



Australian Capital Territory

# **Territory Plan 2008**

**NI2008-27**

made under the

**Planning and Development Act 2007**

**Republication No 7**

**Effective: 29 August 2008**

Republication date: 29 August 2008

Republication for variations by NI2008-358

Authorised by the ACT Parliamentary Counsel

## Endnotes

1 About the endnotes

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## Endnotes

### 1 About the endnotes

Amending and modifying laws are annotated in the legislation history and the amendment history. Current modifications are not included in the republished law but are set out in the endnotes.

Not all editorial amendments made under the *Legislation Act 2001*, part 11.3 are annotated in the amendment history. Full details of any amendments can be obtained from the Parliamentary Counsel's Office.

This republication includes amendments made under part 11.3.

Uncommenced amending laws and expiries are listed in the legislation history and the amendment history. These details are underlined. Uncommenced provisions and amendments are not included in the republished law but are set out in the last endnote.

If all the provisions of the law have been renumbered, a table of renumbered provisions gives details of previous and current numbering.

The endnotes also include a table of earlier republications.

### 2 Abbreviation key

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om = omitted/repealed	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

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### 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))

**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))

**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—Dunlop) Notice 2008 NI2008-328**

notified LR 14 August 2008

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

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### **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))

### **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))

## 4 Amendment history

### **Maps**

Australian Capital Territory sub NI2008-201, NI2008-290, NI2008-298, NI2008-328, NI2008-336

Canberra Central District sub NI2008-336

Belconnen sub NI2008-298, NI2008-328

Gungahlin sub NI2008-201, NI2008-336

Woden Valley and Weston Creek sub NI2008-290

### **Residential Zones – Single Dwelling Housing Development Code**

#### **Part A(1) - RZ1 - Suburban Zone**

Element 1  
Rule 1.1 hdg sub NI2008-289  
R1, C1 sub NI2008-289

#### **Part A(2) - RZ2 - Suburban Core Zone**

Element 2  
Rule 2.3 hdg sub NI2008-289  
R6A, C6A ins NI2008-289

#### **Part B - General Development Controls**

Element 1  
Rule 1.1 hdg sub NI2008-289  
R14, C14 sub NI2008-289

Element 2  
Rule 2.3 hdg sub NI2008-289  
R17, C17 sub NI2008-289  
Rules 2.4 hdg sub NI2008-289  
R18, C18 sub NI2008-289

Element 6  
R21 am NI2008-290

Element 7  
Rule 7.1 hdg sub NI2008-289  
R26, C26 sub NI2008-289

Rule 7.2 hdg om NI2008-289  
 R27, C27 om NI2008-289  
 Rule 7.3 hdg sub NI2008-289  
 R28, C28 sub NI2008-289

**Part C(1) - Single Dwelling Housing**

Element 2  
 Table 1 sub NI2008-290  
 Table 2 sub NI2008-290  
 Figure C1, C2, C3 am NI2008-290  
 Element 4  
 R 44, C44 sub NI2008-289  
 Element 5  
 R49, C49 sub NI2008-289  
 Element 6  
 Rule 6.1 hdg sub NI2008-289  
 R51, C51 sub NI2008-289  
 R52, C52 sub NI2008-289  
 R53, C53 sub NI2008-289

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

Element 2  
 Rule 2.3 hdg am NI2008-290  
 Rule 2.4 hdg am NI2008-290

**Residential Zones – Multi Unit Housing Development Code**

**Part A(1) - RZ1 - Suburban Zone**

Introduction am NI2008-290  
 Element 1  
 Rule 1.1 hdg sub NI2008-289  
 R1, C1 sub NI2008-289  
 Rule 1.2 hdg sub NI2008-289  
 R2, C2 sub NI2008-289

**Part A(2) - RZ2 - Suburban Core Zone**

Element 1  
 Rule 1.1 hdg sub NI2008-289  
 R10, C10 sub NI2008-289  
 Rule 1.3 hdg sub NI2008-289  
 R12, C12 sub NI2008-289

**Part A(4) - RZ4 - Medium Density Residential Zone**

Element 2  
 Rule 2.1 hdg sub NI2008-289  
 R21, C21 sub NI2008-289

**Part A(5) - RZ5 – High Density Residential Zone**

Element 2  
 Rule 2.1 hdg sub NI2008-289  
 R26, C26 sub NI2008-289  
 R26A, C26A ins NI2008-289  
 R27, C27 sub NI2008-289

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### **Part B - General Development Controls**

Element 1	
Rule 1.1 hdg	sub NI2008-289
R28, C28	sub NI2008-289
Element 2	
Rule 2.3 hdg	sub NI2008-289
R31, C31	sub NI2008-289
Rule 2.4 hdg	sub NI2008-289
R32, C32	sub NI2008-289
Element 6	
R39	am NI2008-290
R47	am NI2008-290
Element 7	
Rule 7.1 hdg	sub NI2008-289
R50, C50	sub NI2008-289
Rule 7.3 hdg	sub NI2008-289
R52, C52	sub NI2008-289

