of the criterion was generally reflected as an Assessment Requirement in the relevant District or Zone Policy.

The qualitative components of C10 and C12 have been condensed to avoid repetition, namely in the Built Form and Building Design Assessment Outcomes of the relevant District and Zone Policy. While the contents of quantitative parts of R10, R11, R12 and R13, including Figure 24 are present in the Inner North and City District Specifications at Clause 11.2 and Figure 26 respectively, their duplication in the Inner North and City District Policy was an error. Therefore, removal of Assessment Requirement 95 and Figure 24 in the Inner North City and City District Policy is required.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.9 of this document.

2.10 Required minimum block amalgamation – Inner North and City District Policy

The legends on Figures 27 to 31 of the Inner North and City District Policy reference 'required minimum block amalgamation' however block amalgamation requirements are not contained within the Inner North and City District Policy. Therefore, inclusion of 'required minimum block amalgamation' in the legends of Figures 27 to 31 is an error. If left unchanged this wording could cause confusion regarding consolidation requirements contained in the Inner North and City District Policy and the Subdivision Policy. Figure 27 to 31 are required to be updated to remove 'required minimum block amalgamation' from the legend.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.10 of this document.

2.11 Number of storeys in Manuka Group Centre - Inner South District Policy

Assessment Requirement 34 of the Inner South District Policy contains restriction on the number of storeys for various sections located in Griffith, including Griffith, section 1 and 2. As the sites are located within the Manuka Group Centre (refer to

Figure 11 of the Inner South District Policy), any related assessment requirements should be contained under Forrest/Griffith – Manuka Group Centre in the assessment requirement table.

Assessment Requirement 34 requires amending to remove reference to Griffith, section 1 and 2 and a new assessment requirement to restrict the number of storeys in Griffith, section 1 and 2 is required to be inserted under Forrest/Griffith – Manuka Group Centre.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.11 of this document.

2.12 Assessment requirement numbering – Weston District Policy

Assessment Requirement numbering is missing from the Weston District Policy for requirements in the 'Weston' and 'Weston – North Weston' localities. Numbering of Assessment Requirements related to the 'Weston' and 'Weston – North Weston' localities is required to be added for referencing purposes.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.12 of this document.

2.13 Development of public car parks (Erindale) – Tuggeranong District Policy

Assessment Requirement 48 of the Tuggeranong District Policy states that development of public parking areas in the Erindale Group Centre should retain or improve the existing number of publicly available car spaces. Assessment Requirement 48 was derived from Rule 6 (R6) of the Wanniasa Precinct Code in the previous Territory Plan. R6 nominated these public parking areas as 'shaded areas' in a figure (now Figure 20 of the Tuggeranong District Policy).

In the current Territory Plan other centres have, where relevant, retained reference to these car parks as 'shaded areas' on relevant figures. This reference should have been included for Assessment Requirement 48 to make clear which parking areas were covered. Therefore, the reference to the 'shaded areas' on Figure 20 as part of Assessment Requirement 48 of the Tuggeranong District Policy is required to be reinstated.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.13 of this document.

2.14 Housing density and minimum block areas – Residential Zones Policy

Assessment Requirement 7 in the Residential Zones Policy sets limits for the minimum block size and maximum number of dwellings per block where multi unit redevelopment is proposed. The intent of this provision is to limit over-development on standard blocks in the RZ2 zone (that is, blocks that were originally leased or used for the purpose of one or two dwellings). This intention was clear in the previous Territory Plan's provisions in the Multi Unit Housing Development Code, but has inadvertently not been transcribed into the interim Territory Plan.

Additionally, Assessment Requirement 8 in the Residential Zones Policy sets limits for the minimum block size and maximum number of adaptable dwellings per block where multi unit redevelopment is proposed. The intent of this provision is to limit over-development on standard blocks in the RZ2 zone (that is, blocks that were originally leased or used for the purpose of one or two dwellings). This intention was clear in the previous Territory Plan's provisions in the Multi Unit Housing Development Code, but has inadvertently not been transcribed into the interim Territory Plan. This minor amendment rectifies this matter and makes it clear that these requirements only apply to standard blocks in the RZ2 Zone.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.14 of this document.

2.15 Secondary residence requirements – Residential Zones Policy

The Residential Zones Policy includes assessment requirements for secondary residences (defined as a second dwelling on a block which is subordinate to the principal dwelling on the block) in residential zones. Assessment Requirement 13. 'Maximum of one secondary dwelling per block' refers to a secondary dwelling, where it should refer to a secondary residence. This has the potential to cause confusion where a secondary dwelling is more commonly considered to be a dual occupancy. Therefore, Assessment Requirement 13 is required to be amended to replace the reference to a secondary dwelling with secondary residence.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.15 of this document.

2.16 Group Centre list – Commercial Zones Policy

Under the previous Territory Plan the Wanniasa Group Centre on Athllon Drive was considered a Group Centre by Part C of the Commercial Zones Development Code. The Commercial Zones Policy of the current Territory Plan does not list

Wanniassa (Athllon Drive) in the list of Town and Group Centres at Schedule 1. This may have impacts for assessments of proposals in the Wanniassa Group Centre. Therefore, Wanniassa Group Centre (Athllon Drive) is required to be added to Schedule 1 of the Commercial Zones Policy. In addition, Kippax (Holt) is not in alphabetical order in Schedule 1 of the Commercial Zones Policy and requires amending.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.16 of this document.

2.17 Town centre maps – Commercial Zones Policy

The purpose of the town centre maps included in the Commercial Zones Policy is to indicate the extent of the identified town centres. The current town centre maps included for Belconnen, Tuggeranong and Woden also identify zoning of these areas which is not the intended function of these maps. Reference to the Territory Plan map is required to establish the accurate zoning of all identified town centres. Therefore, all zones are required to be removed from the town centre maps for Belconnen, Tuggeranong and Woden included in the Commercial Zones Policy.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.17 of this document.

2.18 Group centre maps – Commercial Zones Policy

The purpose of the group centre maps included in the Commercial Zones Policy is to indicate the extent of the identified group centres. The current group centre maps included for Amaroo, Calwell, Casey, Charnwood, Chisholm, Conder, Cooleman Court (Weston), Curtin, Dickson, Erindale (Wanniassa), Hawker, Jamison (Macquarie), Kaleen, Kambah, Kingston, Kippax (Holt), Manuka (Griffith), Mawson and Wanniassa also identify zoning of these areas which is not the intended function of these maps. Reference to the Territory Plan map is required to establish the accurate zoning of all identified group centres. Therefore, all zones are required to be removed from all group centre maps included in the Commercial Zones Policy.

As Moncrieff is no longer identified as a future urban area and its commercial zoning has been confirmed (through a separate Territory Plan amendment process), a new Moncrieff group centre map has been added to the Commercial Zones Policy.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.18 of this document.

2.19 Example uses (Commercial Accommodation Unit) – Dictionary

The definition for 'commercial accommodation use' contained in the Territory Plan refers to 'example uses'. One of the 'example uses' of 'commercial accommodation use' is 'Air bnb'. The Territory Plan intended to apply the definition 'commercial accommodation use' to Air bnb's and other similar uses, not just the company Air bnb. 'Air bnb' is therefore required to be replaced with a broader, more generic term that will ensure the definition of 'commercial accommodation use' applies to Air bnb, as well as other businesses that operate in a similar way.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.19 of this document.

2.20 Consolidation – Dictionary

Pursuant to the Territory Plan Dictionary, 'consolidation' has the same meaning as in section 7 of the Planning Act 2023. Section 7 of the Planning Act does not contain information relevant to consolidation and an appropriate definition is instead contained in section 256 where consolidation means the surrender of 2 or more leases held by the same lessee and the grant of a new lease or leases to the lessee to consolidate the parcels of land described in the surrendered leases. The definition of consolidation contained in the Territory Plan is required to be amended to correctly reference the definition provided in section 256 of the Planning Act.

The change is not inconsistent with section 84(1)(a) of the Planning Act 2023. It would not adversely affect anyone's rights if approved and constitutes the correction of a formal error in the Territory Plan.

