

Planning (Miscellaneous) Minor Plan Amendment 2025 (No 4)

Notifiable instrument NI2025-289

made under the

Planning Act 2023, s 85 (Making minor plan amendments)

1 Name of instrument

This instrument is the *Planning (Miscellaneous) Minor Plan Amendment 2025 (No 4)*.

2 Commencement

This instrument commences on the day after its notification day.

3 Minor plan amendment

I am satisfied under the *Planning Act 2023*, section 85 (1) (a) that Minor Plan Amendment 2025-03 is a minor plan amendment to the Territory Plan.

4 Dictionary

In this section:

Minor Plan Amendment 2025-03 means the minor plan amendment in schedule 1.

Freya O'Brien
Delegate of the territory planning authority
04 June 2025



ACT
Government

Territory Planning
Authority

MINOR PLAN AMENDMENT TO THE TERRITORY PLAN 2025–03

Miscellaneous amendments to various maps and the Residential Zones Policy

This minor plan amendment was prepared
under part 5.3 of the *Planning Act 2023*

Contents

1.0	INTRODUCTION	1
1.1	Outline of the process	1
1.2	Summary of the proposal	2
2.0	PROPOSED TERRITORY PLAN CHANGES.....	3
2.1	Part B – Territory Plan Maps	3
3.0	Territory Plan Amendment	6
3.1	Amendment to the Territory Plan Maps (Part B)	6
	INTERPRETATION SERVICE	9

1.0 INTRODUCTION

1.1 Outline of the process

Minor plan amendment 2025-03 (MA 2025-03) to the Territory Plan is a minor plan amendment (MA) prepared under section 84 (1) (a) of the *Planning Act 2023* (the Act).

Section 84 of the Act outlines the different types of MAs, some which require limited consultation to be undertaken and some which do not require consultation. This MA is consistent with the provisions under section 84 (1) (a) of the Act and therefore no consultation is needed.

Under Section 85 of the Act this type of MA can only be made if the MA is not inconsistent with the planning strategy or any relevant district strategy

The MA is not inconsistent with the Gungahlin, Belconnen, Inner North and City, or Molonglo Valley District Strategies.

The National Capital Authority has received a copy of this MA.

For more information on the content of the Territory Plan and minor plan amendment processes please refer to the planning website:
www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/amendments-to-the-territory-plan

1.2 Summary of the proposal

This MA makes the following changes:

Part B - Maps

Rectifies an error in two maps within Part B - Maps of the Territory Plan caused by a technical error. The 'Public Land' overlay, which indicates a type of public land reserve, has been inadvertently omitted from the maps and is to be corrected.

There are no additional proposed changes. The maps to be replaced include:

- Belconnen
- Molonglo Valley

Part E - Residential Zones Policy

Rectifies an omission in Assessment Requirement 12 b) to clarify that blocks nominated as mid-sized in the district technical specifications are subject to the mid-sized block site coverage provisions contained in the assessment requirement.

The changes are detailed in Section 2 of this document and are made under sections 84 (1) (a) of the Act.

Section 3 contains the instructions for the actual changes to be made to the Territory Plan.

