



Australian Capital Territory

Territory Plan 2023

NI2023-540

made under the

[Planning Act 2023](#)

Republication No 38

Effective: 27 March 2026

Republication date: 27 March 2026

Last amendment made by [NI2026-155](#)

About this republication

The republished law

This is a republication of the *Territory Plan 2023*, made under the *Planning Act 2023* (including any amendment made under the *Legislation Act 2001*, part 11.3 (Editorial changes)) as in force on 27 March 2026. It also includes any commencement, amendment, repeal or expiry affecting this republished law to 27 March 2026.

The legislation history and amendment history of the republished law are set out in endnotes 3 and 4.

Editorial amendments

The *Legislation Act 2001*, part 11.3 authorises the Parliamentary Counsel to make editorial amendments and other changes of a formal nature when preparing a law for republication. Editorial changes do not change the effect of the law, but have effect as if they had been made by an Act commencing on the republication date (see *Legislation Act 2001*, s 115 and s 117). The changes are made if the Parliamentary Counsel considers they are desirable to bring the law into line, or more closely into line, with current legislative drafting practice.

This republication does not include amendments made under part 11.3 (see endnote 1).

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.

Uncommenced amending laws are not included in the republished law. The details of these laws are underlined in the legislation history. Uncommenced expires are underlined in the legislation history and amendment history.

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

A = Act	NI = Notifiable instrument
AF = Approved form	o = order
am = amended	om = omitted/repealed
amdt = amendment	ord = ordinance
AR = Assembly resolution	orig = original
ch = chapter	par = paragraph/subparagraph
CN = Commencement notice	pres = present
def = definition	prev = previous
DI = Disallowable instrument	(prev...) = previously
dict = dictionary	pt = part
disallowed = disallowed by the Legislative Assembly	r = rule/subrule
div = division	reloc = relocated
exp = expires/expired	renum = renumbered
Gaz = gazette	R[X] = Republication No
hdg = heading	RI = reissue
IA = Interpretation Act 1967	s = section/subsection
ins = inserted/added	sch = schedule
LA = Legislation Act 2001	sdiv = subdivision
LR = legislation register	SL = Subordinate law
LRA = Legislation (Republication) Act 1996	sub = substituted
mod = modified/modification	<u>underlining</u> = whole or part not commenced or to be expired

Endnotes

3 Legislation history

3 Legislation history

Territory Plan 2023 NI2023-540

notified LR 11 September 2023

s 1, s 2 commenced 11 September 2023 (LA s 75 (1))

interim plan commenced 27 November 2023 (s 2 and see [CN2023-11](#))

approved plan commenced 27 September 2024 ([A2023-18](#) s 610 (4))

see [CN2024-6](#))

as amended by

[Planning \(Miscellaneous Changes\) Minor Plan Amendment 2023 NI2023-769](#)

notified LR 4 December 2023

s 1, s 2 commenced 4 December 2023 (LA s 75 (1))

remainder commenced 5 December 2023 (s 2)

[Planning \(Miscellaneous\) Minor Plan Amendment 2024 NI2024-104](#)

notified LR 28 February 2024

s 1, s 2 commenced 28 February 2024 (LA s 75 (1))

remainder commenced 29 February 2024 (s 2)

[Planning \(Jacka FUA Uplift\) Minor Plan Amendment 2024 NI2024-108](#)

notified LR 29 February 2024

s 1, s 2 commenced 29 February 2024 (LA s 75 (1))

remainder commenced 1 March 2024 (s 2)

[Planning \(Denman Prospect FUA Uplift\) Minor Plan Amendment 2024 NI2024-111](#)

notified LR 29 February 2024

s 1, s 2 commenced 29 February 2024 (LA s 75 (1))

remainder commenced 1 March 2024 (s 2)

[Planning \(Clarification Changes\) Minor Plan Amendment 2024 NI2024-186](#)

notified LR 18 April 2024

s 1, s 2 commenced 18 April 2024 (LA s 75 (1))

remainder commenced 19 April 2024 (s 2)

