

Planning (Miscellaneous) Minor Plan Amendment 2025 (No 5)

Notifiable instrument NI2025–428

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 5)*.

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 2025-09 is a minor plan amendment to the Territory Plan.

4 Dictionary

In this section:

Minor Plan Amendment 2025-09 means the minor plan amendment to the Territory Plan in schedule 1.

Freya O'Brien
Delegate of the territory planning authority
22 July 2025



ACT
Government

Territory Planning
Authority

MINOR PLAN AMENDMENT TO THE TERRITORY PLAN 2025–09

**Miscellaneous amendments to the
Belconnen District Policy and the
Inner North and City District Policy**

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

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1.0 INTRODUCTION

1.1 Outline of the process

Minor plan amendment 2025-09 (MA 2025-09) to the Territory Plan is a minor plan amendment (MA) prepared under sections 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 sections 84 (1) (a) and 84 (1) (f) 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 Planning Strategy and the relevant district strategies.

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 amendments

This MA makes the following changes:

Belconnen District Policy

- Rectify the wording in Assessment Requirement 14 a) and b) to make it clear that the provisions are only meant to apply to the subject area indicated in Figure 4 and not the whole of Section 65.

Inner North and City District Policy

- Rectify the wording in Assessment Requirement 41 by changing 41 b) iii) to 41 c) in order to be read as a separate requirement.

2.0 TERRITORY PLAN CHANGES

This section contains details of the changes to be made to the Territory Plan.

2.1 Belconnen District Policy

This minor amendment rectifies the wording in Assessment Requirement 14 a) and b) to make it clear that the provisions are only meant to apply to the subject area and locations as indicated in Figure 4 and not to the whole of Section 65.

2.2 Inner North and City District Policy

This minor amendment rectifies the wording in Assessment Requirement 41 to make it clear that 41 b) iii) is meant to be treated as a separate requirement and to apply to both 41 a) and 41 b), not just to 41 b) as it currently reads. Assessment Requirement 41 b) iii) is renumbered to 41 c) to address this issue. This is consistent with the intent for this provision in the previous Territory Plan 2008 City Precinct Map and Code (Criterion C27).

3.0 TERRITORY PLAN AMENDMENT INSTRUCTIONS

3.1 Part D: D02 – Belconnen District Policy

Assessment Requirement 14

Substitute:

On Section 65:

- a) For the subject area shown in Figure 4, the minimum setback between buildings and the boundary to Lake Ginninderra is 10m to facilitate outdoor dining.
- b) A 6m wide public pedestrian easement is provided in each of the areas identified in Figure 4 as containing a proposed new shared-use path or pedestrian link linking Emu Bank to Ginninderra.
- c) Office and residential use are not permitted at ground level in CZ6

Hyperlink: 'Figure 4' in Assessment Requirement 14 a) and b) to the respective figure

3.2 Part D: D03 – Inner North and City District Policy

Assessment Requirement 41

Substitute:

In accordance with Figure 14 and Figure 17, in 'City Area 6':

- a) The height of a building to its main parapet line does not exceed the relevant maximum building height shown on Figure 17.
- b) No part of any building is more than:
 - i) 28m including roof top plant; or
 - ii) 23m for section 15 blocks 1, 2, 5 and 12.
- c) Minor variations of building heights and setbacks may be permitted in special circumstances such as to allow for special architectural features to enhance building facades. Rebuilding up to the existing approved height limit is permitted.

Note: Roof top plant that is set back and screened from the street is not included in the maximum building height provided it does not exceed RL617m

Hyperlink: 'Figure 14' and "Figure 17' in Assessment Requirement 41 to the respective figures

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Tamil / தமிழ்	உங்களுக்கு மொழிபெயர்த்துரைப்பாளர் ஒருவர் தேவைப்பட்டால் 13 14 50 என்ற எண்ணை அழைக்கவும்
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