



Australian Capital Territory

Territory Plan 2008

NI2008-27

made under the

Planning and Development Act 2007

Republication No 33

Effective: 13 November 2009

Republication date: 13 November 2009

Last variation made by NI2009-570

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om = omitted/repealed	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))

Endnotes

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))

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

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))

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3 Legislation history

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))

Planning and Development (Technical Amendment—Access and Mobility General Code) Plan Variation 2009 (No 1) NI2009-342

notified LR 23 July 2009
commenced 24 July 2009 (LA s 73 (2) (a))

Variation to the Territory Plan No 288

(as notified in Planning and Development (Plan Variation No 288) Notice 2009 NI2009-391)
commenced 4 September 2009 (CN2009-12)

Planning and Development (Technical Amendment—Miscellaneous Amendments) Plan Variation 2009 (No 1) NI2009-392

notified LR 20 August 2009
commenced 21 August 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Bonner) Plan Variation 2009 NI2009-409

notified LR 27 August 2009
commenced 28 August 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Franklin) Plan Variation 2009 (No 1) NI2009-410

notified LR 27 August 2009
commenced 28 August 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Griffith) Plan Variation 2009 NI2009-418

notified LR 3 September 2009
commenced 4 September 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Residential Zones Development Codes and Other Codes) Plan Variation 2009 (No 1) NI2009-487

notified LR 1 October 2009
commenced 2 October 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Single Dwelling Housing Development Code) Plan Variation 2009 (No 1) NI2009-488

notified LR 1 October 2009
commenced 2 October 2009 (LA s 73 (2) (a))

Planning and Development (Technical Amendment—Hume) Plan Variation 2009 NI2009-570

notified LR 12 November 2009
commenced 13 November 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; NI2009-409; NI2009-410; variation No 288; NI2009-418; NI2009-570
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; NI2009-418
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; NI2009-409; NI2009-410
Molonglo	sub NI2009-6; NI2009-323
Tuggeranong, Hume and Tharwa	sub NI2009-570
Woden Valley and Weston Creek	sub NI2008-290; variation No 281; NI2009-6; NI2009-323; variation No 288

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; NI2009-392

Endnotes

4 Amendment history

RZ2 – Suburban Core Zone

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392

RZ3 – Urban Residential Zone

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392

RZ4 – Medium Density Residential Zone

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392

RZ5 – High Density Residential Zone

Minimum Assessment Track

Merit am NI2008-590; NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392

3.2 Residential Zones – Single Dwelling Housing Development Code

Introduction am NI2008-542; NI2009-38; NI2009-488

Part A(1) – RZ1 – Suburban Zone

Element 1

Item 1.1 hdg sub NI2008-289

R1, C1 sub NI2008-289

R1 am NI2009-487

Element 2

Item 2.1 sub NI2008-542

Item 2.2

R3 am NI2009-324

R4 sub NI2009-487

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
sub NI2009-487

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

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
R14 am NI2009-487

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
Item 2.7
hdg ins NI2009-488
R20A ins NI2009-488
Item 2.8
hdg ins NI2009-488
R20B ins NI2009-488

Element 6
Item 6.1
R21 am NI2008-290

Endnotes

4 Amendment history

Item 6.2	
R23, C23	sub NI2008-542
Element 7	
Item 7.1 hdg	sub NI2008-289
R26, C26	sub NI2008-289, NI2008-542
C26	am NI2009-392
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; NI2009-488

Part C(1) – Single Dwelling Housing

Introduction	am NI2009-488
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
Item 2.5	
hdg	ins NI2009-488
R32B	ins NI2009-488

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 sub NI2009-487
R52	sub NI2008-289; NI2009-487
R53	sub NI2008-289 am NI2009-99 om NI2009-487

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

Element 2	
Item 2.2 hdg	am NI2009-392
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
Item 2.7	
hdg	ins NI2009-488
R65A	ins NI2009-488
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

Endnotes

4 Amendment history

Part C(4) – Single Dwelling Housing – Midsized Blocks (>250 – 500m²) in New Estates

Introduction	ins NI2009-488
Element 2	
Intent	ins NI2009-488
Item 2.1	
hdg	ins NI2009-488
R81, C81	ins NI2009-488
Figure A4	ins NI2009-488
Item 2.2	
hdg	ins NI2009-488
R82, C82	ins NI2009-488
Table 1	ins NI2009-488
Item 2.3	
hdg	ins NI2009-488
R83, C83	ins NI2009-488
Table 2	ins NI2009-488
Fig C(4)	ins NI2009-488
Fig C5	ins NI2009-488
Table 3	ins NI2009-488
Fig C6	ins NI2009-488
Fig C7	ins NI2009-488
Item 2.4	
hdg	ins NI2009-488
R84, V84	ins NI2009-488
Element 3	
Intent	ins NI2009-488
Item 3.1	
hdg	ins NI2009-488
R85, C85	ins NI2009-488
Element 5	
Intent	ins NI2009-488
Item 5.2	
hdg	ins NI2009-488
R86, C86	ins NI2009-488
R87, C87	ins NI2009-488