[Planning \(Jacka Revisions\) Minor Plan Amendment 2024 NI2024-258](#)

notified LR 23 May 2024

s 1, s 2 commenced 23 May 2024 (LA s 75 (1))

remainder commenced 24 May 2024 (s 2)

**Planning (Strathnairn FUA Uplift) Minor Plan Amendment 2024
NI2024-309**

notified LR 20 June 2024
s 1, s 2 commenced 20 June 2024 (LA s 75 (1))
remainder commenced 21 June 2024 (s 2)

**Planning (Belconnen District Policy) Minor Plan Amendment 2024
NI2024-316**

notified LR 20 June 2024
s 1, s 2 commenced 20 June 2024 (LA s 75 (1))
remainder commenced 21 June 2024 (s 2)

**Planning (Amaroo FUA Uplift) Minor Plan Amendment 2024
NI2024-370**

notified LR 4 July 2024
s 1, s 2 commenced 4 July 2024 (LA s 75 (1))
remainder commenced 5 July 2024 (s 2)

**Planning (Denman Prospect FUA Uplift) Minor Plan Amendment 2024
(No 2) NI2024-372**

notified LR 4 July 2024
s 1, s 2 commenced 4 July 2024 (LA s 75 (1))
remainder commenced 5 July 2024 (s 2)

Planning (Various Changes) Minor Plan Amendment 2024 NI2024-435

notified LR 1 August 2024
s 1, s 2 commenced 1 August 2024 (LA s 75 (1))
remainder commenced 2 August 2024 (s 2)

**Planning (Inner North and City District Policy) Minor Plan
Amendment 2024 NI2024-439**

notified LR 5 August 2024
s 1, s 2 commenced 5 August 2024 (LA s 75 (1))
remainder commenced 6 August 2024 (LA s 73 (3))

Territory Plan Amendment 2024 NI2024-510

notified LR 12 September 2024
s 1, s 2 commenced 12 September 2024 (LA s 75 (1))
remainder commenced 27 September 2024 (s 2)

Endnotes

3 Legislation history

Planning (Miscellaneous) Minor Plan Amendment 2024 (No 2)

NI2024–601

notified LR 8 October 2024
s 1, s 2 commenced 8 October 2024 (LA s 75 (1))
remainder commenced 9 October 2024 (s 2)

Planning (Gungahlin FUA Uplift) Minor Plan Amendment 2024

NI2024–617

notified LR 17 October 2024
s 1, s 2 commenced 17 October 2024 (LA s 75 (1))
remainder commenced 18 October 2024 (s 2)

Planning (Miscellaneous) Minor Plan Amendment 2024 (No 3)

NI2024–635

notified LR 7 November 2024
s 1, s 2 commenced 7 November 2024 (LA s 75 (1))
remainder commenced 8 November 2024 (s 2)

Planning (Gungahlin and Macgregor FUA) Minor Plan Amendment 2024 NI2024–674

notified LR 2 December 2024
s 1, s 2 commenced 2 December 2024 (LA s 75 (1))
remainder commenced 3 December 2024 (s 2)

Planning (Molonglo Valley District Policy) Minor Plan Amendment 2024 NI2024–684

notified LR 6 December 2024
s 1, s 2 commenced 6 December 2024 (LA s 75 (1))
remainder commenced 7 December 2024 (s 2)

Planning (Changes to public land overlay boundaries) Minor Plan Amendment 2024 (No 1) NI2024–687

notified LR 6 December 2024
s 1, s 2 commenced 6 December 2024 (LA s 75 (1))
remainder commenced 7 December 2024 (s 2)

Planning (Miscellaneous) Minor Plan Amendment 2024 (No 4)

NI2024–700

notified LR 12 December 2024
s 1, s 2 commenced 12 December 2024 (LA s 75 (1))
remainder commenced 13 December 2024 (s 2)

Planning (Lawson FUA Uplift) Minor Plan Amendment 2025 NI2025-40

notified LR 30 January 2025
s 1, s 2 commenced 30 January 2025 (LA s 75 (1))
remainder commenced 31 January 2025 (s 2)

