



Australian Capital Territory

# **Territory Plan 2008**

**NI2008-27**

made under the

**Planning and Development Act 2007**

**Republication No 16**

**Effective: 6 February 2009**

Republication date: 6 February 2009

Republication for variations by NI2009-37 and NI2009-38

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 = 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om = omitted/repealed	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

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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))

**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))

## Endnotes

3 Legislation history

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**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))

**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))

**Planning and Development (Technical Plan Variation—Error Variation) Notice 2009 NI2009-37**

notified LR 5 February 2009  
 commenced 6 February 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Residential Zones Code) Notice 2009 NI2009-38**

notified LR 5 February 2009  
 commenced 6 February 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

## Endnotes

### 4 Amendment history

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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

Minimum Assessment Track	
Merit	am NI2009-37
Prohibited Development table	am NI2008-541

#### RZ2 – Suburban Core Zone

Minimum Assessment Track	
Merit	am NI2009-37
Prohibited Development table	am NI2008-541

#### RZ3 – Urban Residential Zone

Minimum Assessment Track	
Merit	am NI2009-37
Prohibited Development table	am NI2008-541

#### RZ4 – Medium Density Residential Zone

Minimum Assessment Track	
Merit	am NI2009-37
Prohibited Development table	am NI2008-541

#### RZ5 – High Density Residential Zone

Minimum Assessment Track	
Merit	am NI2008-590; NI2009-37
Prohibited Development table	am NI2008-541

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

Introduction	am NI2008-542; NI2009-38
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#### Part A(1) – RZ1 – Suburban Zone

Element 1	
Item 1.1 hdg	sub NI2008-289
R1, C1	sub NI2008-289
Element 2	

Item 2.1 sub NI2008-542

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

Element 2

Item 2.1 sub NI2008-542

Item 2.3 hdg sub NI2008-289

Item 2.3 sub NI2008-542

R6A, C6A ins NI2008-289

Element 4

Item 4.1 sub NI2008-542

**Part A(3) – RZ3 – Urban Residential Zone**

Element 2

Item 2.1 sub NI2008-542

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

Element 2

Item 2.1 sub NI2008-542

**Part B – General Development Controls**

Element 1

Item 1.1 hdg sub NI2008-289

R14, C14 sub NI2008-289

Element 2

Item 2.1 hdg om R16

R15, C15 om NI2009-38

Item 2.2

C16 sub NI2009-38

Item 2.3 hdg sub NI2008-289

R17, C17 sub NI2008-289

Item 2.4 hdg sub NI2008-289

R18, C18 sub NI2008-289

Element 6

Item 6.1

R21 am NI2008-290

Item 6.2

R23, C23 sub NI2008-542

Element 7

Item 7.1 hdg sub NI2008-289

R26, C26 sub NI2008-289, NI2008-542

Item 7.2 hdg om NI2008-289

R27, C27 om NI2008-289

Item 7.3 hdg sub NI2008-289

## Endnotes

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R28, C28 renum as 7.2 NI2008-541  
sub NI2008-289; NI2008-542; NI2009-38

### **Part C – Development Type Controls**

introduction am NI2008-542

### **Part C(1) – Single Dwelling Housing**

#### Element 2

Table 1 sub NI2008-290  
am NI2008-541

Table 2 sub NI2008-290

Table 3 am NI2008-541

Table 4, note sub NI2008-542

Item 2.3 hdg sub NI2008-542

R32, C32 sub NI2008-542

Figure C1, C2, C3 am NI2008-290

sub NI2008-542

Item 2.4 hdg ins NI2009-38

R32A, C32A ins NI2009-38

#### Element 3

##### Item 3.2

R36 am NI2008-541

#### Element 4

R40 am NI2009-38

R41 om NI2009-38

R 44, C44 sub NI2008-289

am NI2009-38

#### Element 5

R49, C49 sub NI2008-289

#### Element 6

Item 6.1 hdg sub NI2008-289

R51 am NI2008-541

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

Item 2.3 hdg am NI2008-290

Item 2.4 hdg am NI2008-290



**Part C(3) – Single Dwelling Housing – Compact Blocks in New Estates**

hdg	sub NI2008-542
Introduction	am NI2008-542
Element 2	
R60	am NI2009-38
Item 2.2 hdg	sub NI2009-38
Item 2.3 hdg	am NI2008-290
Element 4	
Intent	am NI2008-541
Element 6	
Item 6.1	
R78	am NI2008-541
Element 7	
R79	sub NI2009-38
R80	sub NI2009-38

