



ACT
Government

Part C

Planning Principles and Strategic Links

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C.1 Object of Plan

The object of the Territory Plan (the Plan) is to ensure, in a manner not inconsistent with the National Capital Plan, that the planning and development of the Australian Capital Territory (the ACT) provides the people of the ACT with an attractive, safe and efficient environment in which to live, work and have their recreation (Section 46 of the *Planning Act 2023*).

C.2 Statement of principles of good planning

The Plan must promote relevant principles of good planning.

Section 10 of the *Planning Act 2023* defines **principles of good planning** as follows:

2.1 Activation and liveability principles means the following:

- (a) Planning and design should support diverse economic and social activities, including through promoting different but compatible uses for buildings and other areas.
- (b) Urban areas should include a range of high-quality housing options with an emphasis on living affordability.
- (c) Urban areas should be designed to promote active travel and convenient and efficient use of public transport.
- (d) Districts should be planned, designed and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities.
- (e) Policies should support and enhance the quality of life and wellbeing of residents.

2.2 Cultural heritage conservation principles means the following:

- (a) Planning and design should promote the unique cultural heritage of the ACT by acknowledging established heritage significance in design and placemaking.
- (b) Development should:
 - (i) respect local heritage; and
 - (ii) avoid direct impacts on heritage or, if a direct impact is unavoidable, ensure the impact is justifiable and proportionate.

2.3 High-quality design principles means the following:

- (a) Development should be focussed on people and designed to:
 - (i) reflect local setting and context; and
 - (ii) have a distinctive identity that responds to the existing character of its locality; and
 - (iii) effectively integrate built form, infrastructure and public spaces; and
 - (iv) provide appropriate solar access;
- (b) Public spaces should be designed to be used, appropriately landscaped and vegetated, and should be designed to contribute to the urban forest.
- (c) Built form and public spaces should be designed to be inclusive and accessible to people with differing needs and capabilities, including through the serious consideration of universal design practices.
- (d) Developments should be planned and designed to be well connected and integrated with surrounding development in ways that facilitate the safe, secure and effective movement of people within and through them.

2.4 Housing affordability principles means the following:

- (a) planning strategies, plans and policies should support the delivery of reforms that improve housing access, affordability and choice;
- (b) planning strategies, plans and policies should support more housing options for people who have a low income;
- (c) planning strategies, plans and policies should ensure affordable housing is close to essential services, amenities and affordable transport options, including public and active transport.

2.5 Integrated delivery principles means the following:

- (a) Policies relating to planning, including those arising outside the planning system, should be coordinated to efficiently and effectively achieve planning outcomes.
- (b) Planning, design and development should promote integrated transport connections and equitable access to services and amenities.
- (c) Infrastructure, public spaces and facilities should be planned to meet future needs and designed to be integrated with related development.
- (d) Built form should be durable, designed to be adaptive (including in relation to the reuse of buildings or parts of buildings) and compatible with surrounding public spaces.

2.6 Investment facilitation principles means the following:

- (a) Planning and design should be undertaken with a view to strengthening the economic prosperity of the Territory and contributing to diversification of the economy, economic security and growth.
- (b) Planning outcomes should be achieved by facilitating coordinated approaches that promote public and private investment towards common goals.

2.7 Long-term focus principles means the following:

- (a) Policy frameworks should be based around long-term priorities, be ecologically sound and seek to promote equity between present and future generations.
- (b) Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation programs.

2.8 Natural environmental conservation principles means the following:

- (a) Planning and design should promote healthy and resilient ecosystems, by -
 - (i) avoiding or minimising loss of habitat and other key threatening processes for biodiversity; and
 - (ii) considering cumulative and incremental environmental impacts;
- (b) Planning outcomes should support the operation of environmental laws applying in the ACT;
- (c) Policies, planning and design should integrate and promote -
 - (i) nature-based solutions to climate change and water security; and
 - (ii) the valuation and maintenance of the ecosystem services and amenity provided by a healthy natural environment.
- (d) Biodiversity connectivity and habitat values should be integrated across urban areas, including through appropriate planning for, and landscaping of, urban open space and travel corridors.

2.9 Sustainability and resilience principles means the following:

- (a) Places should be planned, designed and developed to be sustainable and resilient;
- (b) Effort should be focussed on adapting to the effects of climate change, including through mitigating the effects of urban heat, managing water supplies and achieving energy efficient urban environments;
- (c) Policies and practices should promote the use, reuse and renewal of sustainable resources, and minimise use of resources.

3.0 Urban regeneration principles means the following:

- (a) Growth should be mostly within the existing urban footprint, or in areas close to the existing urban footprint, while maintaining environmental values;
- (b) Urban regeneration should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.

Not all principles of good planning will necessarily be relevant or applicable to development undertaken under the Plan.

The planning principles and policies for giving effect to the object of the Plan are contained in the policy outcomes, assessment outcomes and assessment requirements applicable to each district and zone (Parts D and E of this Plan).

C.3 Strategic framework/ context

3.1 Effect of planning strategy

This Plan gives effect to the ACT Planning Strategy. The Planning Strategy states the long-term planning policy and goals for the ACT, an overarching spatial vision, and strategic directions and desired future planning outcomes (Section 47 of the *Planning Act 2023*).

However, the Planning Strategy is not a relevant consideration for any decision by the Territory Planning Authority, the Minister or another entity made under this Plan in relation to a development proposal, including significant developments and Territory priority projects (Section 37 of the *Planning Act 2023*).

3.2 Effect of district strategies

District strategies state the long-term planning policy and goals for districts, consistent with the Planning Strategy (Section 38 of the *Planning Act 2023*).

This Plan gives effect to district strategies through the district policies contained in Part D of the Plan.

C.4 Relationship with National Capital Plan

Section 26 of the *Australian Capital Territory (Planning and Land Management) Act 1988* (Cwlth) describes the specific nature of the relationship between the Territory Plan and the National Capital Plan:

“The Territory Plan has no effect to the extent that it is inconsistent with the National Capital Plan, but the Territory Plan shall be taken to be consistent with the National Capital Plan to the extent that it is capable of operating concurrently with the National Capital Plan.”