Planning (Stromlo and Denman Prospect) Minor Plan Amendment 2025 NI2025-75

notified LR 13 February 2025
s 1, s 2 commenced 13 February 2025 (LA s 75 (1))
remainder commenced 14 February 2025 (s 2)

Planning (Whitlam FUA Uplift) Minor Plan Amendment 2025 NI2025-119

notified LR 11 March 2025
s 1, s 2 commenced 11 March 2025 (LA s 75 (1))
remainder commenced 12 March 2025 (s 2)

Planning (Miscellaneous) Minor Plan Amendment 2025 (No 1) NI2025-125

notified LR 13 March 2025
s 1, s 2 commenced 13 March 2025 (LA s 75 (1))
remainder commenced 14 March 2025 (s 2)

Planning (Miscellaneous) Minor Plan Amendment 2025 (No 2) NI2025-126

notified LR 13 March 2025
s 1, s 2 commenced 13 March 2025 (LA s 75 (1))
remainder commenced 14 March 2025 (s 2)

Major Plan Amendment C

(as notified in [Planning \(Watson\) Major Plan Amendment 2025 NI2025-164](#))
commenced 30 May 2025 ([CN2025-2](#))

Planning (Miscellaneous) Minor Plan Amendment 2025 (No 3) NI2025-183

notified LR 17 April 2025
s 1, s 2 commenced 17 April 2025 (LA s 75 (1))
remainder commenced 18 April 2025 (s 2)

Endnotes

3 Legislation history

Planning (Belconnen) Minor Plan Amendment 2025 (No 1) NI2025-233

notified LR 5 May 2025

s 1, s 2 commenced 5 May 2025 (LA s 75 (1))

remainder commenced 6 May 2025 (s 2)

Major Plan Amendment 01

(as notified in [Planning \(Fraser\) Major Plan Amendment 2025 NI2025-286](#))

commenced 23 September 2025 (CN2025-4)

Planning (Miscellaneous) Minor Plan Amendment 2025 (No 4) NI2025-289

notified LR 5 June 2025

s 1, s 2 commenced 5 June 2025 (LA s 75 (1))

remainder commenced 6 June 2025 (s 2)

Planning (Macnamara FUA Uplift) Minor Plan Amendment 2025 NI2025-415

notified LR 21 July 2025

s 1, s 2 commenced 21 July 2025 (LA s 75 (1))

remainder commenced 22 July 2025 (s 2)

Planning (Miscellaneous) Minor Plan Amendment 2025 (No 5) NI2025-428

notified LR 28 July 2025

s 1, s 2 commenced 28 July 2025 (LA s 75 (1))

remainder commenced 29 July 2025 (s 2)

Planning (Various) Minor Plan Amendment 2025 (No 1) NI2025-441

notified LR 14 August 2025

s 1, s 2 commenced 14 August 2025 (LA s 75 (1))

remainder commenced 15 August 2025 (s 2)

Major Plan Amendment 02

(as notified in [Planning \(Ainslie\) Major Plan Amendment 2025 NI2025-482](#))

commenced 7 October 2025 (CN2025-5)

Planning (Whitlam FUA Uplift) Minor Plan Amendment 2025 NI2025-542

notified LR 2 October 2025

s 1, s 2 commenced 2 October 2025 (LA s 75 (1))

remainder commenced 3 October 2025 (s 2)

Major Plan Amendment 03

(as notified in [Planning \(Holt\) Major Plan Amendment 2025 NI2025-567](#))

commenced 14 November 2025 ([CN2025-7](#))

Planning (Various) Minor Plan Amendment 2025 (No 2) NI2025-620

notified LR 20 November 2025

s 1, s 2 commenced 20 November 2025 (LA s 75 (1))

remainder commenced 21 November 2025 (s 2)

Planning (Miscellaneous) Minor Plan Amendment 2025 (No 6) NI2025-642

notified LR 27 November 2025

s 1, s 2 commenced 27 November 2025 (LA s 75 (1))

remainder commenced 28 November 2025 (s 2)

