



Australian Capital Territory

# **Territory Plan 2008**

**NI2008-27**

made under the

**Planning and Development Act 2007**

**Republication No 27**

**Effective: 17 July 2009**

Republication date: 17 July 2009

Last variation made by NI2009-338  
(republication for variations by NI2009-323 and NI2009-338)

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om = omitted/repealed	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))

**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))

## Endnotes

3 Legislation history

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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))

**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))

**Planning and Development (Technical Plan Variation—Boundary Changes) Notice 2009 NI2009-59**

notified LR 12 February 2009  
commenced 13 February 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Forde) Notice 2009 NI2009-70**

notified LR 26 February 2009  
commenced 27 February 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Error Variation) Notice 2009 (No 2) NI2009-99**

notified LR 19 March 2009  
commenced 20 March 2009 (LA s 73 (2) (a))

## Endnotes

3 Legislation history

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**Variation to the Territory Plan No 261**

(as notified in Planning and Development (Plan Variation No 261)  
Notice 2009 NI2009-107)  
commenced 17 April 2009 (CN2008-10)

**Variation to the Territory Plan No 296**

(as notified in Planning and Development (Plan Variation No 296)  
Notice 2009 NI2009-108)  
commenced 17 April 2009 (CN2008-9)

**Planning and Development (Technical Plan Variation—Gungahlin)  
Notice 2009 NI2009-181**

notified LR 16 April 2009  
commenced 17 April 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Gungahlin)  
Notice 2009 (No 2) NI2009-199**

notified LR 30 April 2009  
commenced 1 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Harrison)  
Notice 2009 NI2009-200**

notified LR 30 April 2009  
commenced 1 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Franklin)  
Notice 2009 NI2009-216**

notified LR 14 May 2009  
commenced 15 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Macgregor)  
Notice 2009 (No 2) NI2009-217**

notified LR 14 May 2009  
commenced 15 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Harrison)  
Notice 2009 (No 2) NI2009-237**

notified LR 21 May 2009  
commenced 22 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Casey) Notice  
2009 NI2009-238**

notified LR 21 May 2009  
commenced 22 May 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Franklin)  
Notice 2009 (No 2) NI2009-254**

notified LR 4 June 2009  
commenced 5 June 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Dunlop)  
Notice 2009 NI2009-255**

notified LR 4 June 2009  
commenced 5 June 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Plan Variation—Forde) Notice  
2009 (No 2) NI2009-256**

notified LR 4 June 2009  
commenced 5 June 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Harrison and  
Flemington Road Corridor Concept Plan) Plan Variation 2009 (No 1)  
NI2009-272**

notified LR 18 June 2009  
commenced 19 June 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Macgregor West  
Precinct Code) Plan Variation 2009 (No 1) NI2009-321**

notified LR 9 July 2009  
commenced 10 July 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Residential  
Zones Codes and WaterWays General Code) Plan Variation 2009  
(No 1) NI2009-322**

notified LR 9 July 2009  
commenced 10 July 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Duffy) Plan  
Variation 2009 NI2009-323**

notified LR 16 July 2009  
commenced 17 July 2009 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Error) Plan  
Variation 2009 (No 1) NI2009-324**

notified LR 9 July 2009  
commenced 10 July 2009 (LA s 73 (2) (a))

## Endnotes

4 Amendment history

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### **Planning and Development (Technical Amendment—Kingston) Plan Variation 2009 NI2009-338**

notified LR 16 July 2009

commenced 17 July 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; NI2009-59; NI2009-70; variation No 261; NI2009-181; NI2009-199; NI2009-200; NI2009-216; NI2009-217; NI2009-237; NI2009-238; NI2009-254; NI2009-255; NI2009-256; NI2009-272; NI2009-323; NI2009-338

Belconnen

sub NI2008-298; NI2008-328; variation No 289; variation No 281; NI2009-6; NI2009-17; NI2009-59; NI2009-217; NI2009-255

Canberra Central

District

sub NI2008-336; variation No 281; NI2009-59; variation No 261; NI2009-338

Gungahlin

sub NI2008-201; NI2008-336; NI2008-499; NI2008-516; NI2009-59; NI2009-70; NI2009-181; NI2009-199; NI2009-200; NI2009-216; NI2009-237; NI2009-238; NI2009-254; NI2009-256; NI2009-272