Details of this amendment can be seen at section 4.20 of this document.

3.0 Consequential changes to the Design Guides and Technical Specifications

As the Design Guides and Planning Technical Specifications do not form part of the Territory Plan, they cannot be amended through an MA process. Design Guides and Technical Specifications are amended as part of a different process under the Planning Act.

The following changes are proposed to be made to the Planning Technical Specifications to support or as a result of the changes being undertaken as part of this MA.

3.1 Belconnen District Technical Specification

The following amendments to the Belconnen District Technical Specification will be undertaken separately in response to MA2024-c:

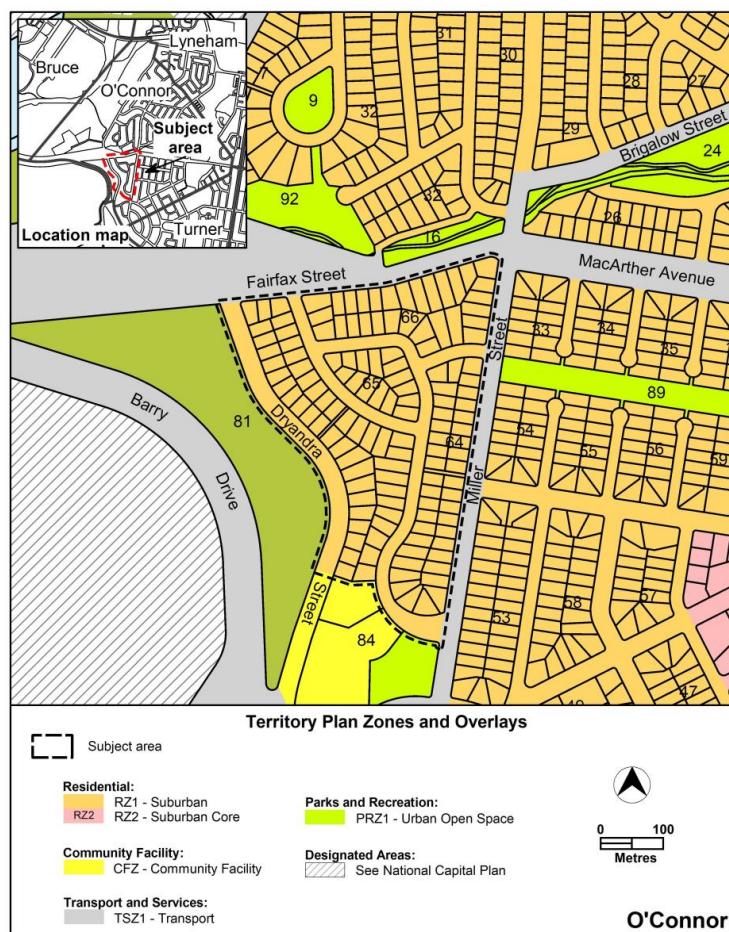
- a landscaped and publicly accessible open space is to be provided to the Rae Street frontage to a minimum depth of 20 metres on Belconnen, section 22.

4.0 TERRITORY PLAN AMENDMENT INSTRUCTIONS

This section provides the legal instructions for how MA 2024-c proposes to amend the Territory Plan.

4.1 Part B – Territory Plan Maps

The Territory Plan map is varied as indicated below.



4.2 Subdivision (Taylor) – Gungahlin District Policy

Substitute the 'relevant parcel or Figure' text for Taylor in '2. Land Use Table' of the Gungahlin District Policy with the following.

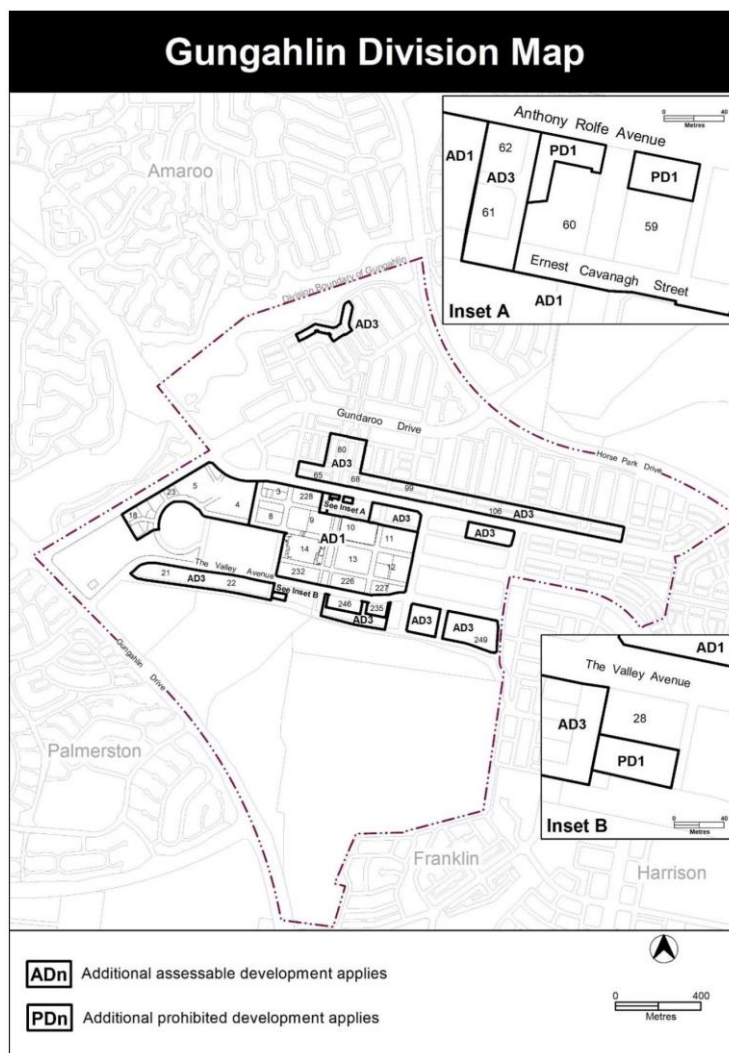
Sections 67, 70-72, 90-97, 98 (excluding block 6), 99, 103-116, 120, 122-125, 127, 129-131

4.3 Additional assessable development – Gungahlin District Policy

Substitute the 'Gungahlin District CZ3 correction facility AD2 Figure 2' text for Gungahlin District in '2. Land Use Table' of the Gungahlin District Policy with the following.

Gungahlin District NUZ1 corrections facility Rural Block 823

Substitute Figure 2 to the Gungahlin District Policy with the following.



4.4 Plant room and storeys – Belconnen District Policy

Insert after Assessment Requirement 5 but before Assessment Requirement 6 in the Belconnen District Policy.

Building height excludes all of the following:

- a) roof top plant
- b) lift overruns
- c) antennas
- d) photovoltaic panels
- e) air conditioning units
- f) chimneys, flues and vents

4.5 Landscaped area to Rae Street – Belconnen District Policy

Substitute Assessment Requirement 14 in the Belconnen District Policy with the following.

Development on Section 22:

- a) provides a substantial area of landscaped publicly accessible open space along Rae Street front boundary.
- b) development within the open space is limited to:
 - i) landscaping
 - ii) pedestrian paths
 - iii) awnings
 - iv) street furniture
 - v) utilities

4.6 Building Height Envelope (Braddon) – Inner North and City District Policy

Insert as a new assessment requirement after Assessment Requirement 2 but before Assessment Requirement 3 in the Inner North and City District Policy.

Buildings on blocks zoned Commercial CZ5 are contained within an envelope which rises 25 metres above datum ground level at the building line and then returns at 45 degrees to a maximum of 28 metres (excluding rooftop plan equipment)

4.7 Canopy Tree Cover (Lyneham) – Inner North and City District Policy

Insert as a new assessment requirement after Assessment Requirement 65 but before Assessment Requirement 66 of the Assessment Requirements in the Inner North and City District Policy.