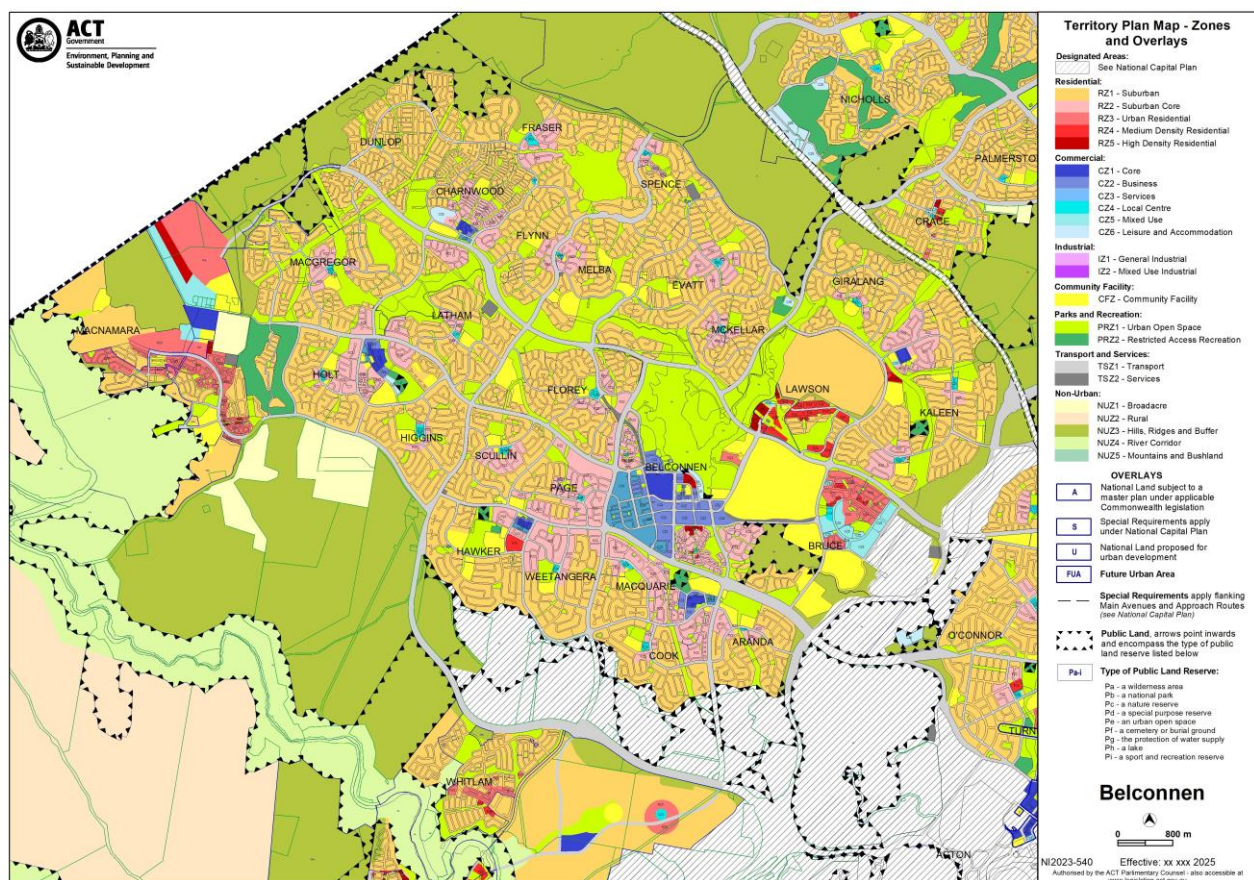
2.0 PROPOSED TERRITORY PLAN CHANGES

MA2025-03 proposes changes to parts of the following Territory Plan documents:

