

# Planning (Whitlam FUA Uplift) Minor Plan Amendment 2025

**Notifiable instrument NI2025-542**

made under the

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

---

## **1 Name of instrument**

This instrument is the *Planning (Whitlam FUA Uplift) Minor Plan Amendment 2025*.

## **2 Commencement**

This instrument commences on the day after notification.

## **3 Minor plan amendment**

I am satisfied under the *Planning Act 2023*, section 85 (1) (a) that Minor Plan Amendment 2025-11 is a minor plan amendment to the Territory Plan.

## **4 Dictionary**

In this instrument:

***Minor Plan Amendment 2025-11*** means the minor plan amendment in schedule 1.

Freya O'Brien  
Delegate of the territory planning authority  
29 September 2025



**ACT**  
Government

**Territory Planning**  
Authority

**MINOR PLAN  
AMENDMENT  
TO THE TERRITORY PLAN  
2025–11  
Whitlam FUA uplift**

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

## **Contents**

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	Outline of the process .....	1
1.2	Summary of the proposal .....	1
<b>2.0</b>	<b>TERRITORY PLAN CHANGES.....</b>	<b>2</b>
2.1	Part B – Territory Plan Map .....	2
2.2	Part D – District Policies .....	5
<b>3.0</b>	<b>TERRITORY PLAN AMENDMENT .....</b>	<b>7</b>
3.1	Amendment to the Territory Plan Maps (Part B) .....	7
3.2	Amendment to the Molonglo Valley District Policy (D05) .....	8
	<b>INTERPRETATION SERVICE .....</b>	<b>11</b>

## 1.0 INTRODUCTION

### 1.1 Outline of the process

Minor plan amendment 2025-11 (MA2025-11) to the Territory Plan is a minor plan amendment (MA) prepared under section 84 (1) (c) of the *Planning Act 2023* (the Act).

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

Under Section 85 of the Act a 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 or the Molonglo Valley district strategy.

The National Capital Authority will be advised 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](http://www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/amendments-to-the-territory-plan).

### 1.2 Summary of the proposal

MA2025-11 proposes to:

- remove part of the future urban area overlay from land in the division of Whitlam and add ongoing provisions consistent with the approved estate development plan.

