



Australian Capital Territory

# **Territory Plan 2008**

**NI2008-27**

made under the

**Planning and Development Act 2007**

**Republication No 51**

**Effective: 5 November 2010**

Republication date: 5 November 2010

Last variation made by NI2010-602  
(republication for variations by No 299 as notified in NI2010-575)

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om = omitted/repealed	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))

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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))

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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))

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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))

**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))

**Planning and Development (Technical Amendment—Macgregor) Plan Variation 2009 NI2009-617**

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

**Planning and Development (Technical Amendment—Bonner) Plan Variation 2009 (No 2) NI2009-618**

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

**Planning and Development (Technical Amendment—Nicholls) Plan Variation 2009 NI2009-619**

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

**Planning and Development (Technical Amendment—Miscellaneous Amendments) Plan Variation 2010 (No 1) NI2010-21**

notified LR 21 January 2010  
commenced 22 January 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Changes to concept plans (Flemington Road corridor, Coombs and Wright) and various code and miscellaneous changes) Plan Variation 2010 NI2010-22**

notified LR 21 January 2010  
commenced 22 January 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Changes to a commercial code and general codes) Plan Variation 2010 NI2010-23**

notified LR 21 January 2010  
commenced 22 January 2010 (LA s 73 (2) (a))

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3 Legislation history

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**Planning and Development (Technical Amendment—Franklin) Plan Variation 2010 NI2010-45**

notified LR 4 February 2010  
commenced 5 February 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Harrison) Plan Variation 2010 NI2010-82**

notified LR 25 February 2010  
commenced 26 February 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Casey) Plan Variation 2010 NI2010-83**

notified LR 25 February 2010  
commenced 26 February 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Gungahlin) Plan Variation 2010 NI2010-84**

notified LR 25 February 2010  
commenced 26 February 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Macgregor) Plan Variation 2010 NI2010-123**

notified LR 18 March 2010  
commenced 19 March 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Bonner) Plan Variation 2010 NI2010-124**

notified LR 18 March 2010  
commenced 19 March 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Bruce) Plan Variation 2010 NI2010-125**

notified LR 18 March 2010  
commenced 19 March 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Miscellaneous Amendments and Corrections) Plan Variation 2010 (No 1) NI2010-217**

notified LR 6 May 2010  
commenced 7 May 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Changes to noise attenuation provisions (single dwelling housing development code and multi unit housing development code) and other amendments) Plan Variation 2010 NI2010-218**

notified LR 6 May 2010  
commenced 7 May 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Realignment of designated boundary and rezone future urban area - Molonglo) Plan Variation 2010 NI2010-219**

notified LR 6 May 2010  
commenced 7 May 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Forde) Plan Variation 2010 NI2010-243**

notified LR 27 May 2010  
commenced 28 May 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Crace) Plan Variation 2010 NI2010-244**

notified LR 27 May 2010  
commenced 28 May 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Kingston) Plan Variation 2010 NI2010-246**

notified LR 3 June 2010  
commenced 4 June 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Rezoning - boundary changes) Plan Variation 2010 (No 1) NI2010-258**

notified LR 27 May 2010  
commenced 28 May 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Gungahlin) Plan Variation 2010 (No 2) NI2010-321**

notified LR 24 June 2010  
commenced 25 June 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Mitchell and Lyneham) Plan Variation 2010 NI2010-370**

notified LR 8 July 2010  
commenced 9 July 2010 (LA s 73 (2) (a))

## Endnotes

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**Planning and Development (Technical Amendment—Kingston) Plan Variation 2010 (No 2) NI2010-371**

notified LR 8 July 2010  
commenced 9 July 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Casey) Plan Variation 2010 (No 2) NI2010-384**

notified LR 15 July 2010  
commenced 16 July 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment - Miscellaneous Amendments) Plan Variation 2010 (No 2) NI2010-409**

notified LR 22 July 2010  
commenced 23 July 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Code and miscellaneous changes to parking and vehicular access general code) Plan Variation 2010 NI2010-410**

notified LR 29 July 2010  
commenced 30 July 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Inclusion of definitions to bring the Territory Plan into line with the National Capital Plan and miscellaneous amendments and corrections) Plan Variation 2010 NI2010-411**

notified LR 29 July 2010  
commenced 30 July 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Code changes to Coombs and Wright concept plan and changes to town centres development code) Plan Variation 2010 NI2010-412**