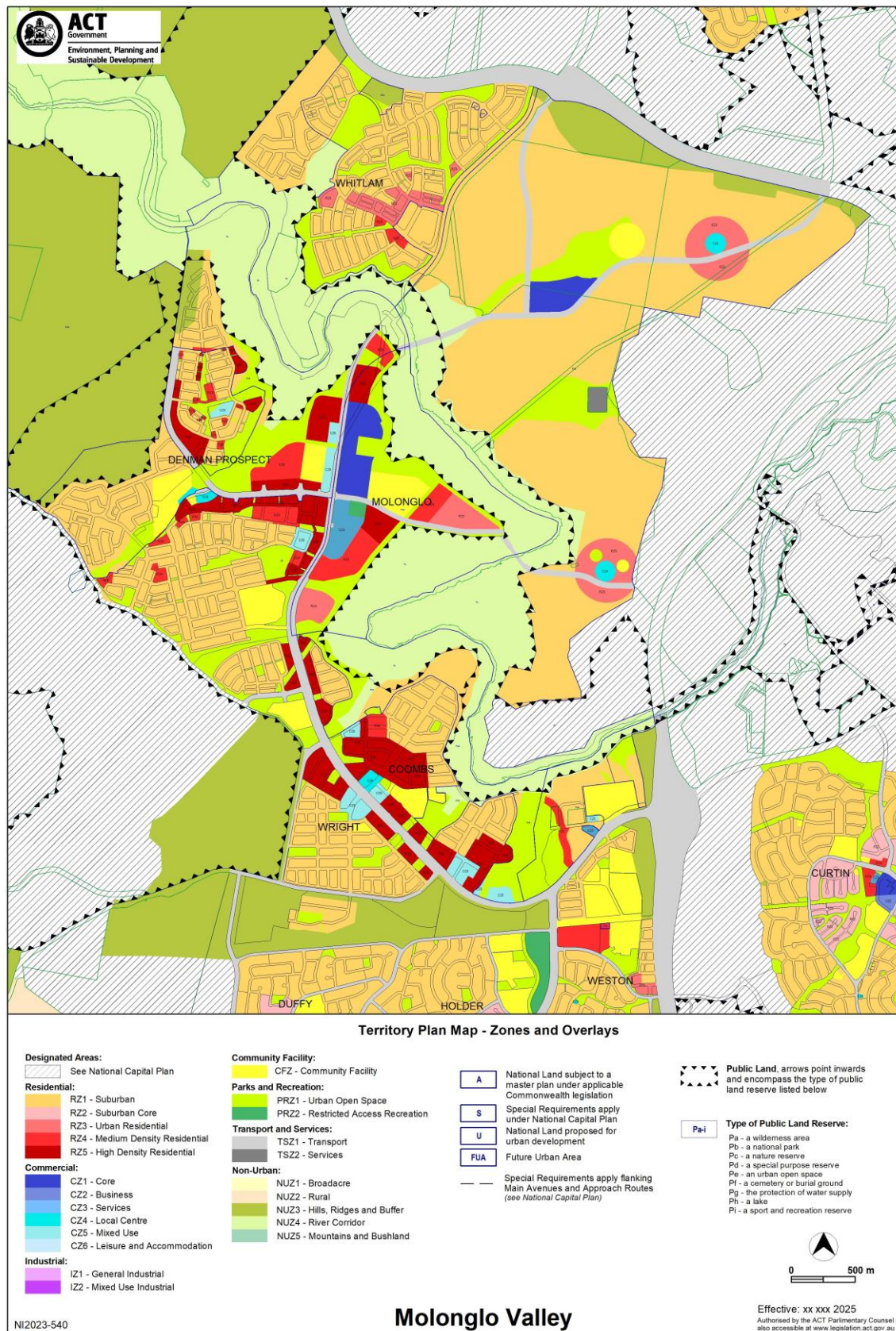
- Part B – Territory Plan Maps
 - B02 – Belconnen
 - B05 – Molonglo Valley
- Part E – Zone Policies
 - E01 – Residential Zones Policy

2.1 Part B – Territory Plan Maps

Belconnen – Proposed Territory Plan map