**3.3****Residential Zones – Multi Unit Housing Development Code****Part A(1) – RZ1 – Suburban Zone**

Introduction	am NI2008-290
Element 1	
Item 1.1 hdg	sub NI2008-289
R1, C1	sub NI2008-289
	am NI2009-38
Item 1.2 hdg	sub NI2008-289
R2, C2	sub NI2008-289
	am NI2009-38
Item 1.2	sub NI2008-542
Element 2	
Item 2.1 hdg	sub NI2009-38
Item 2.1	sub NI2008-542
R5	am NI2008-590
Item 2.2	sub NI2008-542
R8	am NI2009-38
R9	am NI2009-38
Figure A1 note	am NI2009-38

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

Element 1	
Item 1.1 hdg	sub NI2008-289
R10, C10	sub NI2008-289
	am NI2009-38

## Endnotes

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Item 1.1 sub NI2008-542  
Item 1.3 hdg sub NI2008-289  
R12, C12 sub NI2008-289  
Item 2.1 hdg sub NI2009-38  
Item 2.1 sub NI2008-542  
R15 am NI2009-38  
R16 am NI2009-38  
Figure A2 note am NI2009-38  
Element 4  
R17 am NI2009-38

### **Part A(3) – RZ3 – Urban Residential Zone**

Element 2  
Item 2.1 hdg sub NI2009-38  
Item 2.1 sub NI2008-542  
R20 am NI2009-38  
Figure A3 note am NI2009-38

### **Part A(4) – RZ4 – Medium Density Residential Zone**

Element 2  
Item 2.1 hdg sub NI2008-289  
R21, C21 sub NI2008-289  
Item 2.1 sub NI2008-542  
Item 2.2 hdg sub NI2009-38  
R24 am NI2009-38  
Note am NI2009-38

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

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

### **Part B – General Development Controls**

Element 1  
Item 1.1 hdg sub NI2008-289  
R28, C28 sub NI2008-289

Element 2  
C30 sub NI2009-38  
Item 2.3 hdg sub NI2008-289  
R31, C31 sub NI2008-289  
Item 2.4 hdg sub NI2008-289  
R32, C32 sub NI2008-289  
Item 2.5 hdg sub NI2009-38

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C34 Note	am NI2009-38 sub NI2009-38
Element 6	
R39	am NI2008-290
Item 6.4	sub NI2008-542
Item 6.7	
R46	am NI2008-541
Item 6.8	sub NI2008-542
R47	am NI2008-290
Item 6.9	sub NI2008-542
Element 7	
Item 7.1 hdg	sub NI2008-289
Item 7.1	sub NI2008-542
R50, C50	sub NI2008-289
Item 7.3 hdg	sub NI2008-289
R52, C52	sub NI2008-289
<b>Part C – Development Type Controls</b>	
Introduction	am NI2009-38
<b>Part C(1) – Multi Unit Housing</b>	
Element 2	
Table 1	sub NI2008-290 am NI2008-541
Table 2	sub NI2008-290 am NI2008-541
Table 4, note	sub NI2008-542
Item 2.3 hdg	sub NI2008-542
R56, C56	sub NI2008-542
Figure C1	am NI2008-290 sub NI2008-542
Element 3	
Item 3.3,	
R63	am NI2008-590; NI2009-38
R68, C68	sub NI2008-542
R69, C69	sub NI2008-542
Figure C1A	ins NI2008-542
Element 4	
Item 4.1	
R72	am NI2008-541; NI2009-38
R73	om NI2009-38
Item 4.2	

## Endnotes

### 4 Amendment history

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R80, C80 om NI2008-289  
R81, C81 sub NI2008-289  
R84, C84 sub NI2008-542  
Element 5  
Item 5.3  
R88, C88 sub NI2008-289  
R89, C89 sub NI2008-289  
R90, C90 sub NI2008-289

#### **Part C(2) – Multi Unit Housing**

Element 2  
Item 2.2 hdg sub NI2008-541  
Item 2.3 hdg sub NI2008-541

#### **Part C(3) – Multi Unit Housing**

Element 2  
Item 2.3 sub NI2008-542  
Item 2.4 sub NI2008-542  
Element 3  
Item 3.4  
R129 am NI2008-541