notified LR 29 July 2010  
commenced 30 July 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Harrison) Plan Variation 2010 (No 2) NI2010-426**

notified LR 29 July 2010  
commenced 30 July 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Forde) Plan Variation 2010 (No 2) NI2010-440**

notified LR 12 August 2010  
commenced 13 August 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Weston) Plan Variation 2010 NI2010-441**

notified LR 12 August 2010  
commenced 13 August 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Casey) Plan Variation 2010 (No 3) NI2010-538**

notified LR 23 September 2010  
commenced 24 September 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Dunlop) Plan Variation 2010 NI2010-539**

notified LR 23 September 2010  
commenced 24 September 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Bonner) Plan Variation 2010 (No 2) NI2010-540**

notified LR 23 September 2010  
commenced 24 September 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Casey) Plan Variation 2010 (No 4) NI2010-566**

notified LR 7 October 2010  
commenced 8 October 2010 (LA s 73 (2) (a))

**Variation to the Territory Plan No 299**

(as notified in Planning and Development (Plan Variation No 299) Notice 2010 NI2010-575)  
commenced 5 November 2010 (CN2010-12)

**Planning and Development (Technical Amendment—Changes to Flemington Road corridor concept plan, non urban zones development code and group centres development code) Plan Variation 2010 NI2010-601**

notified LR 28 October 2010  
commenced 29 October 2010 (LA s 73 (2) (a))

**Planning and Development (Technical Amendment—Miscellaneous Amendments and Corrections) Plan Variation 2010 (No 2) NI2010-602**

notified LR 28 October 2010  
commenced 29 October 2010 (LA s 73 (2) (a))

## Endnotes

4 Amendment history

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### 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; NI2009-617; NI2009-618; NI2009-619; NI2010-21; NI2010-22; NI2010-45; NI2010-82; NI2010-83; NI2010-84; NI2010-123; NI2010-124; NI2010-125; NI2010-219; NI2010-243; NI2010-244; NI2010-258; NI2010-246; NI2010-321; NI2010-370; NI2010-371; NI2010-384; NI2010-426; NI2010-440; NI2010-441; NI2010-538; NI2010-539; NI2010-540; NI2010-566; variation 299

Belconnen

sub NI2008-298; NI2008-328; variation No 289; variation No 281; NI2009-6; NI2009-17; NI2009-59; NI2009-217; NI2009-255; NI2009-617; NI2010-123; NI2010-125; NI2010-258; NI2010-538; NI2010-539; NI2010-540; variation 299

Canberra Central District

sub NI2008-336; variation No 281; NI2009-59; variation No 261; NI2009-338; NI2009-418; NI2010-22; NI2010-246; NI2010-370; NI2010-371; variation 299

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; NI2009-618; NI2009-619; NI2010-45; NI2010-82; NI2010-83; NI2010-84; NI2010-124; NI2010-243; NI2010-244; NI2010-258; NI2010-321; NI2010-370; NI2010-384; NI2010-426; NI2010-440; NI2010-538; NI2010-539; NI2010-540; NI2010-566; variation 299

Molonglo

sub NI2009-6; NI2009-323; NI2010-219; NI2010-258

Tuggeranong, Hume

and Tharwa

sub NI2009-570; sub NI2010-22; NI2010-258

Woden Valley and

Weston Creek

sub NI2008-290; variation No 281; NI2009-6; NI2009-323; variation No 288; NI2010-219; NI2010-258; NI2010-441

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- 1.1 Governance**  
 Future Urban Areas  
 Development  
 Codes sub NI2010-22
- 2.1 Strategic Direction**  
 Environmental Sustainability  
 1.8 am NI2010-602
- 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
- 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; NI2010-22
- Part A(1) – RZ1 – Suburban Zone**  
 Element 1  
 Item 1.1 hdg sub NI2008-289  
 R1, C1 sub NI2008-289
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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



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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
	sub NI2010-218
Item 2.8	
hdg	ins NI2009-488
R20B	ins NI2009-488
Item 2.9	
hdg	ins NI2010-218
R20C	ins NI2010-218
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
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
<b>Part C – Development Type Controls</b>	
Introduction	am NI2008-542; NI2009-488
<b>Part C(1) – Single Dwelling Housing</b>	
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