## 2.0 TERRITORY PLAN CHANGES

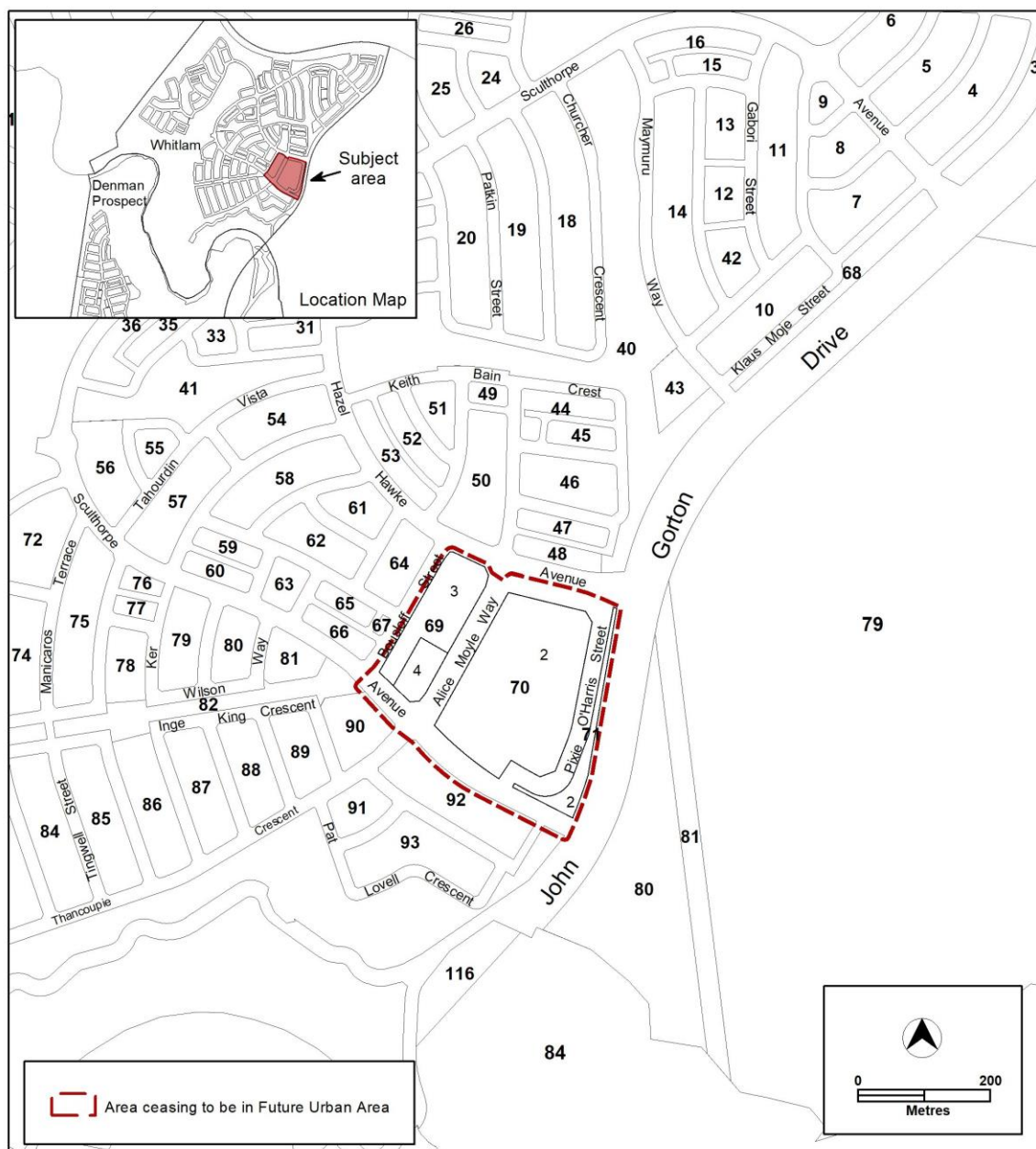
MA2025-11 makes changes to parts of the following Territory Plan documents:

- Part B – Territory Plan Map
- Part D – District Policies
  - D05 – Molonglo Valley District Policy