### **Part C(1) - Multi Unit Housing**

Element 2	
Table 1	sub NI2008-290
Table 2	sub NI2008-290
Figure 4	am NI2008-290
Element 4	
R80, C80	om NI2008-289
R81, C81	sub NI2008-289
R88, C88	sub NI2008-289
R89, C89	sub NI2008-289
R90, C90	sub NI2008-289

### **Inner North Precinct Code**

#### **Part A – General Development Controls**

Element 2	
Rule 2.1 hdg	sub NI2008-358
R3	sub NI2008-358
Rule 2.3 hdg	sub NI2008-358
R6	sub NI2008-358
R7	sub NI2008-358
C11	sub NI2008-358
Figure 1	sub NI2008-358
R13	sub NI2008-358
Element 3	
Figure 2	sub NI2008-358
Rule 3.2 hdg	sub NI2008-358
R18	sub NI2008-358

#### **Part B – Control Plans**

Braddon	sub NI2008-358
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**Part C – Site Specific Controls****Part C (1) – Braddon**

Rule 2.2 hdg	om NI2008-358
R25	om NI2008-358
Rule 2.3 hdg	om NI2008-358
R26	om NI2008-358

**Part C (2) – Lyneham**

Rule 2.2 hdg	om NI2008-358
R32	om NI2008-358
Rule 2.3 hdg	om NI2008-358
R33	om NI2008-358
Rule 2.4 hdg	om NI2008-358
R34	om NI2008-358
Rule 2.5 hdg	om NI2008-358
R35	om NI2008-358
Rule 2.6 hdg	om NI2008-358
R36	om NI2008-358
Rule 2.7 hdg	om NI2008-358
R37	om NI2008-358
Rule 2.8 hdg	om NI2008-358
R38	om NI2008-358
Rule 2.9 hdg	om NI2008-358
R39	om NI2008-358
Rule 2.10 hdg	om NI2008-358
R40	om NI2008-358

**Part C (4) – Turner**

Element 2	
Rule 2.1 hdg	sub NI2008-358
R45	sub NI2008-358
Figure 3	ins NI2008-358

**City Centre Precinct Code****Part A (1) - City Centre – CZ1 Core Zone**

Element 2	
R34	am NI2008-290

**Part A (3) - City Centre – CZ3 Services Zone – Braddon**

Element 1	
Rule 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

## Endnotes

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### **CZ6 Leisure and Accommodation Zone Development Table**

Minimum Assessment Track

Merit am Variation No 293

Fig 5

Narrabundah sub Variation No 293

### **CZ5 Mixed Use Zone Development Code**

#### **Part A – General Development Controls**

Element 1

R3A, C3A ins Variation No 293

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

#### **Part B – Site Specific Development Controls**

Element 1

Rule 1.4 hdg ins Variation No 293

R55A ins Variation No 293

### **Industrial Zones Development Code**

#### **Part A(2) – IZ2 - Industrial Mixed Use Zone**

Element 1

R2 am NI2008-290

### **NUZ1 – Broadacre Zone Development Table**

fig 7 Symonston

Area 'b' sub Variation No 285

### **NUZ2 – Rural Zone Development Table**

Minimum Assessment Track

Merit am NI2008-290

### **Non-Urban Zones Development Code**

Part C(8) – Harman Industrial Area,

Jerrabomberra ins NI2008-290; renum as Part C(8) R4 LA

### **Rural Villages Precinct Code**

#### **Part A - Village of Hall**

Figure 1 sub NI2008-290

#### **Part B - Stromlo Settlement**

Element 5

C33 am NI2028-290

### **Parking and Vehicular Access General Code**

3.2.5 sch 2 am NI2008-290

### **Residential Boundary Fences General Code**

#### **Part A – General Controls**

Element 2

R1 am NI2008-290



**Overlays and Clearance Zone Policies**

Special Requirements of the National Capital Plan  
12.1 am NI2008-290

**Definitions**

Part A def **Minor Use** sub NI2008-290  
def **Temporary Use** sub NI2008-290  
Part B def **Front Zone** sub NI2008-290

**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.

<b>Republication No and date</b>	<b>Effective</b>	<b>Last amendment made by</b>	<b>Republication for</b>
R1 31 Mar 2008	31 Mar 2008– 17 Apr 2008	not amended	new instrument
R2 18 Apr 2008	18 Apr 2008– 5 June 2008	NI2008-123	variations by Variation No 285 (as notified in NI2008-123)
R3 6 June 2008	6 June 2008– 10 July 2008	NI2008-201	variations by NI2008-201
R4 11 July 2008	11 July 2008– 31 July 2008	NI2008-290	variations by NI2008-289 and NI2008-290
R5 1 Aug 2008	1 Aug 2008– 14 Aug 2008	NI2008-298	variations by NI2008-298
R6 15 Aug 2008	15 Aug 2008– 28 Aug 2008	NI2008-336	variations by Variation No 293 (as notified in NI2008-219), NI2008-328 and NI2008-336

**Endnotes**

5 Earlier republications

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