## Endnotes

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Item 2.5 hdg R32B	ins NI2009-488 ins NI2009-488
Element 3 Item 3.2 R36	am NI2008-541
Element 4 R40 R41 R 44, C44	am NI2009-38 om NI2009-38 sub NI2008-289 am NI2009-38
Element 5 R49, C49	sub NI2008-289
Element 6 Item 6.1 hdg R51	sub NI2008-289 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 Item 2.3 hdg Item 2.4 hdg	am NI2009-392 am NI2008-290 am NI2008-290
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#### **Part C(3) – Single Dwelling Housing – Compact Blocks in New Estates**

hdg Introduction Element 2 R60 Item 2.2 hdg Item 2.3 hdg R62 Item 2.4 R63 Item 2.6 R65 Item 2.7 hdg R65A	sub NI2008-542 am NI2008-542 am NI2009-38 sub NI2009-38 am NI2008-290 sub NI2009-322 sub NI2009-322 sub NI2009-322 sub NI2009-322 ins NI2009-488 ins NI2009-488
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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

**Part C(4) – Single Dwelling Housing – Midsized Blocks (>250 – 500m<sup>2</sup>) 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

## Endnotes

4 Amendment history

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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; NI2010-22; NI2010-218

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  
sub NI2008-542  
Item 1.2  
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
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
Item 2.7 hdg	ins NI2010-218
R34A	ins NI2010-218
Note	sub NI2009-38

## Element 6

Item 6.1	
R39	am NI2008-290
Item 6.4 hdg	sub NI2008-542

## Endnotes

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R42, C42 sub NI2008-542  
am NI2009-99; NI2010-22

Item 6.7  
R46 am NI2008-541  
sub NI2009-487

Item 6.8 sub NI2008-542  
R47 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  
R69 am NI2010-22  
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 5.2  
 C87 sub NI2010-22  
 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  
 Item 2.3 hdg sub NI2008-541

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

Introduction am NI2010-217  
 Element 2  
 Item 2.3 sub NI2008-542  
 Item 2.4 sub NI2008-542  
 Element 3  
 Item 2.2  
 R128 am NI2010-22  
 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  
 Element 5  
 Item 5.2  
 C147 sub NI2010-22  
 Item 5.6  
 R156 sub NI2010-218  
 C157 om NI2010-218

## Endnotes

4 Amendment history

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### **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  
Element 5  
Item 5.3  
C224 sub NI2010-22  
Item 5.5  
R228 am NI2010-22  
sub NI2010-218

### **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 N2008-542  
Item 1.13  
hdg ins NI2009-487  
C268 ins NI2009-487

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

### **CZ1 – Core Zone**

Minimum Assessment Track  
Merit am NI2009-37; NI2009-324; NI2010-22; NI2010-602  
Prohibited Development table  
am NI2008-541; NI2009-324; NI2009-392; NI2010-22;  
NI2010-602  
Other Codes am NI2010-22



**CZ2 – Business Zone**

Minimum Assessment Track

Merit am NI2009-37; NI2009-324; NI2010-22; NI2010-411;  
NI2010-602

Prohibited Development table

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

Other Codes

am NI2010-22

**CZ3 – Services Zone**

Minimum Assessment Track

Merit am NI2009-37; NI2009-324; NI2010-22; NI2010-602

Prohibited Development table

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

Other Codes

am NI2010-22

**CZ4 – Local Centres Zone**

Minimum Assessment Track

Merit am variation No 281; NI2009-37; NI2009-324; NI2010-22;  
NI2010-602

Prohibited Development table

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

Other Codes

am NI2010-22

**CZ5 – Mixed Use Zone**

Minimum Assessment Track

Merit am NI2009-37; NI2009-324; NI2010-22; NI2010-602

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-217

**CZ6 – Leisure and Accommodation Zone**

Minimum Assessment Track

Merit am Variation No 293; NI2009-37; NI2010-22; NI2010-217

Prohibited Development table

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

Fig 5

Narrabundah sub Variation No 293

**4.2****City Centre Development Code**

Introduction am NI2010-22

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

Element 2

R20 am NI2010-217

**Part A (2) – City Centre – CZ2 Business Zone – Braddon and Turner**

Element 2

R34 am NI2008-290

## Endnotes

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### **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 1	
Item 1.3	
R59A	ins NI2010-22
Element 2	
Item 2.3	
C62	sub NI2009-38
Element 3	
Item 3.6	
hdg	ins NI2009-487
C68A	ins NI2009-487
Element 5	
Item 5.2	
R79	am NI2010-217
Item 5.4	
C82	sub NI2010-22
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 Development Code**