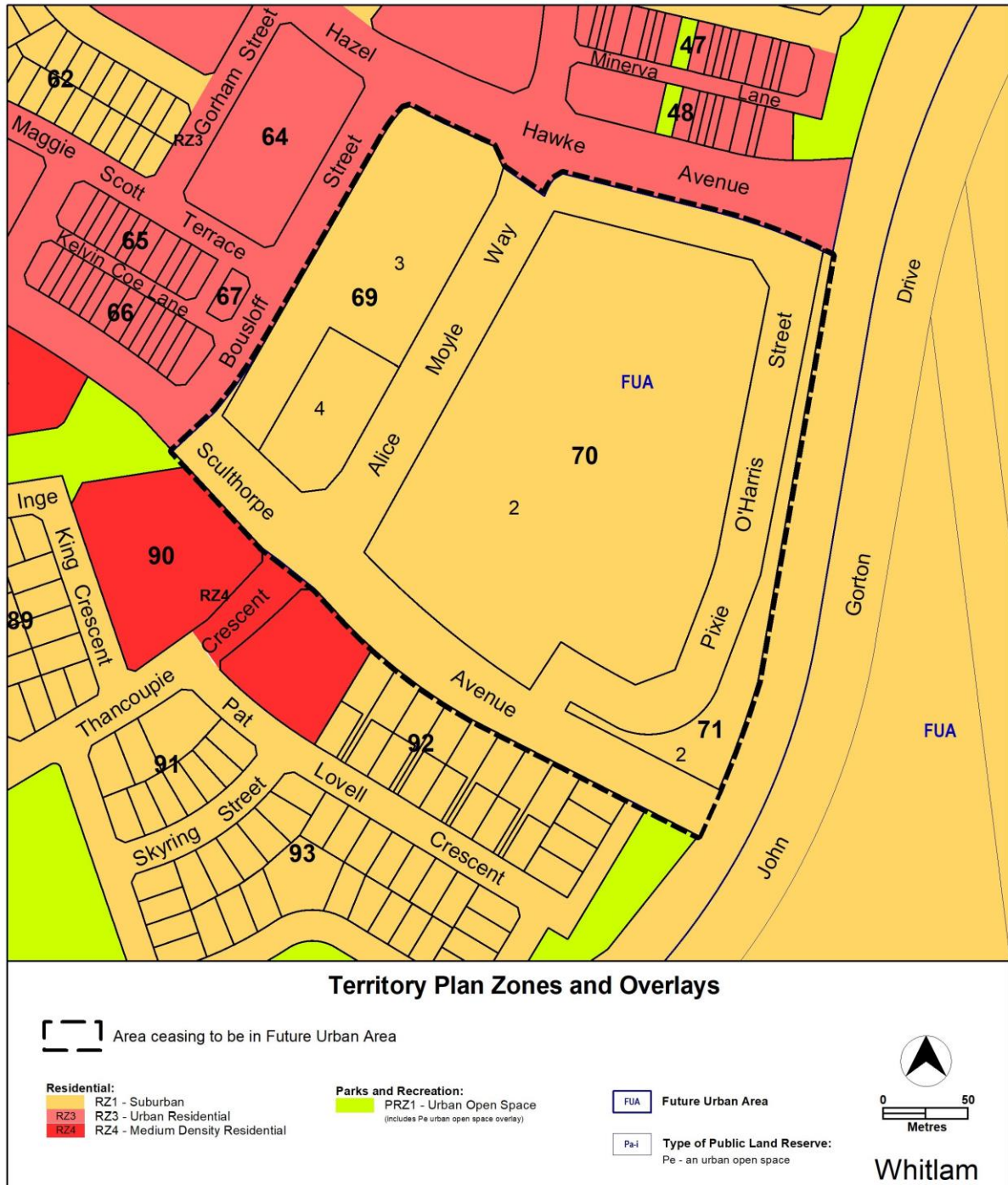
### 2.1 Part B – Territory Plan Map

The Territory Plan map is varied to identify the zones and overlays that apply to land ceasing to be in a future urban area.