Molonglo Valley – Proposed Territory Plan map



2.2 Part E – Zone Policies

Residential Zones Policy

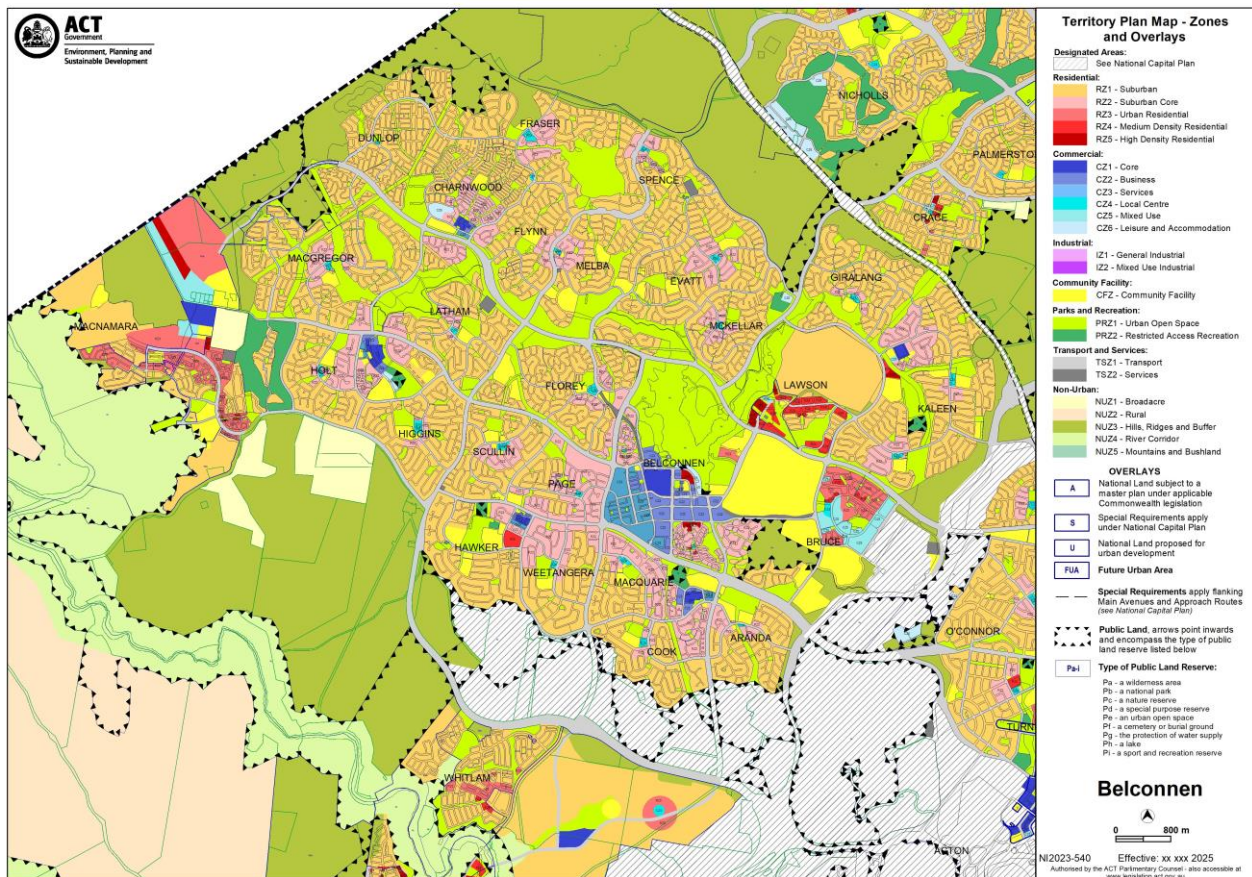
This minor amendment proposes to rectify an omission in Assessment Requirement 12 b).