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

Endnotes

4 Amendment history

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
R25, C25 sub variation No 288
R26, C26 sub NI2008-289
R26A, C26A ins NI2008-289
R27, C27 sub NI2008-289
R27A, C27A ins variation No 288

Part B – General Development Controls

Element 1

Item 1.1 hdg sub NI2008-289
R28, C28 sub NI2008-289
R28 am NI2009-487

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
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
sub NI2009-487

Item 6.8

R47 sub NI2008-542
am NI2008-290
R47, C47 sub NI2009-487
R48, C48 sub NI2009-487
R49, C49 sub NI2009-487

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
 C50 am NI2009-392
 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

Item 3.4

R70 am NI2009-487

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 – Additional Controls for Deakin and Forrest

Element 2

Item 2.2 hdg sub NI2008-541

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Item 2.3 hdg sub NI2008-541

Part C(3) – Multi Unit Housing – Inner North Canberra and Gungahlin District - RZ3 and RZ4 Zones

Element 2

Item 2.3 sub NI2008-542

Item 2.4 sub NI2008-542

Element 3

Item 3.4

R129 am NI2008-541

sub NI2009-487

Item 3.5

R132 am NI2009-324

Element 4

Item 4.1

R135 am NI2009-324

Part C(5) – Multi Unit Housing – Other Areas – RZ4 and RZ5 Zones and All Areas in the Commercial Zones

Element 3

Item 3.1

R205 sub NI2009-487

Part C(6) – Subdivision of dual occupancy housing development

hdg ins NI2009-487

Introduction ins NI2009-487

Element 1 ins NI2009-487

Item 1.1

hdg ins NI2009-487

R247A, C247A ins NI2009-487

Item 1.2

hdg ins NI2009-487

R247B, C247B ins NI2009-487

Item 1.3

hdg ins NI2009-487

R247C, C247C ins NI2009-487

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 NI2008-542

Item 1.13

hdg ins NI2009-487

C268 ins NI2009-487

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
	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
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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

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4 Amendment history

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; NI2009-392

CZ2 – Business Zone

Minimum Assessment Track

Merit am NI2009-37; NI2009-324

Prohibited Development table
am NI2008-541; NI2009-324; NI2009-392

CZ3 – Services Zone

Minimum Assessment Track

Merit am NI2009-37; NI2009-324

Prohibited Development table
am NI2008-541; NI2009-324; NI2009-392

CZ4 – Local Centres Zone

Minimum Assessment Track

Merit am variation No 281; NI2009-37; NI2009-324

Prohibited Development table
am NI2008-541; NI2009-324; NI2009-392

CZ5 – Mixed Use Zone

Minimum Assessment Track

Merit am NI2009-37; NI2009-324

Prohibited Development table
am NI2008-541; NI2009-324; NI2009-392

CZ6 – Leisure and Accommodation Zone

Minimum Assessment Track

Merit am Variation No 293; NI2009-37

Prohibited Development table
am NI2008-541; NI2009-324; NI2009-392

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 3
 Item 3.6
 hdg ins NI2009-487
 C68A ins NI2009-487
 Element 6
 Item 6.1
 R83 am NI2008-541
 sub NI2009-487
 R84, C84 sub NI2009-487
 R85, C85 sub NI2009-487
 R86, C86 sub NI2009-487
 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

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Element 3	
Item 3.5	
hdg	ins NI2009-487
C68A	ins NI2009-487
Element 6	
Item 6.1	
R83	am NI2008-541 sub NI2009-487
R84, C84	sub NI2009-487
R85, C85	sub NI2009-487
R86, C86	sub NI2009-487
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 3	
Item 3.5	
hdg	ins NI2009-487
C42A	ins NI2009-487
Element 6	
Item 6.1	
R57	am NI2008-541 sub NI2009-487
R58, C58	sub NI2009-487
R59, C59	om NI2009-487
R60, C60	sub NI2009-487
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 3
 Item 3.5
 hdg ins NI2009-487
 C18A ins NI2009-487
 Element 6
 Item 6.1
 R34 am NI2008-541
 sub NI2009-487
 R35, C35 sub NI2009-487
 R36, C36 om NI2009-487
 R37, C37 sub NI2009-487
 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 3
 Item 3.5
 hdg ins NI2009-487
 C12A ins NI2009-487
 Element 6
 Item 6.1
 R27 am NI2008-541
 sub NI2009-487
 R28, C28 sub NI2009-487
 R29, C29 sub NI2009-487
 R30, C30 sub NI2009-487
 Element 7
 Item 7.1
 R43 am NI2009-38