Whitlam - Location map

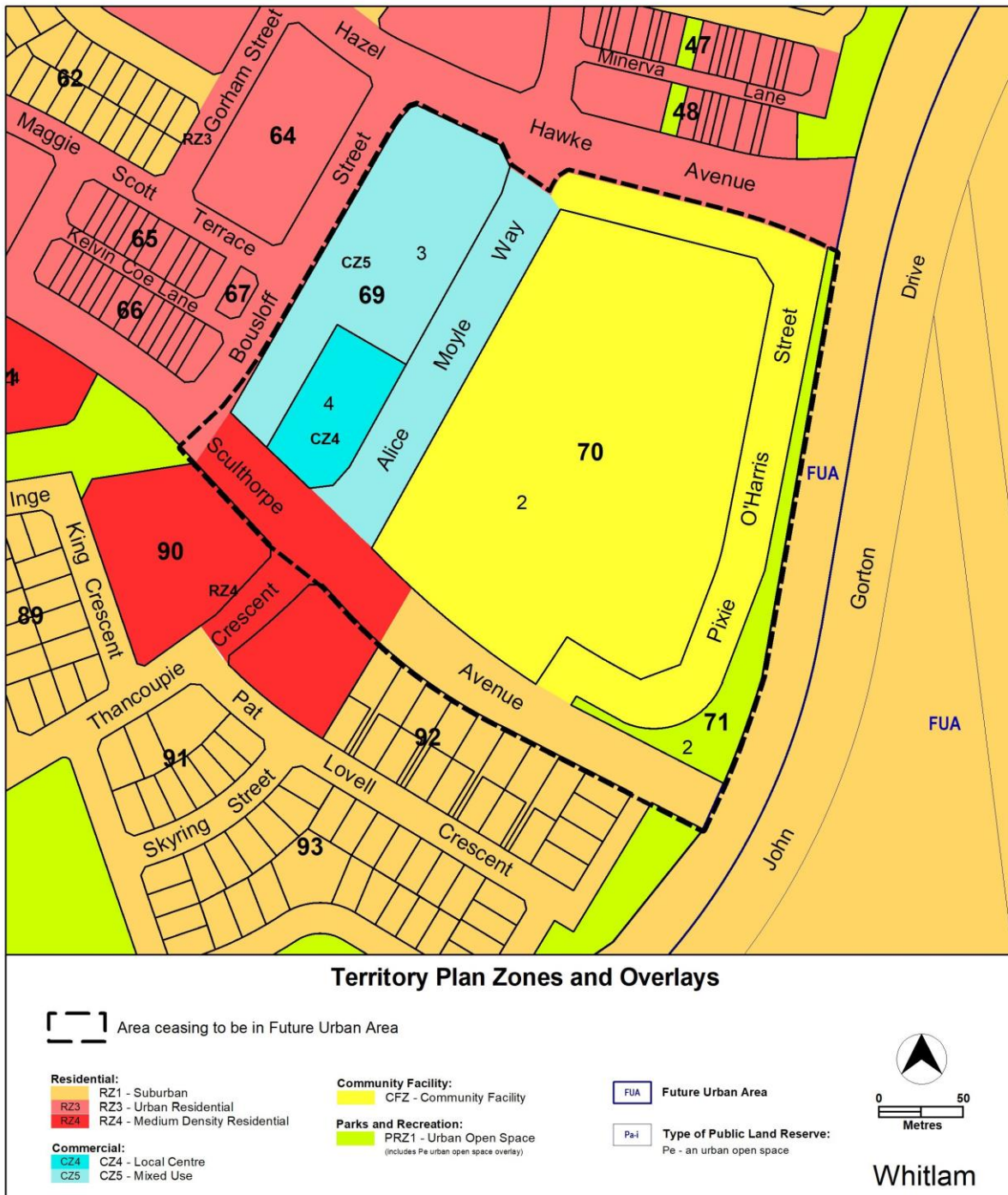


# Whitlam – Existing Territory Plan map





Whitlam – updated Territory Plan map



## 2.2 Part D – District Policies

The Molonglo Valley District Policy will be varied to identify new provisions that apply to land ceasing to be in a future urban area.

Substituted Assessment Requirement 69:

69. Development complies with the requirements specified in Figures 13, 14, 15, 16, 17, 18, 19, 20, 21 and 21A.

New Assessment Requirement 70A:

**Active  
frontage**

70A. Active frontages are provided in accordance with Figure 21A.

a) Only the following uses are provided at ground floor level on nominated active frontages:

- a) Business agency.
- b) Community activity centre.
- c) Financial establishment.
- d) Indoor entertainment facility.
- e) Indoor recreation facility.
- f) Public agency.
- g) Restaurant.
- h) Shop

b) Residential use is not permitted at ground floor level where active frontages are nominated, with the exception of apartment lobbies, foyers and lifts.

c) The use of built form elements such as balconies, projections, awnings and hoods is required along nominated active frontages to provide shelter and ameliorate wind and downdraft in public areas.

New Assessment Requirement 70B:

**Building  
height**

70B. The maximum number of storeys is nominated in Figure 21A.

New Assessment Requirement 70C:

**Vehicle  
access**

70C. No vehicle access is provided from frontages as indicated in Figure 21A.