Introduction	am NI2010-22
<b>Part A – Town Centres – Overview</b>	
Figure A1	sub variation No 289

### **Part A(2) – CZ2 Business Zone**

Element 1	
Item 1.5	
C23	sub NI2010-602

**Part A(3) – CZ3 Services Zone**

Element 1

Item 1.2

R41 sub NI2010-412

C42 om NI2010-412

Element 2

Item 2.4

C47 am NI2010-218

C48 om NI2010-412

Element 3

Figure A5 sub variation No 289

**Part B – General Development Controls**

Element 1

Item 1.3

R61 am NI2008-541

R61A ins NI2010-22

Element 2

Item 2.3

C64 sub NI2009-38

Element 3

Item 3.5

hdg ins NI2009-487

C68A ins NI2009-487

Element 5

Item 5.2

R79 am NI2010-217

Item 5.4

C82 sub NI2010-22

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 Development Code**

Introduction am NI2010-22

**Part A – Group Centres – Overview**

Fig A11 sub NI2010-22

Fig A12 sub NI2010-602

## Endnotes

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### **Part A(2) – CZ2 Business Zone**

Element 1

Item 1.1

R11 sub NI2010-22

Item 1.2

R12 am NI2008-541; NI2010-601

Item 1.4

R15 am NI2008-541

### **Part A(3) – CZ3 Services Zone**

Element 1

Item 1.1

R23 am NI2010-22

C23 sub NI2010-22

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

Element 1

Item 1.3

R34 am NI2008-541

R34A ins NI2010-22

Element 2

Item 2.3

C37 sub NI2009-38

Element 3

Item 3.5

hdg ins NI2009-487

C42A ins NI2009-487

Element 5

Item 5.2

R53 am NI2010-217

Item 5.4

C56 sub NI2010-22

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 Development Code**

Introduction am NI2010-22

**Part A – General Development Controls**

## Element 1

## Item 1.3

R5 am NI2008-541

R5A ins NI2010-22

## Element 2

## Item 2.5

C13 sub NI2009-38

## Element 3

## Item 3.5

hdg ins NI2009-487

C18A ins NI2009-487

## Element 5

## Item 5.1

C32 sub NI2010-22

## Item 5.2

R29 am NI2010-217

## 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

## Item 6.9

R47 sub NI2010-22

## Element 7

## Item 7.1

R48 am NI2009-38

**4.6 CZ2 Office Areas Outside Centres Development Code**

Introduction am NI2010-22

**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 5

## Item 5.2

R23 am NI2010-217

## Endnotes

### 4 Amendment history

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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

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

Element 1  
Item 1.1  
R53 am NI2008-541  
sub NI2010-23  
Item 1.3  
R4A ins NI2010-22

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

Introduction am NI2010-22  
**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 5  
Item 5.2  
R23 am NI2010-217  
Item 5.4  
C26 sub NI2010-218  
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

- 
- Part B – Sit Specific Controls**  
 Element 1  
 Item 1.6  
 C63 sub NI2010-411
- 4.8 CZ6 Leisure and Accommodation Zone Development Code**  
 Introduction am NI2010-22  
**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 5  
 Item 5.2  
 R25 am NI2010-217  
 Element 6  
 Item 6.1  
 R29 amNI2008-541  
 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
-

## Endnotes

4 Amendment history

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

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2009-37; NI2010-22

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-602

## **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 1

Item 1.2 hdg am NI2010-22

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

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**

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2009-37



Prohibited Development table  
 am NI2008-541; NI2009-324; NI2009-392; NI2010-217;  
 NI2010-602

## 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 5

##### Item 5.2

R24 am NI2010-217

##### Item 5.4

C27 sub NI2010-218

#### 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

Exempt Development table

hdg am NI2010-602

## Endnotes

### 4 Amendment history

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Minimum Assessment Track  
Merit am NI2009-37; NI2009-99; NI2009-324  
Prohibited Development table  
am NI2008-541; NI2009-324; NI2009-392; NI2010-602

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

Exempt Development table  
hdg am NI2010-602  
Minimum Assessment Track  
Merit am NI2009-37; NI2009-324  
Prohibited Development table  
am NI2008-541; NI2009-324; NI2009-392; NI2010-602

### 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 5  
Item 5.2  
R27 am NI2010-217  
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**

