



Australian Capital Territory

Territory Plan 2008

NI2008-27

made under the

Planning and Development Act 2007

Republication No 15

Effective: 16 January 2009

Republication date: 16 January 2009

Republication for variations by NI2009-17

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.

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 = Item/subItem
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om = omitted/repealed	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

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))

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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))

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
 Belconnen sub NI2008-298, NI2008-328, variation No 289; variation No 281; NI2009-6, NI2009-17
 Canberra Central District sub NI2008-336; variation No 281
 Gungahlin sub NI2008-201, NI2008-336, NI2008-499, NI2008-516
 Molonglo sub NI2009-6
 Woden Valley and Weston Creek sub NI2008-290; variation No 281; NI2009-6

3.1 RZ1 – RZ5 Objectives and Development Tables**RZ1 – Suburban Zone**

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 am NI2008-541

RZ2 – Suburban Core Zone

Prohibited Development table
 am NI2008-541

RZ3 – Urban Residential Zone

Prohibited Development table
 am NI2008-541

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RZ4 – Medium Density Residential Zone

Prohibited Development table
am NI2008-541

RZ5 – High Density Residential Zone

Minimum Assessment Track
Merit am NI2008-590
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am NI2008-541

3.2 Residential Zones – Single Dwelling Housing Development Code

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R1, C1 sub NI2008-289
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Part A(2) – RZ2 – Suburban Core Zone

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Element 2
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Item 7.3 hdg R28, C28	sub NI2008-289 renum as 7.2 NI2008-541 sub NI2008-289, sub NI2008-542

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Part C(1) – Single Dwelling Housing

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Element 6
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3.3 Residential Zones – Multi Unit Housing Development Code

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Element 1
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Part A(3) – RZ3 – Urban Residential Zone

Element 2
Item 2.1 sub NI2008-542

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Element 2

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Element 2

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Element 2

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Part C(1) – Multi Unit Housing

Element 2

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	am NI2008-541
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Endnotes

4 Amendment history

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R84, C84 sub NI2008-542
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Part C(2) – Multi Unit Housing

Element 2
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Item 2.3 hdg sub NI2008-541

Part C(3) – Multi Unit Housing

Element 2
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Element 3
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Part D – Development Type Controls-Other forms of Residential Development and Non-Residential Development

Element 1
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3.4 Inner North Precinct Code

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Element 2

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Element 3

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Item 2.3 hdg	om NI2008-358
R33	om NI2008-358
Item 2.4 hdg	om NI2008-358
R34	om NI2008-358
Item 2.5 hdg	om NI2008-358
R35	om NI2008-358
Item 2.6 hdg	om NI2008-358
R36	om NI2008-358
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R37	om NI2008-358
Item 2.8 hdg	om NI2008-358
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Element 2

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4.1 CZ1 – CZ6 Objectives and Development Tables

CZ1 – Core Zone

Prohibited Development table
am NI2008-541

CZ2 – Business Zone

Prohibited Development table
am NI2008-541

CZ3 – Services Zone

Prohibited Development table
am NI2008-541

CZ4 – Local Centres Zone

Minimum Assessment Track

Merit am variation No 281

Prohibited Development table
am NI2008-541

CZ5 – Mixed Use Zone

Prohibited Development table
am NI2008-541

CZ6 – Leisure and Accommodation Zone

Minimum Assessment Track

Merit am Variation No 293

Prohibited Development table
am NI2008-541

Fig 5

Narrabundah sub Variation No 293

4.2

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

Item 1.1 hdg sub NI2008-290

R41, C41 sub NI2008-290

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Item 6.1

R83 am NI2008-541

4.3

Town Centres Precinct Code

Part A – Town Centres – Overview

Figure A1 sub variation No 289

Part A(3) – CZ3 Services Zone

Element 3

Figure A5 sub variation No 289

Part B – General Development Controls

Element 1

Item 1.3

R61 am NI2008-541

Element 6

Item 6.1

R83 am NI2008-541

4.4

Group Centres Precinct Code

Part A(2) – CZ2 Business Zone

Element 1

Item 1.2

R12 am NI2008-541

Item 1.4

R15 am NI2008-541

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Element 1

Item 1.3

R34 am NI2008-541

Element 6

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4.5

Local Centres Precinct Code

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Element 1

Item 1.3

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4.6 **CZ2 Office Areas Outside Centres Precinct Code** **Part A – General Development Controls**