Assessment Requirement 12 b) states the maximum site coverage for single dwellings (including a secondary residence) is 60% of the block area for mid-sized blocks. This requirement needs to clearly state that it also applies to large blocks which are considered to be mid-sized blocks for the purposes of site coverage where nominated in a district technical specification. Without this provision, the mandatory site coverage for large blocks in the Residential Zones Policy overrides large blocks being able to be considered as mid-sized blocks for the purposes of site coverage. A footnote is added to assessment requirement 12 b) to rectify this issue.

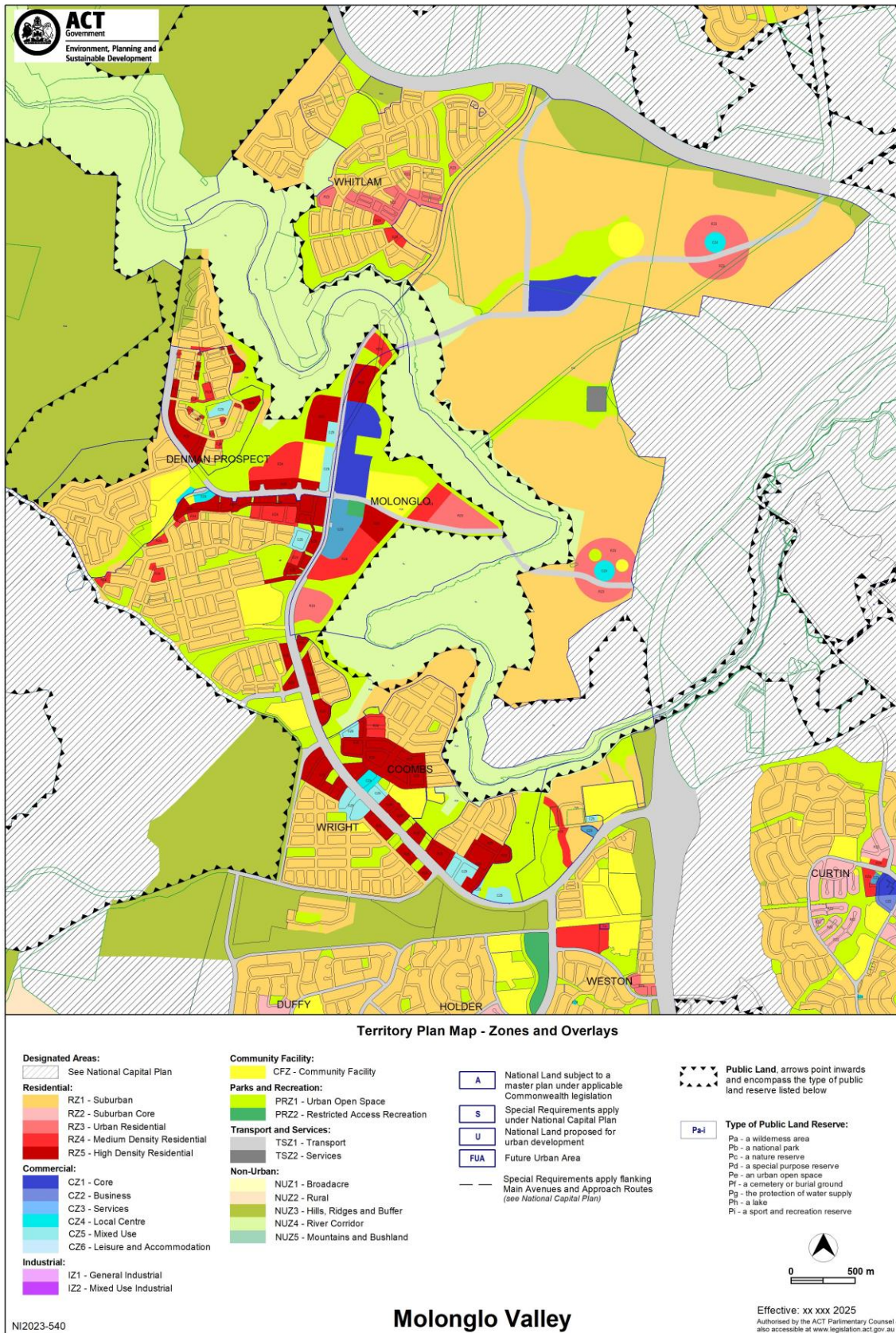
3.0 Territory Plan Amendment

3.1 Amendment to the Territory Plan Maps (Part B)

1. Belconnen



2. Molonglo Valley



3.2 Amendment to the Residential Zones Policy (Part E)

3. E01 – Residential Zones Policy, Assessment Requirement 12

Substitute

Control	Assessment requirement
Site coverage – single dwellings	<p>12. Site coverage for single dwellings (including a secondary residence) is a maximum of:</p> <ul style="list-style-type: none">a) For large blocks: 40% of the block area.b) For mid-sized blocks*: 60% of the block area.c) For compact blocks: 70% of the block area. <p>* Includes blocks identified in a district technical specification as being subject to mid-size block provisions.</p>

INTERPRETATION SERVICE

To speak to someone in a language other than English please telephone the Telephone Interpreter Service (TIS) 13 14 50

LANGUAGE	DETAILS
English	If you need an interpreter please call: 13 14 50
Mandarin (Simplified Chinese) / 简体中文	如果您需要翻译，请致电：13 14 50
Arabic / العربية	إذا كنت بحاجة إلى مترجم شفهي اتصل بالرقم: 13 14 50
Cantonese (Traditional Chinese) / 繁體中文	如果你需要傳譯員，請致電：13 14 50
Vietnamese / Tiếng Việt	Nếu bạn cần thông dịch viên, xin gọi: 13 14 50
Korean / 한국어	통역사가 필요할 경우 다음 번호로 전화하시기 바랍니다: 13 14 50
Spanish / Español	Si necesita un intérprete, llame al 13 14 50
Persian (Farsi) / فارسی	اگر به مترجم نیاز دارید، لطفاً به این شماره تلفن کنید: 13 14 50
Dari / دری	اگر به یک ترجمان شفاهی نیاز دارید لطفاً به شماره 131450 زنگ بزنید.
Punjabi / ਪੰਜਾਬੀ	ਜੇਕਰ ਤੁਹਾਨੂੰ ਵਿਸ਼ੇ ਦੁਆਰੀਏ ਦੀ ਲੋੜ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਫੋਨ ਕਰੋ: 13 14 50
Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
Greek / Ελληνικά	Αν χρειάζεστε διερμηνέα, τηλεφωνήστε: 13 14 50
Italian / Italiano	Se hai bisogno di un interprete, chiama: 13 14 50
Hazaragi / هزاره گی	اگه ده ترجمان ضرورت ده رید، لطفاً ده شماره 13 14 50 تماس بگیرید
Thai / ภาษาไทย	หากคุณต้องการล่าม กรุณาโทรไปที่ 13 14 50
Karen / ကညီကျိာ်	ဖဲန့မ့ၢ်လိာ်တၢ်ပုၤကတိၤကျိးထံတၢ်တၢ်အခါဝံသးစူၤကိးတၢ်-၁၃၁ ၄၅၀ တက့ၢ်.

Telephone and Interpreter Service 13 14 50 - Canberra and District - 24 hours a day, seven days a week