#### **Part D – Development Type Controls-Other forms of Residential Development and Non-Residential Development**

Element 1  
Item 1.6  
R260 sub NI2008-542  
R261 sub N2008-542

### 3.4

#### **Inner North Precinct Code**

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

Element 2  
Item 2.1 hdg sub NI2008-358  
R3 sub NI2008-358  
Item 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  
Item 2.5 hdg sub NI2008-541

Element 3  
Figure 2 sub NI2008-358

Item 3.2 hdg sub NI2008-358  
R18 sub NI2008-358

**Part B – Control Plans**

Braddon sub NI2008-358

**Part C – Site Specific Controls**

**Part C (1) – Braddon**

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

**Part C (2) – Lyneham**

Item 2.2 hdg om NI2008-358  
R32 om NI2008-358  
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  
Item 2.7 hdg om NI2008-358  
R37 om NI2008-358  
Item 2.8 hdg om NI2008-358  
R38 om NI2008-358  
Item 2.9 hdg om NI2008-358  
R39 om NI2008-358  
Item 2.10 hdg om NI2008-358  
R40 om NI2008-358

**Part C (4) – Turner**

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

**4.1 CZ1 – CZ6 Objectives and Development Tables**

**CZ1 – Core Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541

## Endnotes

4 Amendment history

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### **CZ2 – Business Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541

### **CZ3 – Services Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541

### **CZ4 – Local Centres Zone**

Minimum Assessment Track  
Merit am variation No 281; NI2009-37  
Prohibited Development table  
am NI2008-541

### **CZ5 – Mixed Use Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541

### **CZ6 – Leisure and Accommodation Zone**

Minimum Assessment Track  
Merit am Variation No 293; NI2009-37  
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  
R42, C42 sub NI2008-290  
R43, C43 sub NI2008-290  
R44, C44 sub NI2008-290

Figure A12 sub NI2008-290

**Part B – General Development Controls**

Element 2

Item 2.3

C62 sub NI2009-38

Element 6

Item 6.1

R83 am NI2008-541

Element 7

Item 7.1

R99 am NI2009-38

**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 2

Item 2.3

C64 sub NI2009-38

Element 6

Item 6.1

R83 am NI2008-541

Element 7

Item 7.1

R99 am NI2009-38

**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

**Part B – General Development Controls**

Element 1

Item 1.3

## Endnotes

### 4 Amendment history

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R34 am NI2008-541  
Element 2  
Item 2.3  
C37 sub NI2009-38  
Element 6  
Item 6.1  
R57 am NI2008-541  
Element 7  
Item 7.1  
R71 am NI2009-38

#### 4.5 **Local Centres Precinct Code** **Part A – General Development Controls**

Element 1  
Item 1.3  
R5 am NI2008-541  
Element 2  
Item 2.5  
C13 sub NI2009-38  
Element 6  
Item 6.1  
R34 am NI2008-541  
Element 7  
Item 7.1  
R48 am NI2009-38

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

Element 1  
Item 1.2  
R4 am NI2008-541  
Element 2  
Item 2.5  
C8 sub NI2009-38  
Element 6  
Item 6.1  
R27 am NI2008-541  
Element 7  
Item 7.1  
R43 am NI2009-38

#### **Part B – General Development Controls**

Element 1  
Item 1.1



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	R53	am NI2008-541
<b>4.7</b>	<b>CZ5 Mixed Use Zone Development Code</b>	
	<b>Part A – General Development Controls</b>	
	Element 1	
	Item 1.2	
	R3A, C3A	ins Variation No 293
	R4	am NI2008-541
	Element 2	
	Item 2.4	
	C8	sub NI2009-38
	Element 6	
	Item 6.1	
	R27	am NI2008-541
	Element 7	
	Item 7.1	
	R43	am NI2009-38
<b>4.8</b>	<b>CZ6 Leisure and Accommodation Zone Development Code</b>	
	<b>Part A – General Development Controls</b>	
	Element 1	
	Item 1.1	
	R2	am NI2008-541
	Item 1.2	
	R5	am NI2008-541
	Element 2	
	Item 2.5	
	C10	sub NI2009-38
	Element 6	
	Item 6.1	
	R29	amNI2008-541
	Element 7	
	Item 7.1	
	R45	am NI2009-38
	<b>Part B – Site Specific Development Controls</b>	
	Element 1	
	Item 1.4 hdg	ins Variation No 293
	R55A	ins Variation No 293
<b>5.1</b>	<b>IZ1 – IZ2 Objectives and Development Tables</b>	
	<b>IZ1 – General Industrial Zone</b>	
	Minimum Assessment Track	
	Merit	am NI2009-37