Major Plan Amendment 05

(as notified in [Planning \(Removing the FUA overlay and setting zoning for a number of sites including Bluetts block and Coombs peninsula\) Major Plan Amendment 2025 NI2025-646](#))

commenced 20 March 2026 ([CN2026-2](#))

Planning (Various) Minor Plan Amendment 2026 (No 1) NI2026-85

notified LR 19 February 2026

s 1, s 2 commenced 19 February 2026 (LA s 75 (1))

remainder commenced 20 February 2026 (s 2)

Planning (Watson FUA Uplift) Minor Plan Amendment 2026 (No 1) NI2026-98

notified LR 5 March 2026

s 1, s 2 commenced 5 March 2026 (LA s 75 (1))

remainder commenced 6 March 2026 (s 2)

Planning (Miscellaneous) Minor Plan Amendment 2026 (No 1) NI2026-99

notified LR 5 March 2026

s 1, s 2 commenced 5 March 2026 (LA s 75 (1))

remainder commenced 6 March 2026 (s 2)

Endnotes

4 Amendment history

Planning (Macnamara FUA Uplift) Minor Plan Amendment 2026 (No 1) NI2026-155

notified LR 26 March 2026

s 1, s 2 commenced 26 March 2026 (LA s 75 (1))

remainder commenced 27 March 2026 (s 2)

4 Amendment history

Part A Administration and Governance

am [NI2023-769](#)

sub [NI2024-510](#)

Part B Territory Plan Maps

am [NI2023-769](#); [NI2024-104](#); [NI2024-108](#); [NI2024-111](#); [NI2024-258](#); [NI2024-309](#);
[NI2024-370](#); [NI2024-372](#)

om [NI2024-510](#)

Part B0 Australian Capital Territory

ins [NI2024-510](#)

am [NI2024-617](#); [NI2024-674](#); [NI2024-687](#); [NI2025-40](#); [NI2025-75](#); [NI2025-119](#);

[NI2025-164](#); [NI2025-415](#); [NI2025-441](#); [NI2025-286](#); [NI2025-542](#); [NI2025-482](#);

[NI2025-567](#); [NI2026-85](#); [NI2026-98](#); [NI2025-646](#); [NI2026-155](#)

Part B1 Gungahlin and Hall

ins [NI2024-510](#)

am [NI2024-617](#); [NI2024-674](#); [NI2025-40](#); [NI2025-164](#); [NI2026-98](#); [NI2025-646](#)

Part B2 Belconnen

ins [NI2024-510](#)

am [NI2024-674](#); [NI2025-40](#); [NI2025-75](#); [NI2025-119](#); [NI2025-289](#); [NI2025-415](#);

[NI2025-286](#); [NI2025-542](#); [NI2025-567](#); [NI2026-85](#); [NI2025-646](#); [NI2026-155](#)

Part B3 Inner North and City

ins [NI2024-510](#)

am [NI2025-40](#); [NI2025-164](#); [NI2025-441](#); [NI2025-482](#); [NI2026-98](#)

Part B4 Inner South

ins [NI2024-510](#)

Part B5 Molonglo Valley

ins [NI2024-510](#)

am [NI2025-75](#); [NI2025-119](#); [NI2025-289](#); [NI2025-542](#); [NI2026-85](#); [NI2025-646](#)

Part B6 Weston Creek

ins [NI2024-510](#)

am [NI2025-646](#)

Part B7 Woden Valley

ins [NI2024-510](#)

am [NI2025-646](#)