Exempt Development table  
hdg am NI2010-602  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited Development table  
am NI2008-541; NI2009-324; NI2009-392; NI2010-602

**TSZ2 – Services Zone**

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2009-37

Prohibited Development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-602

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

Element 2

Item 2.3

C10 sub NI2009-38

Element 5

Item 5.2

R19 am NI2010-217

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**

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2008-541; NI2009-37; NI2009-99; NI2010-411

Prohibited development table

am NI2008-541; NI2009-324; NI2009-392; NI2010-217;  
NI2010-411; NI2010-602

fig 7 Symonston

Area 'b' sub Variation No 285

**NUZ2 – Rural Zone Development Table**

Exempt Development table

hdg am NI2010-602

Minimum Assessment Track

Merit am NI2008-290; NI2009-37

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Prohibited development table  
am NI2008-541; NI2009-324; NI2009-392; NI2010-217;  
NI2010-602

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

Title am NI2009-37  
Exempt Development table  
hdg am NI2010-602  
Minimum Assessment Track  
Merit am variation No 281; NI2009-37; NI2009-99; NI2010-411  
Prohibited development table  
am NI2008-541; NI2009-324; NI2009-392; NI2010-217;  
NI2010-602

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

Objectives am NI2009-324  
Exempt Development table  
hdg am NI2010-602  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited development table  
NI2008-541; NI2009-324; NI2009-392; NI2010-602

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

Title am NI2009-37  
Exempt Development table  
hdg am NI2010-602  
Minimum Assessment Track  
Merit am NI2009-37  
Prohibited development table  
NI2008-541; NI2009-324; NI2009-392; NI2010-602

## 9.2 Non-Urban Zones Development Code

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

Element 1  
Intent sub NI2010-601  
Item 1.1  
C2 am NI2008-590  
C2A ins NI2010-601

### **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 5  
 Item 5.1  
 R30 am NI2010-217  
 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 Precinct Code by Suburb

### Casey Precinct Code

(prev 10.4) renum and reloc NI2010-602  
 ins NI2010-384

#### Part A – Suburb of Casey – ongoing block specific provisions

hdg sub NI2010-566  
 Map sub NI2010-409; NI2010-566

## 10.2 Other Precinct Codes

### Northbourne Avenue Precinct Code

(prev 10.1) renum and reloc NI2010-602  
 Introduction am NI2010-22; NI2010-217

#### Part B – General Development Controls

Element 1  
 Item 1.1  
 R18 sub NI2010-217  
 Element 2  
 Item 2.1  
 R21 sub NI2009-487  
 Item 2.4  
 R26 am NI2009-487  
 Item 2.7  
 C29 sub NI2009-38  
 Element 3  
 Item 3.1  
 R30 am NI2010-217  
 R31 am NI2010-217  
 Element 5  
 Item 5.2  
 R53 am NI2010-217  
 Item 5.4  
 C56 sub NI2010-22

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Element 6  
Item 6.1  
hdg om NI2009-487  
ins NI2010-217  
R57 am NI2008-541  
om NI2009-487  
ins NI2010-217  
R58 om NI2009-487  
R58, C58 ins NI2010-217  
R59, C59 om NI2009-487  
ins NI2010-217  
R60 om NI2009-487  
R60, C60 ins NI2010-217  
Element 7  
Item 7.1  
R73 am NI2009-38

### **Rural Villages Precinct Code**

(prev 10.2) renum and reloc NI2010-602

Introduction am NI2010-22

#### **Part A – Village of Hall**

Figure 1 sub NI2008-290

#### **Part B – Stromlo Settlement**

Element 5

C33 am NI2028-290

#### **Part D – Uriarra Village**

Part D(1) hdg sub NI2010-22

Element 2

Item 2.1

C50 sub NI2009-38

#### **Part E – General Controls For All Villages**

Element 1

Item 1.1

C51 sub NI2010-22

### **Inner North Precinct Code**

(prev 3.4) renum NI2010-22 R35

(prev 10.3) renum and reloc NI2010-602

#### **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  
 am NI2010-217

Element 5  
 Item 5.1  
 C21 sub NI2010-22

#### **Part B – Control Plans**

Braddon sub NI2008-358  
 Lyneham sub NI2010-217

#### **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 (3) – Lyneham**

Hdg am NI2010-411  
 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

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### **Part C (4) – O'Connor**