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## Endnotes

4 Amendment history

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Prohibited Development table  
am NI2008-541

### **IZ2 – Mixed Use Industrial Zone**

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table  
am NI2008-541

## **5.2 Industrial Zones Development Code**

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

Element 1

R2 am NI2008-290

### **Part B – General Development controls**

Element 2

Item 2.3

R11, C11 am NI2008-590

Element 2

Item 2.5

C13 sub NI2009-38

Element 6

Item 6.1

R38 am NI2008-541

Element 7

Item 7.1

R50 am NI2009-38

## **6.1 CFZ Objectives and Development Table**

### **CFZ Community Facility Zone**

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table  
am NI2008-541

## **6.2 Community Facility Zone Development Code**

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

Element 1

Item 1.3

R3 am NI2008-541

Element 2

Item 2.3

R10 am NI2009-38

C10 sub NI2009-38

R11 am NI2009-38

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C11	sub NI2009-38
Element 2	
Item 2.5	
C12	sub NI2009-38
Element 6	
Item 6.1	
R28	am NI2008-541
Element 7	
Item 7.1	
R39	am NI2009-38

## 7.1 PRZ1 – PRZ2 Objectives and Development Tables

### PRZ1 – Urban Open Space Zone

Minimum Assessment Track	
Merit	am NI2009-37
Prohibited Development table	
	am NI2008-541

### PRZ2 – Restricted Access Recreation Zone

Minimum Assessment Track	
Merit	am NI2009-37
Prohibited Development table	
	am NI2008-541

## 7.2 Parks and Recreation Zones Development Code

### Part B – General Development Controls

Element 2	
Item 2.3	
C15	sub NI2009-38
Element 6	
Item 6.2	
R32	am NI2008-541
Element 7	
Item 7.1	
R43	am NI2009-38

## 8.1 TSZ1 – TSZ2 Objectives and Development Tables

### TSZ1 – Transport Zone

Minimum Assessment Track	
Merit	am NI2009-37
Prohibited Development table	
	am NI2008-541

## Endnotes

4 Amendment history

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### **TSZ2 – Services Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541

## **8.2 Transport and Services Zone Development Code Part B – General Development Controls**

Element 2  
Item 2.3  
C10 sub NI2009-38  
Element 6  
Item 6.2  
R23 am NI2008-541  
Element 7  
Item 7.1  
R33 am NI2009-38

## **9.1 NUZ1 – NUZ5 Objectives and Development Tables**

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

Minimum Assessment Track  
Merit am NI2008-541; NI2009-37  
Prohibited development table  
am NI2008-541  
fig 7 Symonston  
Area 'b' sub Variation No 285

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

Minimum Assessment Track  
Merit am NI2008-290; NI2009-37  
Prohibited development table  
am NI2008-541

### **NUZ3 – Hills, Ridges and Buffer Zone Development Table**

Title am NI2009-37  
Minimum Assessment Track  
Merit am variation No 281; NI2009-37  
Prohibited development table  
am NI2008-541

### **NUZ4 – River Corridor Zone Development Table**

Minimum Assessment Track  
Merit am NI2009-37

Prohibited development table  
NI2008-541

**NUZ5 –Mountains and Bushland Zone Development Table**

Title am NI2009-37  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited development table  
NI2008-541

**9.2 Non-Urban Zones Development Code**

**Part A(1) – NUZ1 – Broadacre zone**

Element 1  
Item 1.1  
C2 am NI2008-590

**Part B – General Development Controls**

Element 2  
Item 2.3  
C21 sub NI2009-38  
Element 7  
Item 7.1  
R40 am NI2009-38

**Part C(8) – Harman Industrial Area,**

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

**10.1 Northbourne Avenue Precinct Code**

**Part B – General Development Controls**

Element 2  
Item 2.7  
C29 sub NI2009-38  
Element 6  
Item 6.1  
R57 am NI2008-541  
Element 7  
Item 7.1  
R73 am NI2009-38