New Assessment Requirement 70D:

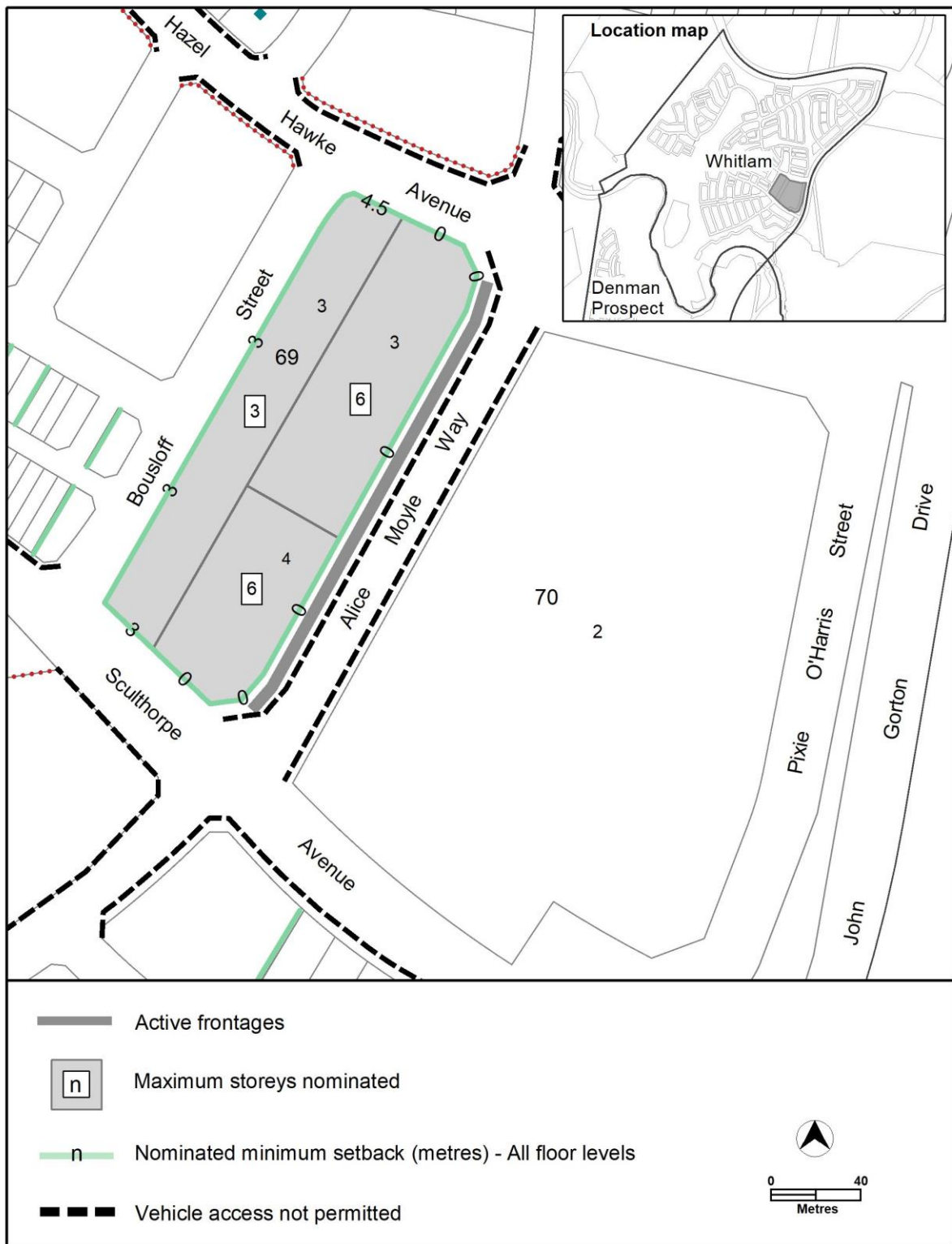
**Setbacks**

70D. For blocks identified in Figure 21A the minimum boundary setbacks to all floor levels are nominated.

a) Street facades must be articulated with elements such as awnings, balconies, emphasised entrances, verandahs, colonnades and the like.