Part B8	Tuggeranong, Hume and Tharwa ins NI2024-510 am NI2024-687
Part B9	East Canberra ins NI2024-510 am NI2025-164 ; NI2025-482 ; NI2026-98
Part C	Planning Principles and Strategic Links sub NI2024-510
Part D1	Gungahlin District Policy am NI2024-104 ; NI2024-435 sub NI2024-510 am NI2024-617 ; NI2024-635
Part D2	Belconnen District Policy am NI2023-769 ; NI2024-104 ; NI2024-186 ; NI2024-309 ; NI2024-316 ; NI2024-435 sub NI2024-510 am NI2024-635 ; NI2025-40 sub NI2025-126 am NI2025-183 ; NI2025-233 ; NI2025-428 ; NI2025-286 ; NI2025-620 ; NI2025-642 ; NI2026-99
Part D3	Inner North and City District Policy am NI2023-769 ; NI2024-104 ; NI2024-186 ; NI2024-435 ; NI2024-439 sub NI2024-510 am NI2024-635 ; NI2024-700 ; NI2025-183 ; NI2025-428 ; NI2025-482 ; NI2025-620 ; NI2026-85
Part D4	Inner South District Policy am NI2023-769 ; NI2024-104 ; NI2024-186 ; NI2024-435 sub NI2024-510 am NI2024-601 ; NI2024-635 ; NI2025-441 ; NI2025-642 ; NI2026-99
Part D5	Molonglo Valley District Policy am NI2023-769 sub NI2024-510 ; NI2024-684 am NI2025-441 ; NI2025-542 ; NI2025-620
Part D6	Weston Creek District Policy am NI2024-104 ; NI2024-186 sub NI2024-510 am NI2025-620
Part D7	Woden District Policy am NI2023-769 ; NI2024-186 ; NI2024-435 sub NI2024-510 am NI2024-635 ; NI2025-125 ; NI2025-441 ; NI2026-99

Endnotes

4 Amendment history

- Part D8 Tuggeranong District Policy**
am [NI2023-769](#); [NI2024-104](#); [NI2024-186](#); [NI2024-435](#)
sub [NI2024-510](#)
am [NI2025-620](#)
- Part D9 East Canberra District Policy**
sub [NI2024-510](#)
am [NI2026-99](#)
- Part D10 Non-Urban District Policy**
sub [NI2024-510](#)
am [NI2025-642](#)
- Part E1 Residential Zones Policy**
am [NI2023-769](#); [NI2024-104](#); [NI2024-186](#); [NI2024-435](#)
sub [NI2024-510](#)
am [NI2025-289](#)
- Part E2 Commercial Zones Policy**
am [NI2024-104](#); [NI2024-435](#)
sub [NI2024-510](#)
am [NI2025-183](#)
- Part E3 Industrial Zones Policy**
am [NI2023-769](#)
sub [NI2024-510](#)
am [NI2024-700](#)
am [NI2025-183](#)
- Part E4 Community Facility Zone Policy**
sub [NI2024-510](#)
am [NI2025-183](#)
- Part E5 Parks and Recreation Zones Policy**
sub [NI2024-510](#)
am [NI2025-183](#)
- Part E6 Transport and Services Zones Policy**
sub [NI2024-510](#)
am [NI2025-620](#)
- Part E7 Non-Urban Zones Policy**
am [NI2024-435](#)
sub [NI2024-510](#)
am [NI2024-635](#); [NI2025-183](#)
- Part F1 Subdivision Policy**
am [NI2024-186](#)
- Part F2 Leasing Policy**
sub [NI2024-510](#)

Part G Dictionary
 am [NI2023-769](#); [NI2024-104](#); [NI2024-186](#); [NI2024-435](#)
 sub [NI2024-510](#)
 am [NI2024-635](#); [NI2026-85](#)

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 27 Nov 2023	27 Nov 2023– 4 Dec 2023	not amended	new instrument
R2 5 Dec 2023	5 Dec 2023– 28 Feb 2024	NI2023-769	amendments by NI2023-769
R3 29 Feb 2024	29 Feb 2024– 29 Feb 2024	NI2024-104	amendments by NI2024-104
R4 1 Mar 2024	1 Mar 2024– 18 Apr 2024	NI2024-111	amendments by NI2024-108 and NI2024-111
R5 19 Apr 2024	19 Apr 2024– 23 May 2024	NI2024-186	amendments by NI2024-186
R6 24 May 2024	24 May 2024– 20 June 2024	NI2024-258	amendments by NI2024-258
R7 21 June 2024	21 June 2024– 4 July 2024	NI2024-316	amendments by NI2024-309 and NI2024-316
R8 5 July 2024	5 July 2024– 1 Aug 2024	NI2024-372	amendments by NI2024-370 and NI2024-372
R9 2 Aug 2024	2 Aug 2024– 5 Aug 2024	NI2024-435	amendments by NI2024-435