**10.2 Rural Villages Precinct Code**

**Part A – Village of Hall**

Figure 1 sub NI2008-290

**Part B – Stromlo Settlement**

Element 5  
C33 am NI2028-290

## Endnotes

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- Part D – Uriarra Village**  
Element 2  
Item 2.1  
C50 sub NI2009-38
- 11.1 Parking and Vehicular Access General Code**  
3.2.5 sch 2 am NI2008-290, NI2008-541
- 11.3 Access and Mobility General Code**  
Introduction am NI2008-541
- 11.4 Crime Prevention through Environmental Design General Code**  
**Part A – General requirements**  
Element 3  
Item 3.3  
C10 am NI2008-541
- 11.12 Residential Boundary Fences General Code**  
**Part A – General Controls**  
Element 2  
R1 am NI2008-290
- 12 Overlays**  
Title am NI2008-541  
Introduction am NI2008-541  
Special Requirements of the National Capital Plan  
12.1 am NI2008-290  
Future Urban Areas  
12.2 am NI2008-541  
Precincts  
12.6 am variation No 281
- 13 Definitions**  
Part A Umbrella Term **Commercial Accommodation Use** am NI2009-37  
def **Animal husbandry** ins NI2008-590  
def **Cemetery** am NI2009-37  
def **Consolidation** ins NI2009-37  
def **Guest house** am NI2009-37  
def **Outdoor Recreation Facility** am NI2008-541  
def **Minor Use** sub NI2008-290  
def **Religious associated use** om NI2008-541  
def **Residential Care Accommodation** am NI2009-37  
def **Service station** sub NI2008-590

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- Part B
- def **Single dwelling housing** reloc NI2009-37
  - def **Temporary Use** sub NI2008-290
  - def **Transport Depot** om NI2009-37
  - def **Articulation Zone** ins NI2008-541
  - def **Front Zone** sub NI2008-290
- 14 Structure Plans**  
(prev 1) renum NI2008-590 R13
  - 14.1 West Belconnen**  
(prev 1.1) renum NI2008-590 R13
  - 14.2 Bruce Central Precinct**  
(prev 1.2) renum NI2008-590 R13
  - 14.3 Kingston Foreshore**  
(prev 1.3) renum NI2008-590 R13
  - 14.4 North Watson**  
(prev 1.4) renum NI2008-590 R13
  - 14.5 Gungahlin Town Centre and Central Area**  
(prev 1.5) renum NI2008-590 R13
  - 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
  - 14.8 East Gungahlin – Suburbs of Kenny, Throsby, Part Harrison and Gorooyarroo 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**  
(prev 1.10) renum NI2008-590 R13  
ins variation No 281
  - 15 Concept Plans**  
(prev 2) renum NI2008-590 R13
  - 15.1 Bonner**  
(prev 2.1) renum NI2008-590 R13
  - 15.2 Casey**  
(prev 2.2) renum NI2008-590 R13
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## Endnotes

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- 15.3 Crace**  
(prev 2.3) renum NI2008-590 R13
- 15.4 Forde**  
(prev 2.4) renum NI2008-590 R13
- 15.5 Macgregor**  
(prev 2.5) renum NI2008-590 R13
- 15.6 Flemington Road Corridor**  
(prev 2.6) renum NI2008-590 R13
- 15.7 Ngunnawal 2C**  
(prev 2.7) renum NI2008-590 R13
- 15.8 Jacka**  
(prev 2.8) renum NI2008-590 R13
- 15.9 Moncrieff**  
(prev 2.9) renum NI2008-590 R13
- 15.10 North Weston**  
(prev 2.10) ins variation No 281  
renum NI2008-590 R13
- 15.11 Coombs**  
(prev 2.11) ins variation No 281  
renum NI2008-590 R13
- 15.12 Wright**  
(prev 2.12) ins variation No 281  
renum NI2008-590 R13
- 16 Development codes**  
(prev 3) renum NI2008-590 R13
- 16.1 Residential Subdivision Code**  
(prev 3.1) renum NI2008-590 R13  
am NI2009-38  
**Part B – Subdivision Development Code**  
Introduction am NI2009-38  
**Part B(2) – Additional requirements that apply when an Estate**  
Element 1  
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C109 am NI2008-541  
Element 5  
Item 5.3  
C130 am NI2008-541  
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.

<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
R7 29 Aug 2008	29 Aug 2008– 4 Sept 2008	NI2008-358	variations by NI2008-358

## Endnotes

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<b>Republication No and date</b>	<b>Effective</b>	<b>Last amendment made by</b>	<b>Republication for</b>
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
R15 16 Jan 2009	16 Jan 2009– 5 Feb 2009	NI2009-17	variations by NI2009-17

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