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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 3

Item 3.5

hdg ins NI2009-487

C12A ins NI2009-487

Element 6

Item 6.1

R27 am NI2008-541

sub NI2009-487

R28, C28 sub NI2009-487

R29, C29 sub NI2009-487

R30, C30 sub NI2009-487

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 3

Item 3.5

hdg ins NI2009-487

C14A ins NI2009-487

Element 6

Item 6.1

R29 am NI2008-541

sub NI2009-487

R30, C30 sub NI2009-487
 R31, C31 sub NI2009-487
 R32, C32 sub NI2009-487
 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; NI2009-392

IZ2 – Mixed Use Industrial Zone

Minimum Assessment Track
 Merit am NI2009-37
 Prohibited Development table
 am NI2008-541; NI2009-324; NI2009-392

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 3
 Item 3.6
 hdg ins NI2009-487
 C23A ins NI2009-487
 Element 6
 Item 6.1
 R38 am NI2008-541
 sub NI2009-487
 Item 6.2
 R39, C39 sub NI2009-487

Endnotes

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R40, C40 sub NI2009-487
Item 6.3
R41, C41 sub NI2009-487
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; NI2009-392

6.2 Community Facility Zone Development Code

Part A – General Development Controls

Element 1

Item 1.3

R3 am NI2008-541

Item 1.6

hdg om NI2009-487

R7, C7 om NI2009-487

Element 2

Item 2.3

R10 am NI2009-38

C10 sub NI2009-38

R11 am NI2009-38

C11 sub NI2009-38

Element 2

Item 2.5

C12 sub NI2009-38

Element 3

Item 3.5

hdg ins NI2009-487

C18A ins NI2009-487

Element 6

Item 6.1

R28 am NI2008-541

sub NI2009-487

Item 6.2

R29, C29 sub NI2009-487

R30, C30 sub NI2009-487

Item 6.3

R31, C31 sub NI2009-487

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; NI2009-392
- PRZ2 – Restricted Access Recreation Zone**
 Minimum Assessment Track
 Merit am NI2009-37; NI2009-324
 Prohibited Development table
 am NI2008-541; NI2009-324; NI2009-392
- 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
 sub NI2009-487
 Item 6.3
 R33, C33 sub NI2009-487
 R34, C34 sub NI2009-487
 Item 6.4
 R35, C35 sub NI2009-487
 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; NI2009-392
- TSZ2 – Services Zone**
 Minimum Assessment Track
 Merit am NI2009-37
 Prohibited Development table
 am NI2008-541; NI2009-324; NI2009-392

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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
sub NI2009-487

Item 6.3

R24 om NI2009-487
R25, C25 sub NI2009-487

Item 6.4

R26, C26 sub NI2009-487

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; NI2009-392

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; NI2009-392

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; NI2009-392

NUZ4 – River Corridor Zone Development Table

Objectives am NI2009-324

Minimum Assessment Track

Merit am NI2009-37

Prohibited development table

NI2008-541; NI2009-324; NI2009-392

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; NI2009-392

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 3
 Item 3.4
 hdg ins NI2009-487
 C25A ins NI2009-487
 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 2.1
 R21 sub NI2009-487
 Item 2.4
 R26 am NI2009-487
 Item 2.7
 C29 sub NI2009-38
 Element 6
 Item 6.1
 hdg om NI2009-487
 R57 am NI2008-541
 om NI2009-487
 R58 om NI2009-487
 R59, C59 om NI2009-487

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R60 om NI2009-487
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
sub NI2009-342
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
- 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

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- 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
- 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
- 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

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5 Earlier republications

Element 2	
Item 2.1	am NI2009-487
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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.

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
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

Republication No and date	Effective	Last amendment made by	Republication for
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
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

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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
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
R27 17 July 2009	17 July 2009– 23 July 2009	NI2009-338	variations by NI2009-323 and NI2009-338
R28 24 July 2009	24 July 2009– 20 Aug 2009	NI2009-342	variations by NI2009-342
R29 21 Aug 2009	21 Aug 2009– 27 Aug 2009	NI2009-392	variations by NI2009-392
R30 28 Aug 2009	28 Aug 2009– 3 Sept 2009	NI2009-410	variations by NI2009-409 and NI2009-410

Republication No and date	Effective	Last amendment made by	Republication for
R31 4 Sept 2009	4 Sept 2009– 1 Oct 2009	NI2009-418	variations by Variation No 288 (as notified in NI2009-391) and NI2009-418
R32 2 Oct 2009	2 Oct 2009– 12 Nov 2009	NI2009-488	variations by NI2009-487 and NI2009-488

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