Development achieves all of the following:

- a) has or will achieve a minimum of 30% canopy tree cover across the RC1 area measured at mature height;; and

- b) equitable distribution of canopy tree cover within the site across the private and public realm
note: existing trees contribute towards the minimum 30% canopy tree cover

4.8 Unit Title Restrictions (Lyneham) – Inner North and City District Policy

Omit Assessment Requirement 28 in the Inner North and City District Policy

4.9 Building Setbacks (Northbourne Corridor) – Inner North and City District Policy

Omit Assessment Requirement 95 in the Belconnen District Policy.

Omit Figure 24 of the Belconnen District Policy.

4.10 Required minimum block amalgamation – Inner North and City District Policy

Substitute Figure 27 to the Inner North and City District Policy with the following.



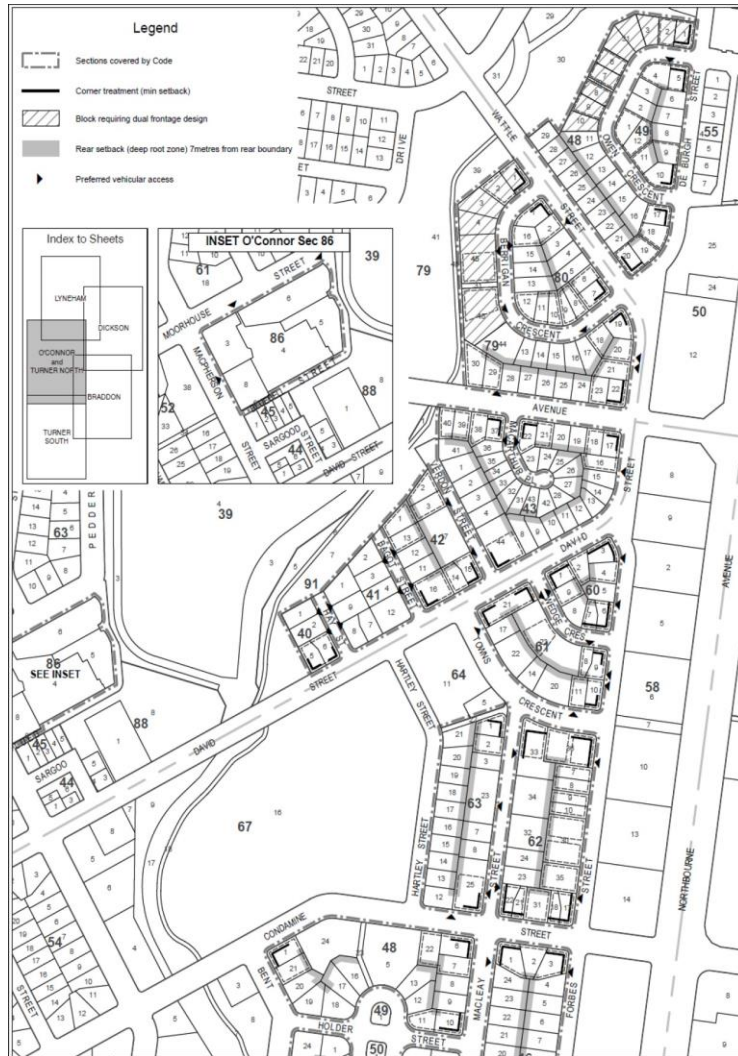
Substitute Figure 28 to the Inner North and City District Policy with the following.



Substitute Figure 29 to the Inner North and City District Policy with the following.



Substitute Figure 30 to the Inner North and City District Policy with the following.



Substitute Figure 31 to the Inner North and City District Policy with the following.



4.11 Number of storeys in Manuka Group Centre – Inner South District Policy

Substitute the text in Assessment Requirement 34 in the Inner South District Policy with the following.

34. In Sections 40, 41, 96, The number of storeys is compatible with adjacent development and are no higher than the established tree canopy along main avenues with primarily landscaped frontage.

Sections 14, 16, 17, 20, 21, 23 Sections 40, 41, 96

Insert as a new assessment requirement after Assessment Requirement 15 but before Assessment Requirement 16 in the Inner South District Policy.

In Griffith Sections 1, 2, The number of storeys is compatible with adjacent development and are no higher than the established tree canopy along main avenues with primarily landscaped frontage.

Note: Reference to Sections 1, 2 is to be added parallel with new assessment requirement in the reference column.

4.12 Assessment requirement numbering – Weston District Policy

Substitute the text to add numbering to Assessment Requirements in the 'Weston' locality of the Weston District Policy with the following.

34. On Block 2 Section 50 multi-unit housing development undertaken by the Demonstration Housing Project lessee(s) identified on a register published on an ACT Government website complies with the following:

- a) maximum 3 dwellings
- b) subdivision under the Unit Titles Act 2001 to provide separate title to each dwelling is permitted.

35. Medium density housing between Unwin Place and Heysen Street is to be a maximum of 3 storeys and be provided adjacent to open space.

36. Residential development adjacent to Heysen Street and Orana School is to be a maximum height of buildings of 2 storey.

37. Mixed use development incorporating commercial and residential uses are to be accommodated on the site in section 121 zoned CZ5 in a building that meets the following:

- a) minimum height of buildings is 2 storeys;
- b) maximum height of buildings is 4 storeys; and
- c) ground floor accommodation suitable for shops, café/restaurant, small offices.

Substitute the text to add numbering to Assessment Requirements in the 'Weston – North Weston' locality of the Weston District Policy with the following.

38. Residential development facing Cotter Road is to have continuous service streets with street trees and address frontage.

39. Edge roads with address frontage and street trees are provided adjacent to areas of open space including Weston Creek Pond, the River Corridor and areas currently exposed to views from the Tuggeranong Parkway.

4.13 Development of public car parks (Erindale) – Tuggeranong District Policy

Substitute Assessment Requirement 48 in the Tuggeranong District Policy with the following.

Any development of the public carparking areas which are shaded in grey on Figure 20 is to retain or improve the existing number of publicly available car parking spaces at all times and provides sufficient on site car parking that is generated by the development.

Note: Reference to Figure 20 is to be added parallel with Assessment Requirement 48 in the reference column.

4.14 Housing density and minimum block areas – Residential Zones Policy

Substitute Assessment Requirement 7 in the Residential Zones Policy with the following.

Multi-unit housing – for standard blocks in RZ2:

- a) Minimum block area for more than one dwelling: 700m²
- b) Maximum number of dwellings per block: 1 additional dwelling for every 250m² (or part thereof) over the minimum

Substitute Assessment Requirement 8 in the Residential Zones Policy with the following.

Multi-unit adaptable housing – for standard blocks in RZ2:

- a) Minimum block area for more than one dwelling: 600m²
- b) Maximum number of dwellings per block: 1 additional for every 250m² (or part thereof) over the minimum and all dwelling are built to be adaptable.

4.15 Secondary residence requirements – Residential Zones Policy

Substitute Assessment Requirement 13 in the Residential Zones Policy with the following.

Maximum of one secondary residence per block.