Endnotes

5 Earlier republications

Republication No and date	Effective	Last amendment made by	Republication for
R10 6 Aug 2024	6 Aug 2024– 26 Sept 2024	NI2024-439	amendments by NI2024-439
R11 27 Sept 2024	27 Sept 2024– 8 Oct 2024	NI2024-510	commencement of approved plan and amendments by NI2024-510
R12 9 Oct 2024	9 Oct 2024– 17 Oct 2024	NI2024-601	amendments by NI2024-601
R13 18 Oct 2024	13 Oct 2024– 7 Nov 2024	NI2024-617	amendments by NI2024-617
R14 8 Nov 2024	8 Nov 2024– 2 Dec 2024	NI2024-635	amendments by NI2024-635
R15 3 Dec 2024	3 Dec 2024– 6 Dec 2024	NI2024-674	amendments by NI2024-674
R16 7 Dec 2024	7 Dec 2024– 12 Dec 2024	NI2024-687	amendments by NI2024-684 and NI2024-687
R17 13 Dec 2024	13 Dec 2024– 30 Jan 2025	NI2024-700	amendments by NI2024-700
R18 31 Jan 2025	31 Jan 2025– 13 Feb 2025	NI2025-40	amendments by NI2025-40
R19 14 Feb 2025	14 Feb 2025– 11 Mar 2025	NI2025-75	amendments by NI2025-75
R20 12 Mar 2025	12 Mar 2025– 13 Mar 2025	NI2025-119	amendments by NI2025-119
R21 14 Mar 2025	14 Mar 2025– 17 Apr 2025	NI2025-126	amendments by NI2025-125 and NI2025-126
R22 18 Apr 2025	18 Apr 2025– 5 May 2025	NI2025-183	amendments by NI2025-183
R23 6 May 2025	6 May 2025– 29 May 2025	NI2025-233	amendments by NI2025-233
R24 30 May 2025	30 May 2025– 5 June 2025	NI2025-233	amendments by NI2025-164

Republication No and date	Effective	Last amendment made by	Republication for
R25 6 June 2025	6 June 2025– 21 July 2025	NI2025-289	amendments by NI2025-289
R26 22 July 2025	22 July 2025– 28 July 2025	NI2025-415	amendments by NI2025-415
R27 29 July 2025	29 July 2025– 14 Aug 2025	NI2025-428	amendments by NI2025-428
R28 15 Aug 2025	15 Aug 2025– 22 Sept 2025	NI2025-441	amendments by NI2025-441
R29 23 Sept 2025	23 Sept 2025– 2 Oct 2025	NI2025-441	amendments by NI2025-286
R30 3 Oct 2025	3 Oct 2025– 6 Oct 2025	NI2025-542	amendments by NI2025-542
R31 7 Oct 2025	7 Oct 2025– 13 Nov 2025	NI2025-542	amendments by NI2025-482
R32 14 Nov 2025	14 Nov 2025– 20 Nov 2025	NI2025-567	amendments by NI2025-567
R33 21 Nov 2025	21 Nov 2025– 27 Nov 2025	NI2025-620	amendments by NI2025-620
R34 28 Nov 2025	28 Nov 2025– 19 Feb 2026	NI2025-642	amendments by NI2025-642
R35 20 Feb 2026	20 Feb 2026– 5 Mar 2026	NI2026-85	amendments by NI2026-85
R36 6 Mar 2026	6 Mar 2026– 19 Mar 2026	NI2026-99	amendments by NI2026-98 and NI2026-99
R37 20 Mar 2026	20 Mar 2026– 26 Mar 2026	NI2026-99	amendments by NI2025-646