Molonglo

sub NI2009-6; NI2009-323

Woden Valley and

Weston Creek

sub NI2008-290; variation No 281; NI2009-6; NI2009-323

## **3.1 RZ1 – RZ5 Objectives and Development Tables**

### **RZ1 – Suburban Zone**

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324

### **RZ2 – Suburban Core Zone**

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324



**RZ3 – Urban Residential Zone**

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324

**RZ4 – Medium Density Residential Zone**

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324

**RZ5 – High Density Residential Zone**

Minimum Assessment Track

Merit am NI2008-590; NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324

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

Introduction am NI2008-542; NI2009-38

**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

Item 2.2

R3 am NI2009-324

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

Element 2

Item 2.1 sub NI2008-542

Item 2.2

R6 am NI2009-324

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

Item 2.2

R9 am NI2009-324

## Endnotes

4 Amendment history

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

Element 2

Item 2.1 sub NI2008-542

Item 2.2

R11 am NI2009-324

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

Element 2

Item 2.2

R13 am NI2009-324

### **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

renum as 7.2 NI2008-541

R28, C28 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  
 Figure C3 am NI2009-324  
 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 sub NI2008-289  
 am NI2008-541  
 R52 sub NI2008-289  
 R53 sub NI2008-289  
 am NI2009-99

**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  
 R62 sub NI2009-322  
 Item 2.4  
 R63 sub NI2009-322  
 Item 2.6  
 R65 sub NI2009-322

## Endnotes

### 4 Amendment history

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Element 3  
Item 3.2                   sub NI2009-322

Element 4  
Intent                    am NI2008-541  
Item 4.2  
R70                       sub NI2009-322

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  
R7                        am NI2009-324  
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  
Item 1.1                 sub NI2008-542  
R11                       am NI2009-322  
Item 1.3 hdg            sub NI2008-289  
R12, C12               sub NI2008-289

Element 2	
Item 2.1 hdg	sub NI2009-38
Item 2.1	sub NI2008-542
Item 2.2	
R14	am NI2009-324
Item 2.3	
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
R19	am NI2009-324
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

## Endnotes

### 4 Amendment history

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C34 am NI2009-38  
Note sub NI2009-38

#### Element 6

Item 6.1  
R39 am NI2008-290  
Item 6.4 hdg sub NI2008-542  
R42, C42 sub NI2008-542  
am NI2009-99

#### 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

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

Introduction am NI2009-38

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

#### 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	
R80, C80	om NI2008-289
R81, C81	sub NI2008-289
R81	am NI2009-99; NI2009-322
R84, C84	sub NI2008-542
Element 5	
Item 5.3	
R88, C88	sub NI2008-289
R89, C89	sub NI2008-289
R89	am NI2009-322
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
Item 3.5	
R132	am NI2009-324
Element 4	
Item 4.1	
R135	am NI2009-324

**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

## Endnotes

### 4 Amendment history

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R13 sub NI2008-358  
am NI2009-322  
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; NI2009-324  
 Prohibited Development table  
 am NI2008-541; NI2009-324
- CZ2 – Business Zone**  
 Minimum Assessment Track  
 Merit am NI2009-37; NI2009-324  
 Prohibited Development table  
 am NI2008-541; NI2009-324
- CZ3 – Services Zone**  
 Minimum Assessment Track  
 Merit am NI2009-37; NI2009-324  
 Prohibited Development table  
 am NI2008-541; NI2009-324
- CZ4 – Local Centres Zone**  
 Minimum Assessment Track  
 Merit am variation No 281; NI2009-37; NI2009-324  
 Prohibited Development table  
 am NI2008-541; NI2009-324
- CZ5 – Mixed Use Zone**  
 Minimum Assessment Track  
 Merit am NI2009-37; NI2009-324  
 Prohibited Development table  
 am NI2008-541; NI2009-324
- CZ6 – Leisure and Accommodation Zone**  
 Minimum Assessment Track  
 Merit am Variation No 293; NI2009-37  
 Prohibited Development table  
 am NI2008-541; NI2009-324
- 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

## Endnotes

### 4 Amendment history

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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

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

## Endnotes

4 Amendment history

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

Element 1

Item 1.1

R53 am NI2008-541

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

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

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

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

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

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 am NI2008-541

Element 7

Item 7.1

R45 am NI2009-38

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

Element 1

Item 1.4 hdg ins Variation No 293

R55A ins Variation No 293

**5.1 IZ1 – IZ2 Objectives and Development Tables****IZ1 – General Industrial Zone**

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324

**IZ2 – Mixed Use Industrial Zone**

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324

**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; NI2009-324

**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

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C10	sub NI2009-38
R11	am NI2009-38
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; NI2009-99; NI2009-324

Prohibited Development table

am NI2008-541; NI2009-324

#### **PRZ2 – Restricted Access Recreation Zone**

Minimum Assessment Track

Merit am NI2009-37; NI2009-324

Prohibited Development table

am NI2008-541; NI2009-324

### 7.2 **Parks and Recreation Zones Development Code**

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

Element 1

Item 1.3 ins NI2009-324

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; NI2009-324

**TSZ2 – Services Zone**

Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541; NI2009-324

**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; NI2009-99  
Prohibited development table  
am NI2008-541; NI2009-324