hdg am NI2010-411

### **Part C (5) – Turner**

hdg am NI2010-411

Element 2

Item 2.1 hdg sub NI2008-358

R45 sub NI2008-358

Figure 3 ins NI2008-358

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

sub NI2010-410

2.2 sub NI2010-23

2.3.2 am NI2010-23

2.4 hdg ins NI2010-23

2.5 (prev 2.4) renum NI2010-23 R35

2.6 (prev 2.5) renum NI2010-23 R35

3.2.4 am NI2010-22

3.2.5 sch 2 am NI2008-290, NI2008-541; NI2010-22; NI2010-602

3.5.5 sch 5 am NI2010-22

## **11.3 Access and Mobility General Code**

sub NI2009-342

Introduction am NI2008-541

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

Element 1

Item 1.1

R2 sub NI2010-23

Figure 1 om NI2010-23

Element 2

Item 2.2

R5 am NI2010-217

### **Part B – Additional Specific Controls**

Element 2

Item 2.1

R12 am NI2010-23

### **Appendices**

Appendix A am NI2010-23; pars renum R35 (see NI2010-23)

## **11.6 Communications Facilities and Associated Infrastructure General Code**

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

Element 2

Item 2.1

R33 am NI2010-411



- 
- 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

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- 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 education establishment** ins NI2010-411  
def **Outdoor Recreation Facility** am NI2008-541  
def **Playing Field** am NI2010-217  
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 **Store** am NI2010-411  
def **Subdivision** am NI2009-99  
def **Temporary Use** sub NI2008-290  
def **Tourist Resort** sub NI2010-22  
def **Transport Depot** om NI2009-37
- Part B
- def **Articulation Zone** ins NI2008-541  
def **Authority** sub NI2010-22  
def **Dwelling** sub NI2010-22  
def **Front loading block** sub NI2009-99  
def **Front Zone** sub NI2008-290  
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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  
General Objectives  
    am NI2010-22
- 14.4**     **North Watson**  
(prev 1.4) renum NI2008-590 R13

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- 14.5 Gungahlin Town Centre and Central Area**  
 (prev 1.5) renum NI2008-590 R13  
**Urban Structure Principles Central Area**  
 Central Area Land Use  
 7 am NI2010-217  
 Central Area Heritage  
 4 am NI2010-217  
 5 am NI2010-217
- 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**  
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**1.2 Principles and Policies for East Gungahlin**  
 1.2.2 Specific  
 Policies 4 am NI2010-217  
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 Policies 1 am NI2010-217
- 14.9 Gungahlin – Suburb of Crace**  
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- 14.10 Molonglo and North Weston**  
 (prev 1.10) renum NI2008-590 R13  
 ins variation No 281  
**3 – Prohibited Development**  
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**5 – Policies for the development of the Molonglo and North Weston future urban area**  
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- 14.11 Lawson South**  
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- 15 Concept Plans**  
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- 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
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- 15.4 Forde**  
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- 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
- 2 – Flemington Road Concept Plan**  
2.2 Site sub NI2010-601  
2.4.12 Natural and Cultural Heritage  
Features am NI2010-217  
2.4.13 Land  
Program sub NI2010-22  
om NI2010-601
- 3.1.1 Building Height  
Controls am NI2009-272
- 3 – Development Control Requirements**  
sub NI2010-22
- Part A – Land Use**  
R1, C1 (prev R2, C2) renum NI2010-601
- Part B – Subdivision**  
1 Dwelling Numbers  
hdg ins NI2010-601  
2 Subdivision  
hdg (prev 1) renum NI2010-601  
3 Density  
hdg (prev 2) renum NI2010-601  
4 Bushfire Protection  
hdg (prev 3) renum NI2010-601
- Part C – Buildings and Structures**  
R11A ins NI2010-601  
R16A ins NI2010-601  
3 Increase in the Number of Dwellings Permitted by a Crown Lease  
hdg ins NI2010-601  
R19A ins NI2010-601  
4 Commercial Gross Floor Area  
hdg (prev 3) renum NI2010-601  
R20 sub NI201-601  
5 Commercial Building Frontages  
hdg (prev 4) renum NI2010-601  
6 Floor to Ceiling Heights  
hdg (prev 5) renum NI2010-601  
7 Service Entries

hdg (prev 6) renum NI2010-601  
 8 Articulation Zone  
 hdg (prev 7) renum NI2010-601  
 9 Materials and Colours  
 hdg (prev 8) renum NI2010-601  
 10 Verges  
 hdg (prev 9) renum NI2010-601  
 11 Street Interface  
 hdg (prev 10) renum NI2010-601  
 12 Deep Root Planting Zones  
 hdg (prev 11) renum NI2010-601  
 R29 sub NI2010-601  
 R30 am NI2010-411  
 R30A, C30A ins NI2010-601  
 13 Courtyard Walls  
 hdg (prev 12) renum NI2010-601  
 14 Public Art  
 hdg (prev 13) renum NI2010-601  
 15 Communal Open Space  
 hdg (prev 14) renum NI2010-601