Proposed new Figure 21A:

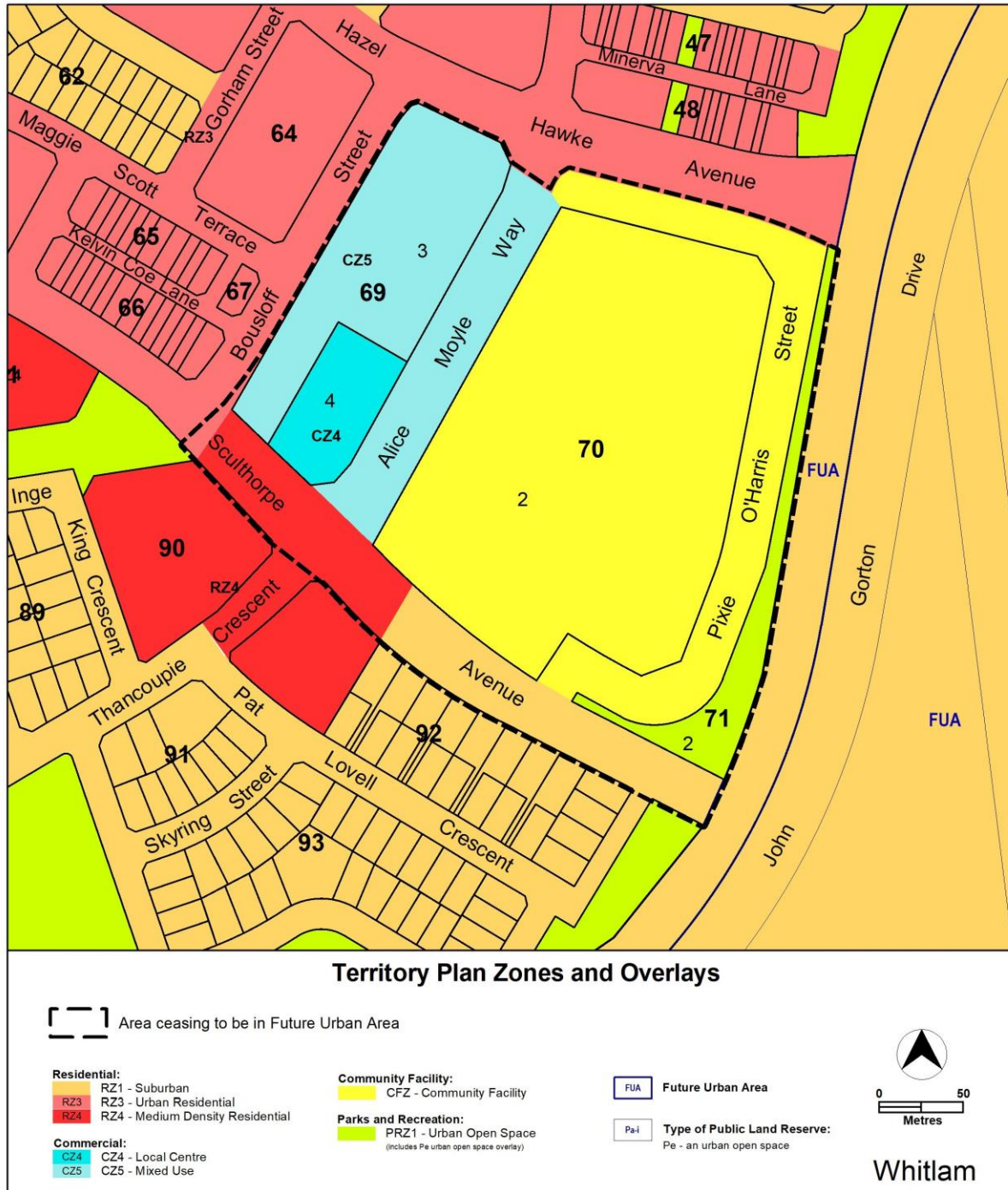


### 3.0 TERRITORY PLAN AMENDMENT

#### 3.1 Amendment to the Territory Plan Maps (Part B)

##### 1. Territory Plan map

The relevant part of the Territory Plan map is varied as indicated below.