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; NI2009-324

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

Title am NI2009-37  
Minimum Assessment Track  
Merit am variation No 281; NI2009-37; NI2009-99  
Prohibited development table  
am NI2008-541; NI2009-324

**NUZ4 – River Corridor Zone Development Table**

Objectives am NI2009-324  
Minimum Assessment Track  
Merit am NI2009-37

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Prohibited development table  
NI2008-541; NI2009-324

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

Title am NI2009-37  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited development table  
NI2008-541; NI2009-324

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

### **Part A(1) – NUZ1 – Broadacre zone**

Element 1  
Item 1.1  
C2 am NI2008-590

### **Part A(4) – NUZ4 – River corridor zone**

Element 1  
Item 1.1  
C11 am NI2009-324

### **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
- 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; NI2009-324
- 11.8 Water Use and Catchment General Code**  
**Part A – Conservation Catchments**  
**Part A(2) – Policies**  
 Element 2  
 Sch 2 am variation No 296
- Part B – Water Supply Catchments**  
**Part B(2) – Policies**  
 Element 6  
 Sch 4 am variation No 296
- Part C – Drainage and Open Space Catchments**  
**Part C(2) – Policies**  
 Element 11  
 Sch 6 am variation No 296
- 11.10 WaterWays: Water Sensitive Urban Design General Code**  
**2.4 – Acceptable solutions**  
 Option 2  
 Greywater system am NI2009-322
- Appendix B2  
 Stormwater quality am NI2009-322

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- 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 **Home business** sub NI2009-324  
2nd occurrence om NI2009-324  
def **Minor Use** sub NI2008-290  
am NI2009-99  
def **Outdoor Recreation Facility** am NI2008-541  
def **Religious associated use** om NI2008-541  
def **Residential Care Accommodation** am NI2009-37  
def **Service station** sub NI2008-590  
def **Single dwelling housing** reloc NI2009-37  
def **Subdivision** am NI2009-99  
def **Temporary Use** sub NI2008-290  
def **Transport Depot** om NI2009-37  
Part B def **Articulation Zone** ins NI2008-541  
def **Front loading block** sub NI2009-99  
def **Front Zone** sub NI2008-290  
def **Rear loading block** sub NI2009-99
- 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

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- 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
- 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
- Dwelling Numbers**  
5.9 sub NI2009-321
- 15.6 Flemington Road Corridor**  
(prev 2.6) renum NI2008-590 R13
- 3 – Development Control Requirements**  
3.1.1 Building Height  
Controls am NI2009-272

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- 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(1) – Estate Development Plans supported by a Precinct Code**  
Element 2  
Item 2.8 hdg sub NI2009-324  
R26, C26 am NI2009-324  
R27, C27 am NI2009-324  
Element 6  
Item 6.5 hdg am NI2009-324
- Part B(2) – Additional requirements that apply when an Estate**  
Element 1  
Item 1.4  
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
R8 5 Sept 2008	5 Sept 2008– 30 Oct 2008	NI2008-358	variations by Variation No 289 (as notified in NI2008-339)

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### 5 Earlier republications

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<b>Republication No and date</b>	<b>Effective</b>	<b>Last amendment made by</b>	<b>Republication for</b>
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
R16 6 Feb 2009	6 Feb 2009– 12 Feb 2009	NI2009-38	variations by NI2009-37 and NI2009-38
R17 13 Feb 2009	13 Feb 2009– 26 Feb 2009	NI2009-59	variations by NI2009-59
R18 27 Feb 2009	27 Feb 2009– 19 Mar 2009	NI2009-70	variations by NI2009-70
R19 20 Mar 2009	20 Mar 2009– 16 Apr 2009	NI2009-99	variations by NI2009-99
R20 17 Apr 2009	17 Apr 2009– 30 Apr 2009	NI2009-181	variations by Variation No 261 (as notified in NI2009-107), No 296 (as notified in NI2009-108) and NI2009-181

<b>Republication No and date</b>	<b>Effective</b>	<b>Last amendment made by</b>	<b>Republication for</b>
R21 1 May 2009	1 May 2009– 14 May 2009	NI2009-200	variations by NI2009-199 and NI2009-200
R22 15 May 2009	15 May 2009– 21 May 2009	NI2009-217	variations by NI2009-216 and NI2009-217
R23 22 May 2009	22 May 2009– 4 June 2009	NI2009-238	variations by NI2009-237 and NI2009-238
R24 5 June 2009	5 June 2009– 18 June 2009	NI2009-256	variations by NI2009-254, NI2009-255 and NI2009-256
R25 19 June 2009	19 June 2009– 9 July 2009	NI2009-272	variations by NI2009-272
R26 10 July 2009	10 July 2009– 16 July 2009	NI2009-324	variations by NI2009-321, NI2009-322 and NI200-324

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