**Concept Plan Drawings**

Flemington Road Concept Plan  
 Study Area sub NI2010-601

- 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 and Wright**  
 (prev 2.11) ins variation No 281  
 renum NI2008-590 R13  
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- Introduction**  
 Definition of  
 terms am NI2010-412
- Part B – Subdivision**  
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 R48 am NI2010-217

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### **Part C – Buildings and Structures**

Element 16

hdg ins NI2010-412

Item 16.1 ins NI2010412

R62, C62 ins NI2010412

R63 ins NI2010412

Table 1 ins NI2010412

Figure A1 ins NI2010412

Figure 4 sub NI2010-217; NI2010-602

Figure 5 sub NI2010-217

**15.12**

### **Lawson South**

(prev 2.12) ins variation No 281

renum NI2008-590 R13

om NI2010-22

ins variation No 299

**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 2

Item 2.1 am NI2009-487

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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<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
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
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

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<b>Republication No and date</b>	<b>Effective</b>	<b>Last amendment made by</b>	<b>Republication for</b>
R32 2 Oct 2009	2 Oct 2009– 12 Nov 2009	NI2009-488	variations by NI2009-487 and NI2009-488
R33 13 Nov 2009	13 Nov 2009– 3 Dec 2009	NI2009-570	variations by NI2009-570
R34 4 Dec 2009	4 Dec 2009– 21 Jan 2010	NI2009-619	variations by NI2009-617, NI2009-618 and NI200-619
R35 22 Jan 2010	22 Jan 2010– 4 Feb 2010	NI2010-23	variations by NI2010-21, NI2010-22 and NI2010-23
R36 5 Feb 2010	5 Feb 2010– 25 Feb 2010	NI2010-45	variations by NI2010-45
R37 26 Feb 2010	26 Feb 2010– 18 Mar 2010	NI2010-84	variations by NI2010-82, NI2010-83 and NI2010-84
R38 19 Mar 2010	19 Mar 2010– 6 May 2010	NI2010-125	variations by NI2010-123, NI2010-124 and NI2010-125
R39 7 May 2010	7 May 2010– 27 May 2010	NI2010-219	variations by NI2010-217, NI2010-218 and NI2010-219
R40 28 May 2010	28 May 2010– 3 Jun 2010	NI2010-258	variations by NI2010-243, NI2010-244 and NI2001-258
R41 4 Jun 2010	4 Jun 2010– 24 Jun 2010	NI2010-258	variations by NI2010-246
R42 25 Jun 2010	25 Jun 2010– 8 Jul 2010	NI2010-321	variations by NI2010-321

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<b>Republication No and date</b>	<b>Effective</b>	<b>Last amendment made by</b>	<b>Republication for</b>
R43 9 July 2010	9 July 2010– 15 July 2010	NI2010-371	variations by NI2010-370 and NI2010-371
R44 16 July 2010	16 July 2010– 22 July 2010	NI2010-382	variations by NI2010-382
R45 23 July 2010	23 July 2010– 29 July 2010	NI2010-409	variations by NI2010-409
R46 30 July 2010	30 July 2010– 12 Aug 2010	NI2010-426	variations by NI2010-410, NI2010-411, NI2010-412 and NI2010-426
R47 13 August 2010	13 Aug 2010– 23 Sept 2010	NI2010-441	variations by NI2010-440 and NI2010-441
R48 24 Sept 2010	24 Sept 2010– 7 Oct 2010	NI2010-540	variations by NI2010-538, NI2010-539 and NI2010-540
R49 8 Oct	8 Oct 2010– 28 Oct 2010	NI2010-566	variations by NI2010-566
R50 29 Oct 2010	29 Oct 2010– 4 Nov 2010	NI2010-602	variations by NI200-601 and NI2010-602

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