

Australian Capital Territory

# Planning (Miscellaneous) Minor Plan Amendment 2024 (No 4)

Notifiable instrument NI2024-700

made under the

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

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## 1 Name of instrument

This instrument is the *Planning (Miscellaneous) Minor Plan Amendment 2024 (No 4)*.

## 2 Commencement

This instrument commences on the day after notification.

## 3 Minor plan amendment

I am satisfied under the *Planning Act 2023*, section 85 (1) (a) that Minor Plan Amendment 2024-07 is a minor plan amendment to the Territory Plan.

## 4 Dictionary

In this section:

***Minor Plan Amendment 2024-07*** means the minor plan amendment to the Territory Plan in schedule 1.

Freya O'Brien  
Delegate of the territory planning authority  
5 December 2024



**ACT**  
Government

**Territory Planning**  
Authority

# **MINOR PLAN AMENDMENT TO THE TERRITORY PLAN 2024–07**

**Miscellaneous amendments to the  
Inner North and City District Policy  
and the  
Industrial Zones Policy**

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 2024-07 (MA 2024-07) to the Territory Plan is a minor plan amendment (MA) prepared under section 84 (1) (a) of the *Planning Act 2023* (the Act).

Section 84 of the Act outlines the different types of MAs, some of which require limited consultation to be undertaken and some which do not require consultation. This MA is consistent with the provisions under section 84 (1) (a) of the Act and therefore no consultation is needed.

Under Section 85 of the Act this type of MA can only be made if the MA is not inconsistent with the planning strategy or any relevant district strategy.

The MA is not inconsistent with the planning strategy.

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 planning website:  
[www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/amendments-to-the-territory-plan](http://www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/amendments-to-the-territory-plan)

## 1.2 Summary of the proposal

Changes contained in this MA are detailed below and are made under section 84 (1) (a) of the Act. Section 2 of this document contains the actual provisions to be incorporated into the Territory Plan.

### Gross floor area limits for offices in Dickson

Mandatory gross floor area (GFA) limits in office space for Sections 30, 31, 32 and 34 in Dickson were previously contained in the Territory Plan 2008. This saw GFA for office being permitted up to 4000m<sup>2</sup> per lease across all four sections, or up to 1,500m<sup>2</sup> at ground level in sections 31, 32 and 34.

These mandatory provisions were intended to be retained in the new planning system, but were subsequently located in the district technical specifications. This inadvertently changed the weight of the provisions, noting technical specifications contain non-mandatory, benchmark metrics only rather than mandatory controls.

Due to the hierarchy of the planning documents in the new planning system, this would mean that the mandatory GFA limits for office space in the Commercial Zones Policy would take precedence over the specifications, and would result in reduced office space GFA (up to 2,000m<sup>2</sup>) being permitted in these locations.

This minor amendment rectifies this error and adds the higher GFA limits for offices in Sections 30, 31, 32 and 34 Dickson to the Inner North and City District Policy as a mandatory assessment requirement, consistent with the provisions contained in the Territory Plan 2008.

### Industrial Zones Policy – educational establishment

The previous Territory Plan 2008 permitted various community uses in the IZ1 General Industrial and IZ2 Mixed Use Zone under the umbrella term of 'COMMUNITY USE'. This included uses such as 'educational establishment' and 'child care centre'.

Part of the changes made to the Territory Plan 2023 included removing the umbrella terms (collective terms for a group of uses) as it had been identified that it was causing confusion for proponents and community members regarding the uses that were or were not permitted in a zone. The umbrella term of 'community use' was removed, and individual uses were listed in the land use tables instead.

The Territory Plan 2023 intentionally removed 'child care centre' (now defined as 'early childhood education and care') from the IZ1 and IZ2 Zones as it was considered that child care centres were not an appropriate land use within industrial areas. In addition, educational establishment was also removed as a permitted use from the IZ1 and IZ2 Zones in response to concerns for schools to be located in industrial areas. However, this inadvertently resulted in higher education and/or vocational education institutions or providers also being prohibited in the industrial zones. There are currently higher education establishments in industrial

areas, such as the Canberra Institute of Technology (CIT) campus located in Fyshwick.

This minor amendment rectifies this error and adds 'educational establishment' to the Land Use Table in the Industrial Zones Policy of the Territory Plan with an additional mandatory assessment requirement to limit 'educational establishment' to tertiary and/or vocational education training providers only.

### **Industrial Zones Policy – shop**

The previous Territory Plan 2008 permitted various retail uses in the Industrial IZ2 Mixed Use Zone under the umbrella term of 'SHOP'. The removal of the umbrella terms in the Territory Plan 2023 resulted in the various retail uses being listed separately, and a new standalone definition of 'shop' was introduced. This new definition was essentially the same as the definition of the umbrella term, but does not incorporate uses such as bulky goods retailing or retail plant nursery.

'SHOP' was listed as a merit assessable use in the previous Territory Plan 2008, but the Fyshwick Precinct Code contained limits on gross floor area (GFA) for various retail uses. While the GFA limits have been carried over to the Territory Plan 2023 in the assessment requirements in the Industrial Zones Policy, the land use table inadvertently does not list 'shop' as a permissible use in the IZ2 Zone.

This minor amendment rectifies this issue and adds 'shop' to the Land Use Table in the Industrial Zones Policy for the IZ2 Zone.

## 2.0 TERRITORY PLAN AMENDMENT

### 2.1 Inner North and City District Policy

#### Assessment Requirements

Control	Assessment requirement
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*Insert*

<b>Gross floor area</b>	47A.	The maximum gross floor area for office is: a) For section 30, 31, 32 and 34 – 4000m <sup>2</sup> total per lease b) For section 31, 32 and 34 – at least 1500m <sup>2</sup> provided at ground floor
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### 2.2 Amendment to the Industrial Zones Policy

#### Land Use Table

Land Use / Development Type	I21	I22
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*Insert*

Educational establishment	Y	Y
Shop	-	Y

#### Assessment Requirements

Control	Assessment requirement
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*Insert*

<b>Restrictions on use</b>	6.	Educational establishment is limited to tertiary education and/or vocational education training providers only.
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## 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	ဖဲန့မ့ါလိာ်ဘာ်ပုၤကတိၤကျိးထံတၢ်တဂၤအခါဝံသးစူၤကိးဘာ်-၁၃၁ ၄၅၀ တက့ၢ်.

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