



Quick guide to the Territory Plan

Disclaimer: This is a quick guide to the Territory Plan. For more detail you should refer to the plan or contact the ACT Planning and Land Authority.

The Territory Plan guides the planning and development of the ACT.

It is changed from time to time due to social, economic and environmental reasons.

The Territory Plan is used:

- to manage development, in particular how land is used and what can be built
- in the process of assessing development applications
- to guide the development of new estate areas (future urban land) and manage public land.

Land in the ACT is divided into sections and blocks. The blocks are zoned and the zoning determines what kind of development is allowed on a block. There are 23 different zones.

The Territory Plan map shows all these zones as different colours. By looking at the map and finding your block, you can see what zoning applies for your land.

Zones

Residential zones

- RZ1 Suburban Zone
- RZ2 Suburban Core Zone
- RZ3 Urban Residential Zone
- RZ4 Medium Density Residential Zone
- RZ5 High Density Residential Zone

Commercial zones

- CZ1 Core Zone
- CZ2 Business Zone
- CZ3 Services Zone
- CZ4 Local Centres Zone
- CZ5 Mixed Use Zone
- CZ6 Leisure and Accommodation Zone

Industrial zones

- IZ1 General Industrial Zone
- IZ2 Mixed Use Industrial Zone

Community facility zones

- CFZ Community Facility Zone

Parks and recreation zones

- PRZ1 Urban Open Space Zone
- PRZ2 Restricted Access Recreation Zone

Transport and services zones

- TSZ1 Transport Zone
- TSZ2 Services Zone

Non-urban zones

- NUZ1 Broadacre Zone
- NUZ2 Rural Zone
- NUZ3 Hills, Ridges and Buffer Zone
- NUZ4 River Corridor Zone
- NUZ5 Mountains and Bushland Zone



The planning controls for each zone are detailed in the relevant development tables (also included in the Territory Plan) and codes.

Some blocks of land also have overlays. These indicate that the land may be sensitive to the effects of development or be located in an area with special requirements. The overlays, which may constrain development of land, are also used to indicate where precinct codes exist.

Development tables

By looking at the development table for a relevant zone, you can determine:

- whether a development is exempt – this means you can undertake the development without lodging plans with ACTPLA
- whether development is prohibited – this means the development is banned and can not be undertaken
- which assessment track the development will be assessed in – there are three different assessment tracks; code, merit and impact (These are described in full later)
- the assessment codes that apply – assessment codes identify planning, design and environmental controls for land uses, development types, zones, and precincts.

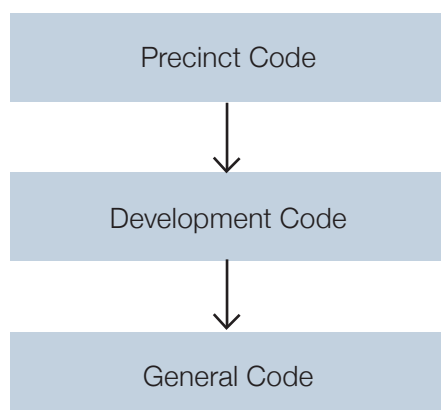
Assessment codes

There are three types of assessment codes in the Territory Plan:

- precinct codes – these apply to geographical areas (i.e. the Inner North Precinct Code or Local Centres Precinct Code) and where the precinct code applies is usually shown as an overlay on the Territory Plan map
- development codes – these apply to specific zones or development types (i.e. Residential Zones—Single Dwelling Housing Development Code)
- general codes – these may apply to defined development types and/or planning and design issues (e.g. Parking and Vehicular Access General Code or Access and Mobility General Code).

If there are any inconsistencies between the provisions of the different codes that apply to a development, precinct codes take precedence over development codes that in turn take precedence over general codes.

Hierarchy of codes





Assessment codes are divided into sections called elements that describe the various issues for consideration including things like building and site controls.

Each element has intent, rules and criteria.

- Intent describes the purpose of the development controls.
- Rules provide definitive controls for development (some rules are mandatory while in other cases you may be able to meet the criteria instead).
- Criteria provide the qualitative controls for development.

Rules and criteria

Proposals in the code track must comply with all rules relevant to the development. With the increase in development types that can now be considered exempt few developments are currently considered in this track.

Proposals in the merit track can comply with the rules or the criteria unless the rule is mandatory. If you choose to meet the criteria instead of a rule you must demonstrate, using supporting plans and written documentation, how the proposed development satisfies the criteria.

Proposals in the impact track can comply with the rules or the criteria unless the rule is mandatory. If you choose to meet the criteria you must demonstrate, using supporting plans and written documentation, how the proposed development satisfies the criteria.

Future urban areas

The Territory Plan identifies future urban areas and includes the structure plans that apply to those areas.

Structure plans contain the principles and policies for development of future urban areas. They guide the development, where appropriate, of concept plans.

Concept plans apply the principles and policies in a structure plan. Concept plans are considered to be precinct codes that are used to guide the preparation and assessment of development in the area. When they contain ongoing rules or criteria for development they continue to be considered in assessing developments upon removal of the Future Urban Area overlay.