4.16 Group Centre List – Commercial Zones Policy

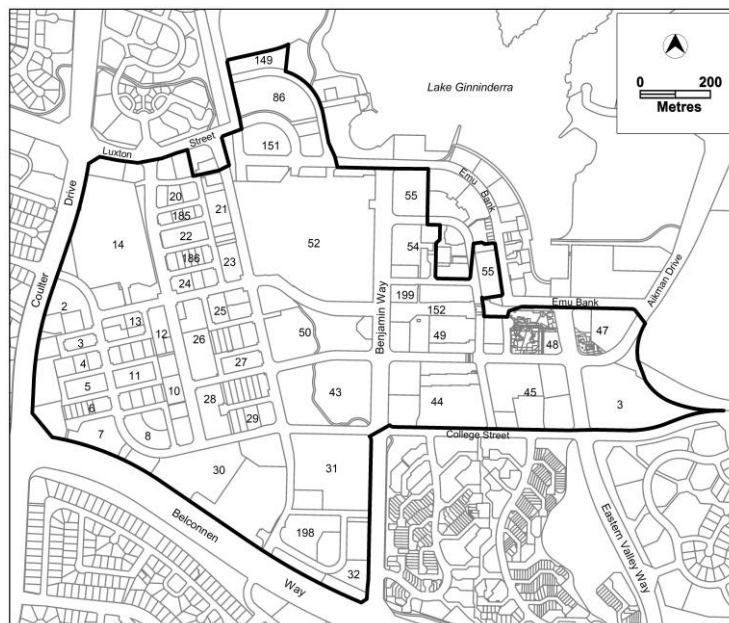
Substitute Schedule 1 of the Commercial Zones Policy with the following.

| Centres | Relevant District Policy |
|----------------------|--------------------------|
| Town Centres | |
| Belconnen | Belconnen |
| Gungahlin | Gungahlin |
| Tuggeranong | Tuggeranong |
| Woden | Woden |
| Group Centres | |
| Amaroo | Gungahlin |
| Calwell | Tuggeranong |
| Casey | Gungahlin |
| Charnwood | Belconnen |
| Chisholm | Tuggeranong |
| Conder | Tuggeranong |
| Curtin | Woden |
| Dickson | Inner North and City |
| Erindale (Wanniassa) | Tuggeranong |

| | |
|-----------------------------|--------------|
| Hawker | Belconnen |
| Jamison (Macquarie) | Belconnen |
| Kaleen | Belconnen |
| Kambah | Tuggeranong |
| Kingston | Inner South |
| Kippax (Holt) | Belconnen |
| Manuka (Forrest & Griffith) | Inner South |
| Mawson | Woden |
| Molonglo | Molonglo |
| Moncrieff | Gungahlin |
| Wanniassa (Athllon Drive) | Tuggeranong |
| Weston | Weston Creek |

4.17 Town centre maps – Commercial Zones Policy

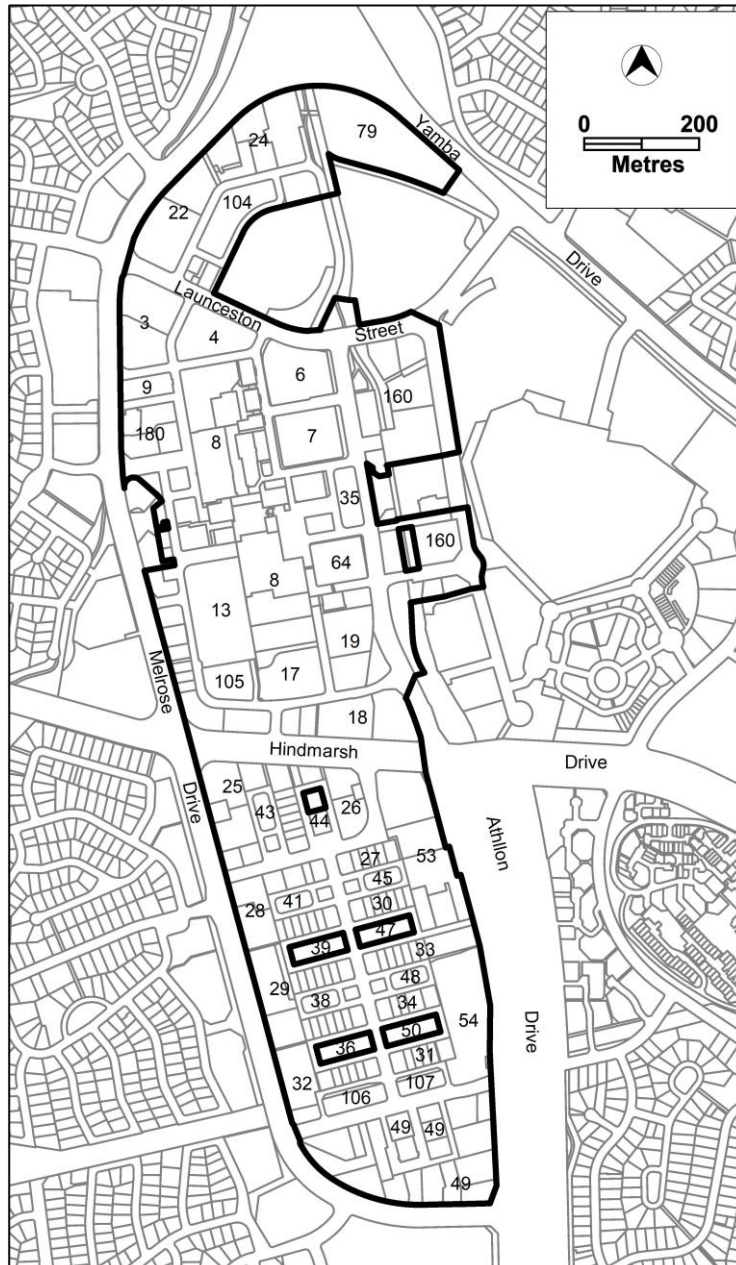
Substitute 'Belconnen' town centre map of the Commercial Zones Policy with the following.



Substitute 'Tuggeranong' town centre map of the Commercial Zones Policy with the following.

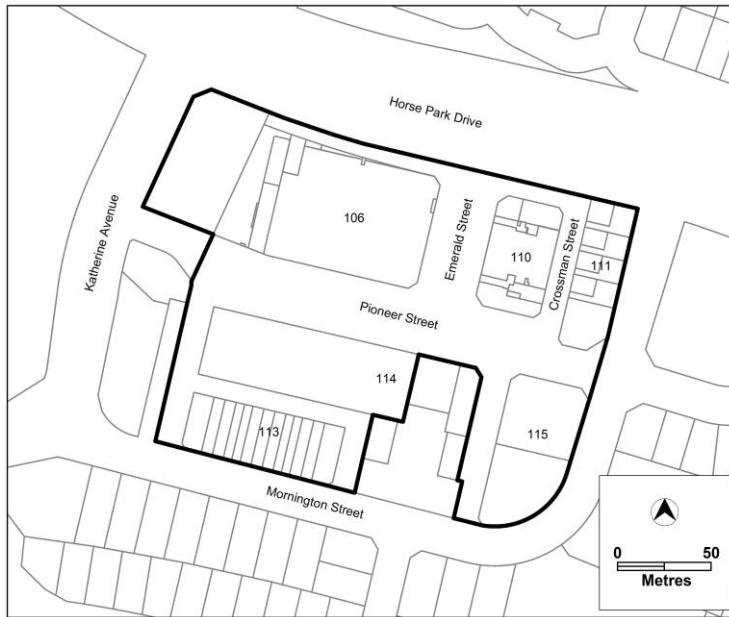


Substitute 'Woden' town centre map of the Commercial Zones Policy with the following.



4.18 Group centre maps – Commercial Zones Policy

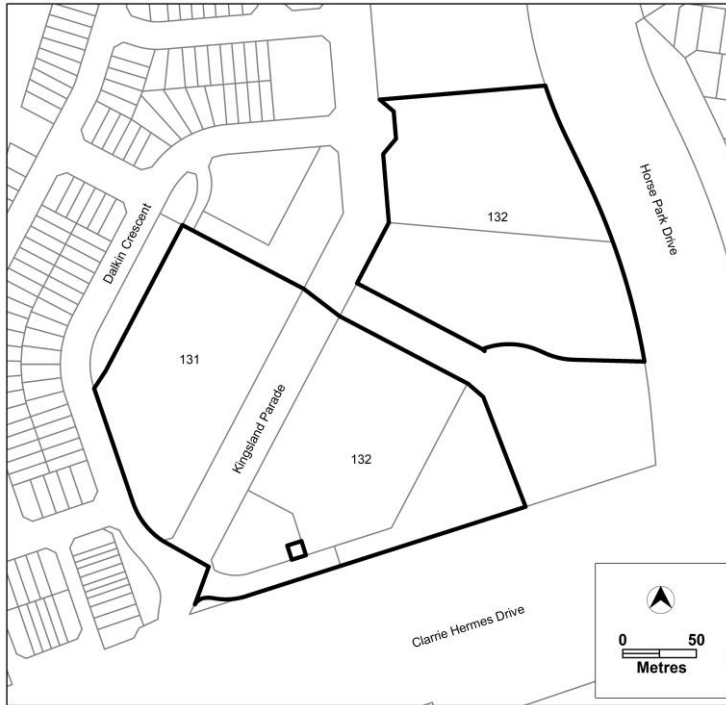
Substitute 'Amaroo' group centre map of the Commercial Zones Policy with the following.



