



Changes to the Territory Plan by technical amendment

TA2012-06

A technical amendment to the Territory Plan designed to simplify controls for commercial development and expand the role of precinct maps and codes.

This technical amendment is part of a review of the Territory Plan which is seeking to deliver a consistent development code structure and enhance the role of precinct codes and maps at the suburban level. These changes will make the Territory Plan easier to use.

What is being changed?

This technical amendment proposes to consolidate seven development codes applying to commercial zones into a single Commercial Zones Development Code. While provisions are being relocated and some reworded for clarity, no changes to the underlying policies are proposed.

The new code will contain provisions that apply to all commercial zones, with additional provisions for town centres, group centres, local centres, mixed use (CZ5) zones and entertainment, accommodation and leisure zones (CZ6). Provisions applying to specific blocks or land parcels, so called 'site-specific provisions', will not be included in the new code. Instead, they will be moved to the relevant precinct code.

This presents the opportunity to move other site-specific provisions currently located in zone development tables to precinct maps and codes.

What is a precinct code?

Precinct codes set out additional site or area specific planning requirements for a suburb or district. For example, a precinct code may identify blocks where, because of heritage considerations, a lower building height is specified. On other blocks in the precinct it might identify boundaries where a mandatory zero side boundary setback applies.

What is a precinct map?

Precinct maps identify where additional uses that can be assessed in the merit track, and blocks where certain additional uses are prohibited.

What are site specific provisions?

Site specific provisions are planning controls that apply specifically to a particular block or parcel of blocks, usually identified on the precinct code map.

Zone development tables

This technical amendment also proposes to reconfigure all zone development tables using the format adopted in 2011 for the community facilities zone through Territory Plan variation 302.

What does this mean?

Locating all site-specific provisions in precinct maps and codes, will make finding relevant information easier. Typically an applicant will refer firstly to the relevant zone development code for general controls, and then to the relevant precinct map and precinct code to discover any provisions that might apply to a specific block.

For example, a block in Gungahlin may be allowed some additional uses assessable under the merit track, and it might be a block with an elevated bush fire risk. Currently site-specific provisions such as this are located in various parts of the Territory Plan: zone development tables, development codes and sometimes precinct codes. They will be easier to find if they are all located in the relevant precinct code and precinct map.

Does this technical amendment introduce new policies?

No, some provisions have been reworded for clarity but there is no change to current policies.

Why this technical amendment needed?

This technical amendment will make the development codes and tables simpler and easier to use, as all site specific provisions located in precinct maps and precinct codes.

Who will benefit?

The change will benefit a wide range of stakeholders from first time applicants to professionals including architects, planners and developers who are involved in commercial developments.



How does this fit into the wider Territory Plan review?

The wider Territory Plan review aims to ensure the Territory Plan remains a contemporary best practice document outlining planning requirements in the ACT and meeting the recommendations of the national Development Assessment Forum.

Will there be precinct codes for all of Canberra?

After this technical amendment most Canberra suburbs will have a precinct code and precinct map.

I am leasing a rural block which is not located in a suburb. What precinct map or code will apply to my block?

District precinct codes apply to blocks which are not covered by a suburb precinct map or code. These are mainly non-urban areas.

Send your submission via:

The ACT Government welcomes your comments on this technical amendment.

Email: TA.comments@act.gov.au

Post: Territory Plan Comments,
GPO Box 158, Canberra ACT 2601

Submissions close:

COB Monday 19 November 2012

HOW TO USE THE TERRITORY PLAN

Step 1

Identify the block's zoning using the territory plan maps.

Step 2

Find the applicable zone development code (based on the zone of the block). Identify all applicable provisions.

Step 3

Identify the applicable precinct code(s) by its location-

- a) Suburb or district and
- b) any additional precinct code (e.g. Northborne Precinct Code) and check:
 - i) additional assessable development
 - ii) additional prohibited development
 - iii) site-specific controls applicable to the block(s)

Step 4

Make sure your proposal complies with the codes and the Territory Lease.

RELOCATION OF SITE SPECIFIC CONTROLS