Element 1
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Element 6
Item 6.1
R27 am NI2008-541

Part B – General Development Controls

Element 1
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4.7 **CZ5 Mixed Use Zone Development Code** **Part A – General Development Controls**

Element 1
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R3A, C3A ins Variation No 293
R4 am NI2008-541

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4.8 **CZ6 Leisure and Accommodation Zone Development Code** **Part A – General Development Controls**

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Element 6
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R29 am NI2008-541

Part B – Site Specific Development Controls

Element 1
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R55A ins Variation No 293

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- 5.1 IZ1 – IZ2 Objectives and Development Tables**
- IZ1 – General Industrial Zone**
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am NI2008-541
- IZ2 – Mixed Use Industrial Zone**
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- 5.2 Industrial Zones Development Code**
- Part A(2) – IZ2 – Industrial Mixed Use Zone**
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- 6.1 CFZ Objectives and Development Table**
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- Part A – General Development Controls**
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- 7.1 PRZ1 – PRZ2 Objectives and Development Tables**
- PRZ1 – Urban Open Space Zone**
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- 7.2 Parks and Recreation Zones Development Code**
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- 8.1 TSZ1 – TSZ2 Objectives and Development Tables**
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- 8.2 Transport and Services Zone Development Code**
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- 9.1 NUZ1 – NUZ5 Objectives and Development Tables**
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Minimum Assessment Track
Merit am NI2008-541
Prohibited development table
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fig 7 Symonston
Area 'b' sub Variation No 285
- NUZ2 – Rural Zone Development Table**
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- NUZ3 –Hills, Ridges and Buffer Zone Development Table**
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NUZ4 –River Corridor Zone Development Table

Prohibited development table
NI2008-541

NUZ5 –Mountains and Bushland Zone Development Table

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NI2008-541

9.2**Non-Urban Zones Development Code****Part A(1) – NUZ1 – Broadacre zone**

Element 1

Item 1.1

C2 am NI2008-590

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

10.1**Northbourne Avenue Precinct Code****Part B – General Development Controls**

Element 6

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10.2**Rural Villages Precinct Code****Part A – Village of Hall**

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Element 5

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11.1**Parking and Vehicular Access General Code**

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11.3**Access and Mobility General Code**

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11.4**Crime Prevention through Environmental Design General Code****Part A – General requirements**

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- 11.12 Residential Boundary Fences General Code**
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- 14.3 Kingston Foreshore**
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- 14.4 North Watson**
(prev 1.4) renum NI2008-590 R13
- 14.5 Gungahlin Town Centre and Central Area**
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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**
(prev 1.7) renum NI2008-590 R13

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- 14.8 East Gungahlin – Suburbs of Kenny, Throsby, Part Harrison and Gooroyarroo Nature Reserve**
(prev 1.8) renum NI2008-590 R13
- 14.9 Gungahlin – Suburb of Crace**
(prev 1.9) renum NI2008-590 R13
- 14.10 Molonglo and North Weston**
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- 15 Concept Plans**
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- 15.1 Bonner**
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- 15.4 Forde**
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- 15.11 Coombs**
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- 15.12 Wright**
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5 Earlier republications

16 Development codes

(prev 3) renum NI2008-590 R13

16.1 Future Urban Areas Residential Subdivision Code

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C131 am NI2008-541

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
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

Republication No and date	Effective	Last amendment made by	Republication for
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

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