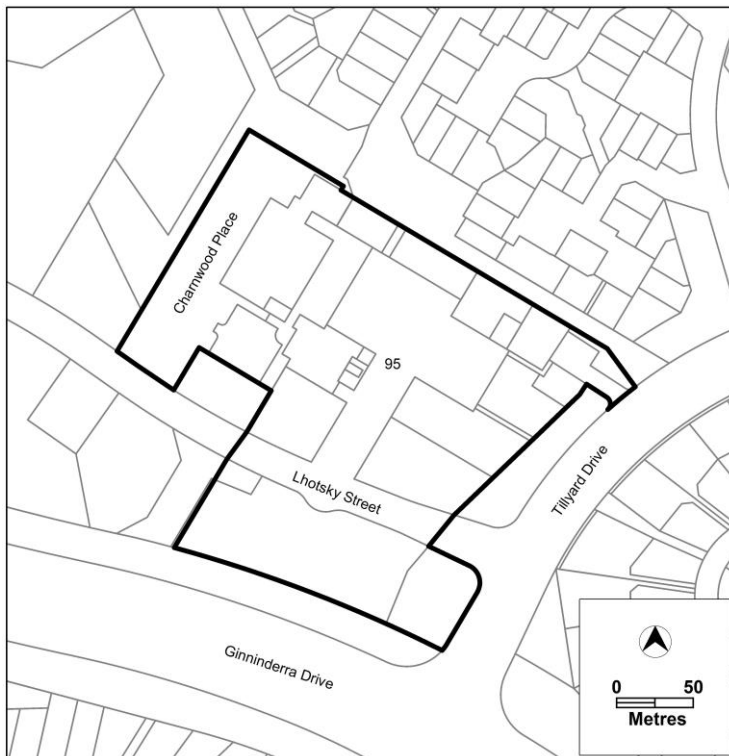
Substitute 'Calwell' group centre map of the Commercial Zones Policy with the following.



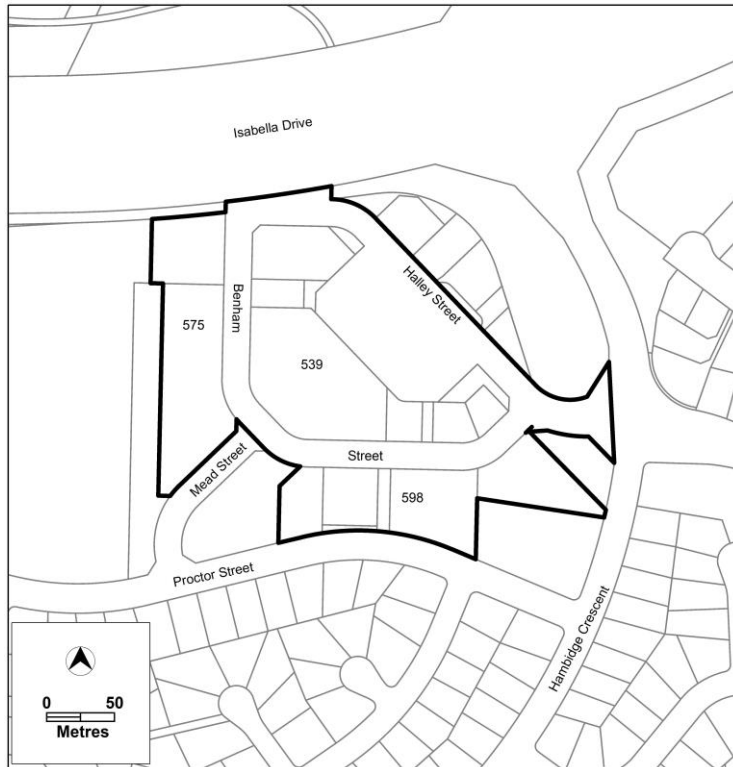
Substitute 'Casey' group centre map of the Commercial Zones Policy with the following.



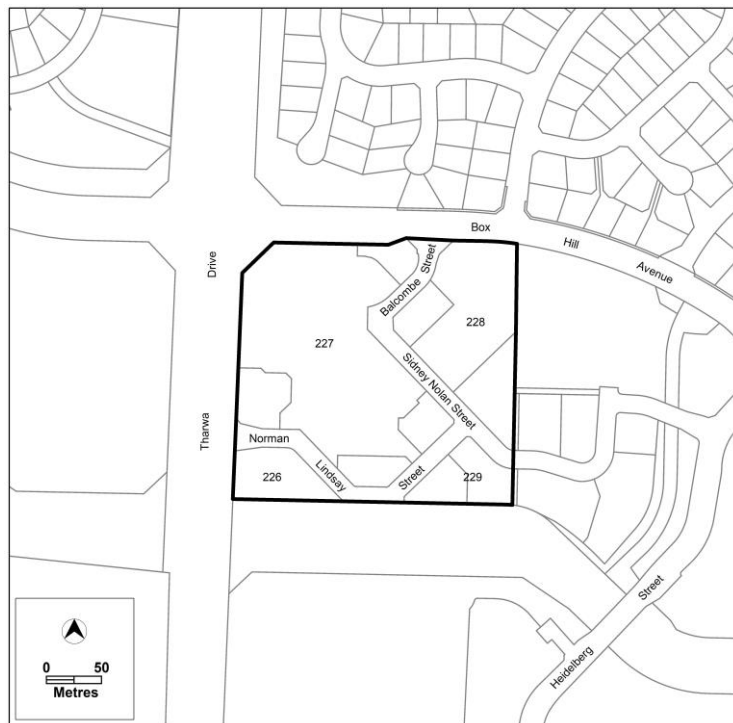
Substitute 'Charnwood' group centre map of the Commercial Zones Policy with the following.



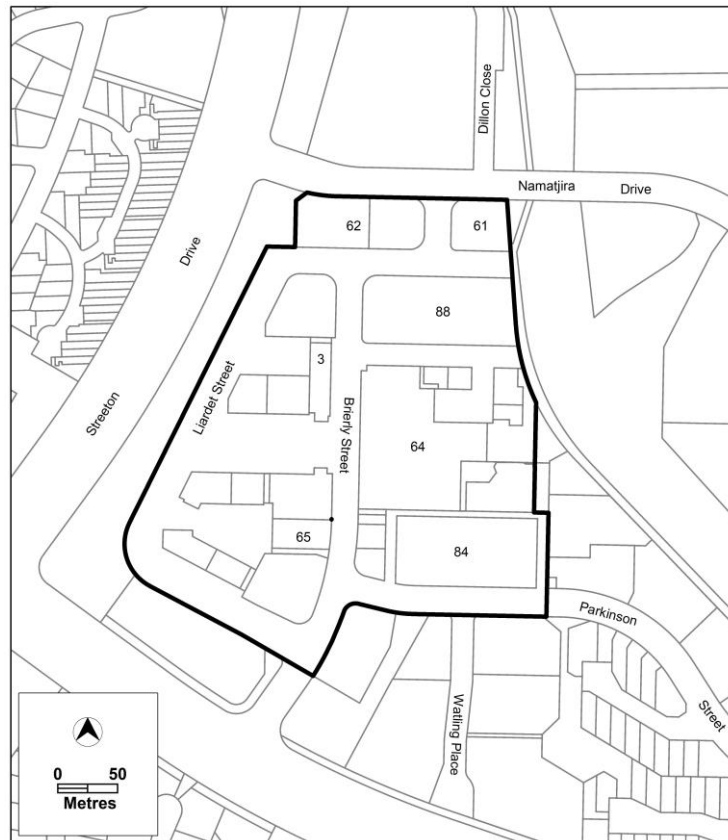
Substitute 'Chisholm' group centre map of the Commercial Zones Policy with the following.



