

Australian Capital Territory

Planning (Miscellaneous) Minor Plan Amendment 2025 (No 1)

Notifiable instrument NI2025–125

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 2025 (No 1)*.

2 Commencement

This instrument commences on the day after its notification day.

3 Minor plan amendment

I am satisfied under the *Planning Act 2023*, section 85 (1) (a) that Minor Plan Amendment 2025-02 is a minor plan amendment to the Territory Plan.

4 Dictionary

In this section:

Minor Plan Amendment 2025-02 means the minor plan amendment to the Territory Plan in schedule 1.

Freya O'Brien
Delegate of the territory planning authority
7 March 2025



ACT
Government

Territory Planning
Authority

MINOR PLAN AMENDMENT TO THE TERRITORY PLAN 2025–02

Miscellaneous amendment to Woden District 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 2025-02 (MA 2025-02) 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 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 and the relevant district strategies.

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

1.2 Summary of the amendments

This MA makes the following change to the Woden District Policy:

- Rectifies omission for exclusion of roof top plant from height of building in the note relating to Assessment Requirement 43 for the Woden Town Centre.

2.0 TERRITORY PLAN CHANGES

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

2.1 Woden District Policy

Minor Amendment MA2024-i sought to rectify an omission in the Woden District Policy to reinstate the plant room provision that was contained in the former Phillip Precinct Code which was inadvertently left out of the interim Territory Plan.

The provision excluded plant rooms from being counted as a storey, provided it was screened and setback 3 metres from the building façade of the floor immediately below. However, the building height provision in Assessment Requirement 43 in the Woden District Policy includes a height limit in metres, with an approximate number of storeys.

As the Requirement is in metres, the previous note may create issues during development application assessment.

This minor amendment rectifies this anomaly by stating that roof top plant where it meets certain requirements (listed above) is also excluded from the maximum height limit.

3.0 TERRITORY PLAN AMENDMENT INSTRUCTIONS

3.1 Part D: D07 – Woden District Policy

Assessment Requirement: 43

Substitute the note at the end of Assessment Requirement 43 with:

Note: for areas 'a', 'b', 'c', and 'd' roof top plant that are screened and setback 3 metres from the building façade of the floor immediately below are not included in the number of storeys or the height of building in metres.

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English	If you need an interpreter please call: 13 14 50
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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
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Thai / ภาษาไทย	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
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