### 3.2 Amendment to the Molonglo Valley District Policy (D05)

#### 2. Assessment Requirements; Whitlam

Assessment Requirement: 69

*Substitute Assessment Requirement 69 with the following*

69. Development complies with the requirements specified in Figures 13, 14, 15, 16, 17, 18, 19, 20, 21 and 21A.

Assessment Requirement: 70A

*Insert new controls after existing Assessment Requirement 70*

**Active  
frontage**

70A. Active frontages are provided in accordance with Figure 21A.

a) Only the following uses are provided at ground floor level on nominated active frontages:

- a) Business agency.
- b) Community activity centre.
- c) Financial establishment.
- d) Indoor entertainment facility.
- e) Indoor recreation facility.
- f) Public agency.
- g) Restaurant.
- h) Shop

b) Residential use is not permitted at ground floor level where active frontages are nominated, with the exception of apartment lobbies, foyers and lifts.

c) The use of built form elements such as balconies, projections, awnings and hoods is required along nominated active frontages to provide shelter and ameliorate wind and downdraft in public areas.

## MINOR PLAN AMENDMENT 2025-11

Building height	70B. The maximum number of storeys is nominated in Figure 21A.
Vehicle access	70C. No vehicle access is provided from frontages as indicated in Figure 21A.
Setbacks	<p>70D. For blocks identified in Figure 21A the minimum boundary setbacks to all floor levels are nominated.</p> <p>Facades on the nominated frontage with the minimum boundary setback must be articulated with elements such as awnings, balconies, emphasised entrances, verandahs, colonnades and the like.</p>



# INTERPRETATION SERVICE



Australian Government  
Department of Home Affairs





## When you need an interpreter, phone 131 450

<b>Arabic</b> عندما تحتاجون إلى مترجم، إتصلوا على الرقم 131 450	<b>Greek</b> Όταν χρειάζεστε διερμηνέα, καλέστε το 131 450	<b>Karen</b> မနုၤနီၤတၢ်ဖျါတၢ်တၢ်တၢ်နီၤနီၤ, မဲၤတၢ်တၢ်တၢ်နီၤနီၤ 131 450 တၢ်တၢ်	<b>Serbian</b> Када вам треба преводилац, јавите се на 131 450	<b>Tamil</b> உங்களுக்கு ஒரு உதவிபெறவேண்டி தேவைப்படுகிற போது, 131 450 என்னு இலக்கத்திற்கு அழைக்கவும்
<b>Chinese</b> 当您需要传译员时，请拨电话 131 450	<b>Hazaragi</b> وختیكه شموده یگو ترجمون نیاز دین ده شماره 131 450 زنگ زده شونه	<b>Korean</b> 통역사가 필요하시면 131 450 번으로 전화하세요	<b>Somali</b> Markaad u baahato turjumaan, ka wac 131 450	<b>Thai</b> เมื่อใดที่คุณต้องการล่าม โปรดโทรไปที่ 131 450
<b>Dari</b> وقتی به ترجمان ضرورت دارید، به 131 450 تلفون کنید.	<b>Italian</b> Quando hai bisogno di un interprete, telefona al 131 450	<b>Nepali</b> दोभापे चाहिँदा, 131 450 मा फोन गर्नुहोस्	<b>Spanish</b> Cuando necesite un intérprete, llame al 131 450.	<b>Turkish</b> Bir tercümana ihtiyacınız olduğunda, 131 450 numaralı telefonu arayın
<b>Farsi (alt Persian)</b> وقتی که به مترجم شفاف نیاز دارید، به شماره 131 450 تلفن کنید	<b>Japanese</b> 通訳が必要な場合は、131 450 に電話してください	<b>Pashto</b> کوم وخت چې تاسو ژباړونکي ته اړتیا لرئ، 131 450 شمېرې ته زنگ ووهئ	<b>Russian</b> Когда вам потребуется переводчик, позвоните по номеру 131 450	<b>Vietnamese</b> Khi cần thông dịch viên, xin quý vị gọi điện thoại số 131 450

[www.tisnational.gov.au](http://www.tisnational.gov.au)  
24 HOURS A DAY, EVERY DAY OF THE YEAR