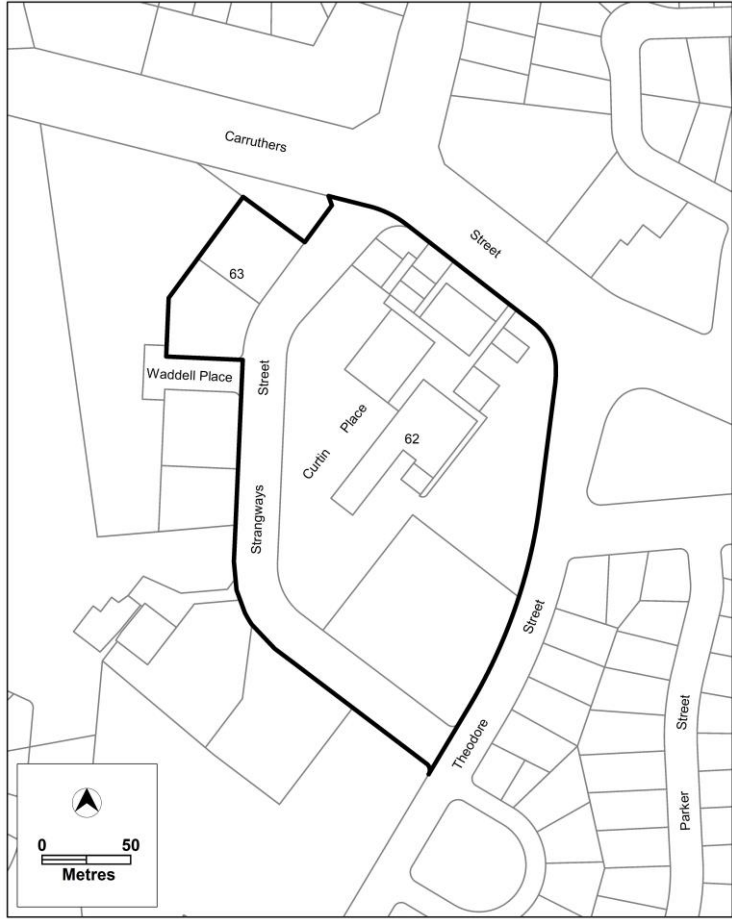
Substitute 'Conder' group centre map of the Commercial Zones Policy with the following.



Substitute 'Cooleman Court (Weston)' group centre map of the Commercial Zones Policy with the following.



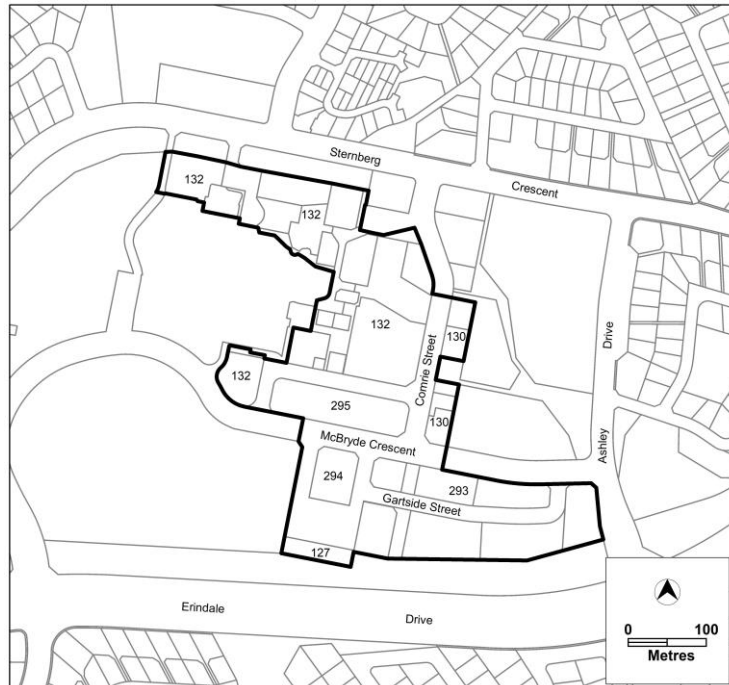
Substitute 'Curtin' group centre map of the Commercial Zones Policy with the following.



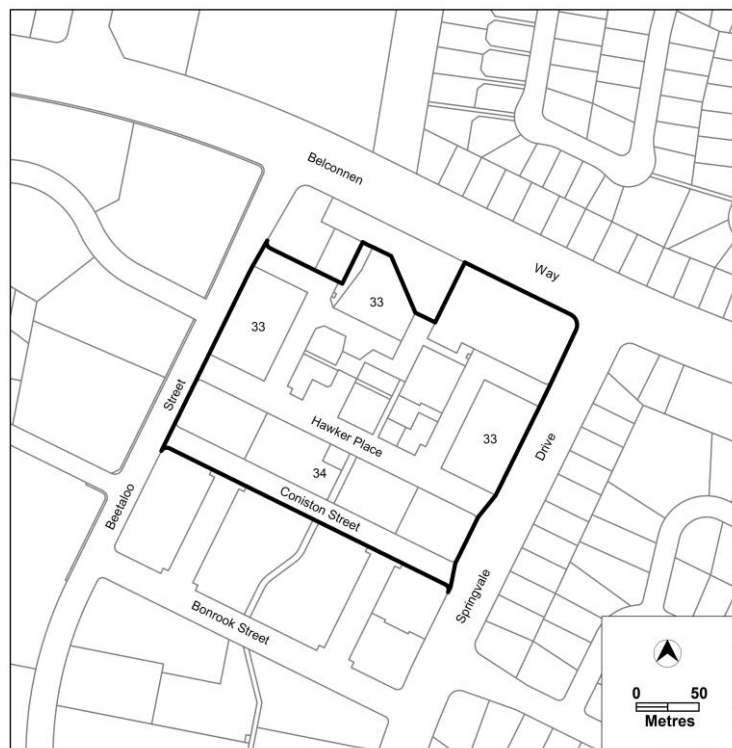
Substitute 'Dickson' group centre map of the Commercial Zones Policy with the following.



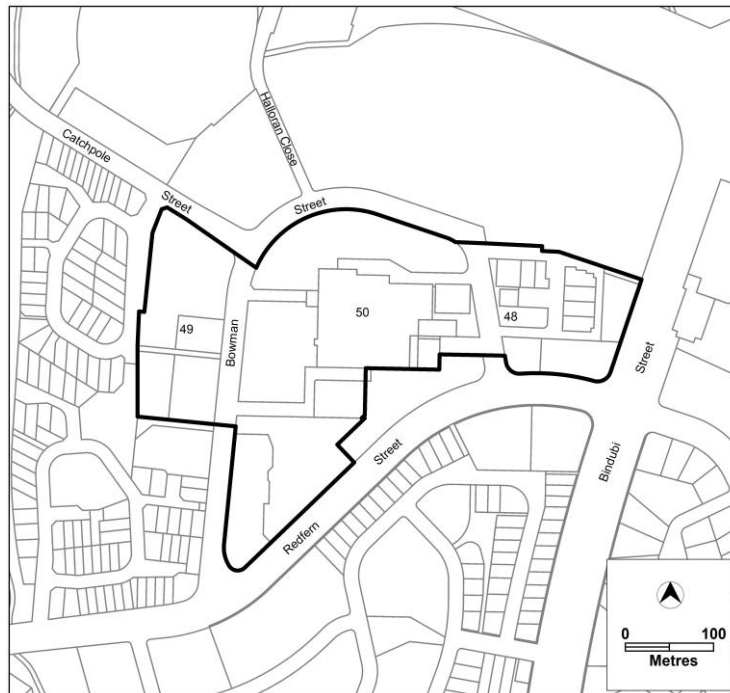
Substitute 'Erindale (Wanniassa)' group centre map of the Commercial Zones Policy with the following.



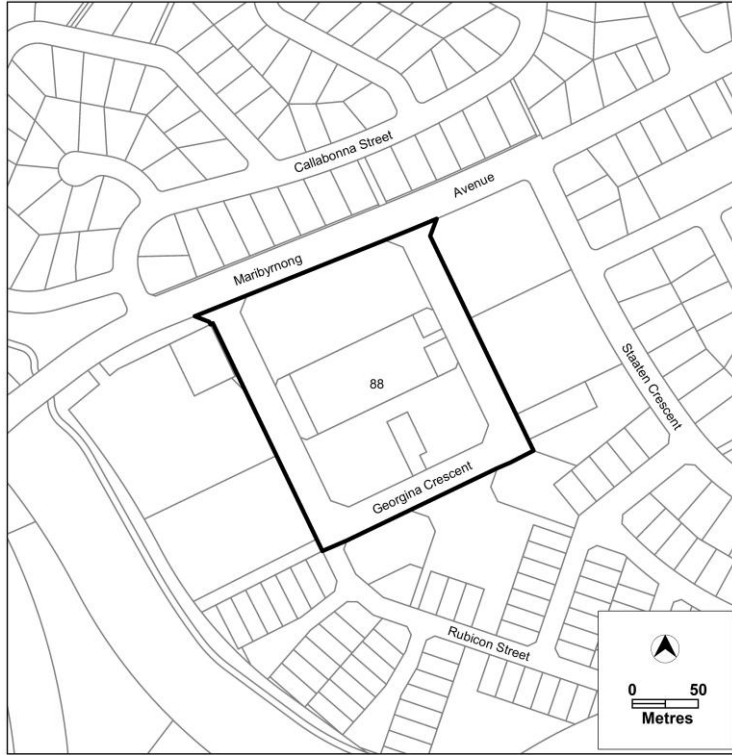
Substitute 'Hawker' group centre map of the Commercial Zones Policy with the following.



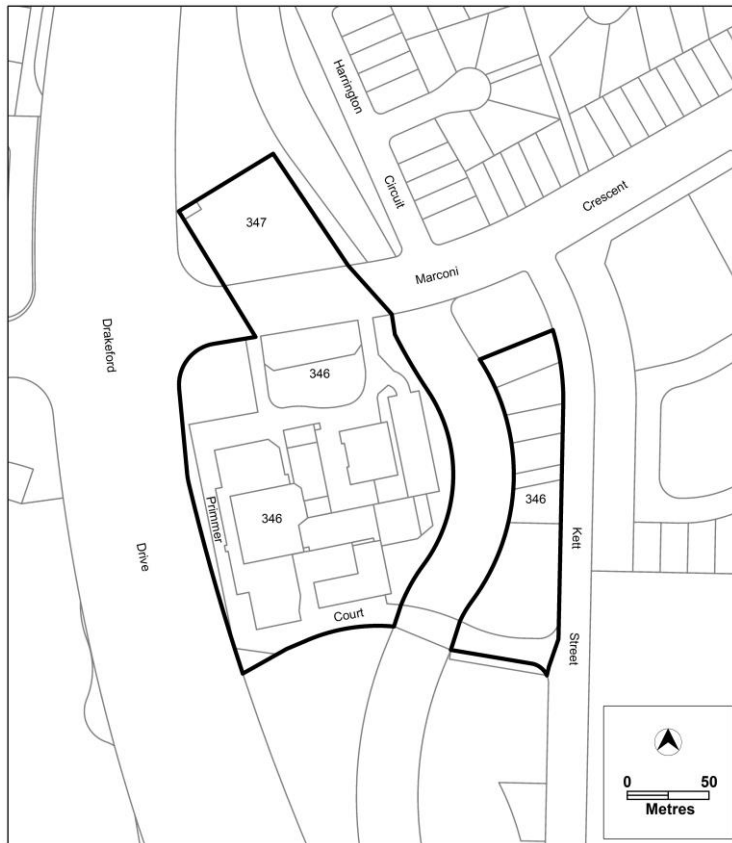
Substitute 'Jamison (Macquarie)' group centre map of the Commercial Zones Policy with the following.



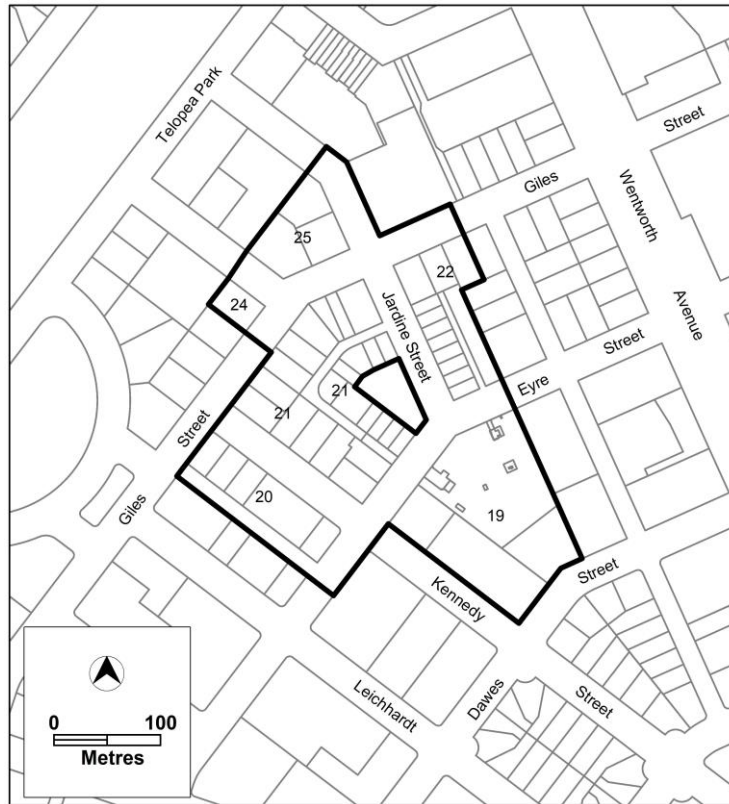
Substitute 'Kaleen' group centre map of the Commercial Zones Policy with the following.



Substitute 'Kambah' group centre map of the Commercial Zones Policy with the following.



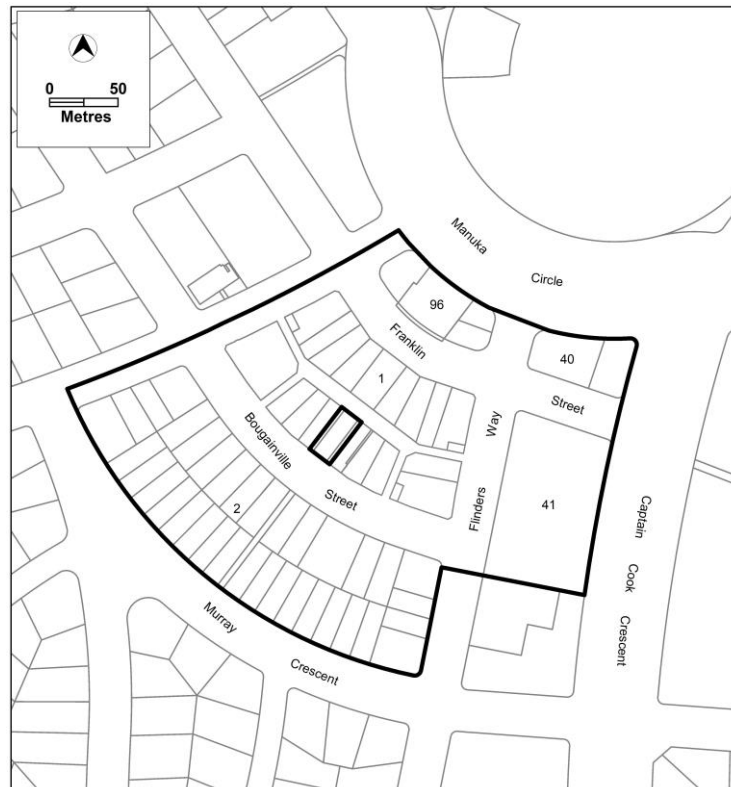
Substitute 'Kingston' group centre map of the Commercial Zones Policy with the following.



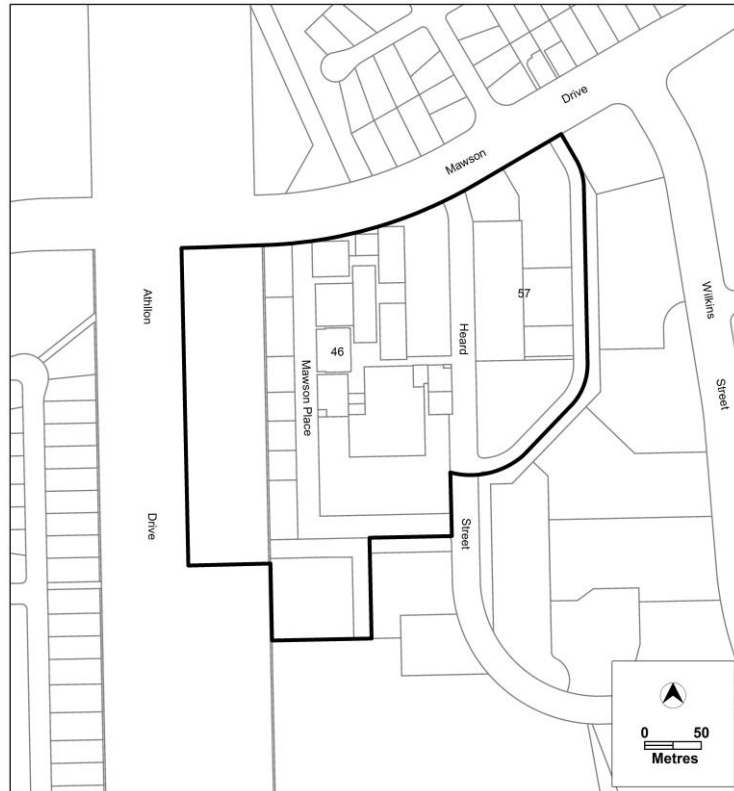
Substitute 'Kippax (Holt)' group centre map of the Commercial Zones Policy with the following.



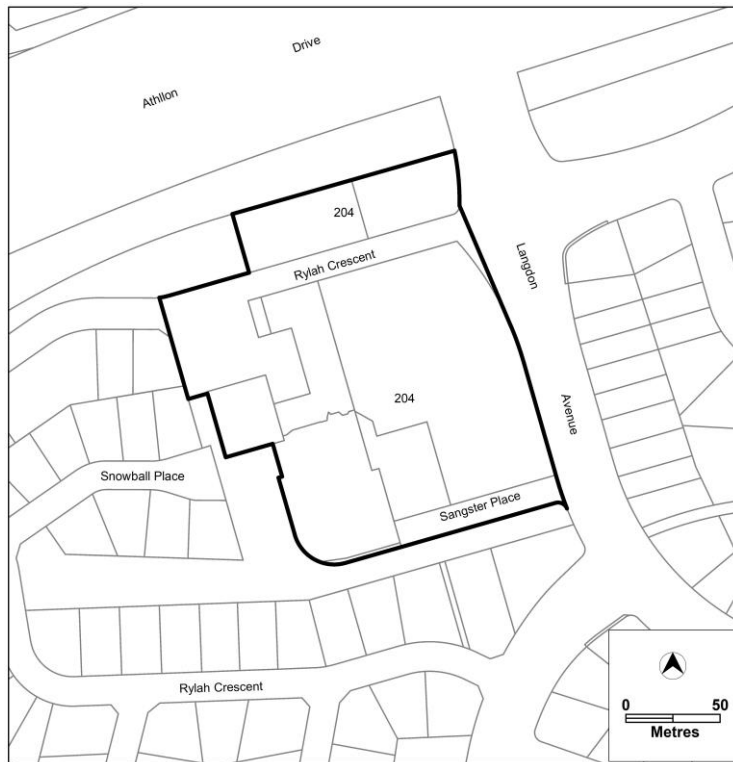
Substitute 'Manuka (Griffith)' group centre map of the Commercial Zones Policy with the following.



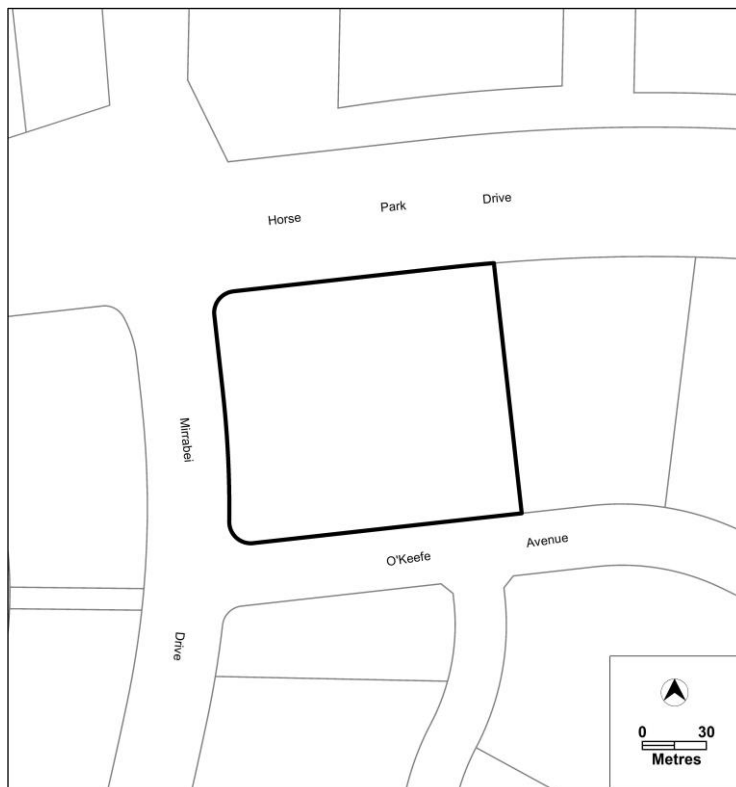
Substitute 'Mawson' group centre map of the Commercial Zones Policy with the following.



Substitute 'Wanniassa' group centre map of the Commercial Zones Policy with the following.



Insert 'Moncrieff' group centre map after 'Wanniassa' group centre map of the Commercial Zones Policy.



4.19 Example uses (Commercial Accommodation Use) – Dictionary

Substitute the example use of 'Air bnb' from the definition of commercial accommodation use in the Territory Plan definitions with the following.

Short-term rental accommodation
homestay

4.20 Consolidation – Dictionary

Substitute 'Section 7' in the definition of 'consolidation' in the Territory Plan with the following.

Section 256

INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

| LANGUAGE | DETAILS |
|--|---|
| English | If you need an interpreter please call: 13 14 50 |
| Mandarin (Simplified Chinese) / 简体中文 | 如果您需要翻译，请致电：13 14 50 |
| Arabic / العربية | إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50 |
| Cantonese (Traditional Chinese) / 繁體中文 | 如果你需要傳譯員，請致電：13 14 50 |
| Vietnamese / Tiếng Việt | Nếu bạn cần thông dịch viên, xin gọi: 13 14 50 |
| Korean / 한국어 | 통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50 |
| Spanish / Español | Si necesita un intérprete, llame al 13 14 50 |
| Persian (Farsi) / فارسی | اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50 |
| Dari / دری | اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید. |
| Punjabi / ਪੰਜਾਬੀ | ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰਾ ਸੇਵਾ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50 |
| Tamil / தமிழ் | உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும் |
| Greek / Ελληνικά | Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50 |
| Italian / Italiano | Se hai bisogno di un interprete, chiama: 13 14 50 |
| Hazaragi / هزاره گی | اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیریډ |
| Thai / ภาษาไทย | หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50 |
| Karen / ကညီကျိင် | ဖဲန့မ့ါလိာ်တုာ်ပုၤကတိၤကျိးထံတၢ်တဂၤအခါဝံသးစူၤကိးတုာ်-၁၃၁ ၄၅၀ တက့ါ. |

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week