



How the proposed new Planning Act shapes the proposed new Territory Plan

The proposed new Planning Act will be a key tool in delivering a simpler and easier to use planning system, that is focussed on good planning and design outcomes and promotes good planning, design and development across Canberra while supporting the wellbeing of our residents, respecting our natural environment and heritage while also responding to climate change.

The new proposed new Planning Act sets the foundation of our reformed planning system, including a new Territory Plan—the document that guides planning and development and says what can be built where—and new district strategies.



This fact sheet outlines the following:

1. How the proposed new Territory Plan reflects the Planning Bill 2022 requirements

2. How the proposed new Planning Act relates to the new Territory Plan

How the new Territory Plan reflects the Planning Bill 2022 requirements

The proposed new Territory Plan will have the following structure. The relevant sections of the Planning Bill that structures and sets out the required contents of the proposed plan are shown next to the relevant provision.

Part A – Administration and governance

- Governance and administrative provisions sections 45-50
- Maps (for zones and districts) – Section 48(1)(a)
- Links to Supporting Documents
 - Design Guidelines – Section 49(2)
 - Technical Specifications – Section 49(2)
- Statement of other laws or instruments adopted – Section 48(3)





➔ Part B – Planning principles and strategic links

- **Object of plan (statement and link) – Sections 46 and 48(1)(b)**
- **Statement of principles of good planning (Sections 47(a) and Section 10)**
- **Strategic framework/context**
 - Effect of Planning Strategy (linking or explanatory statement) – Sections 47 (b) and 36
 - Effect of District strategies (linking or explanatory statement) – Sections 47 (b) and 38
- **Statement of relevant (planning) outcomes in other government strategies and policies – Section 47(c)**
- **Planning principles – Section 48(1)(b)**

➔ Part C – District Policies

- **District planning policies – Section 48(b)**
 - Policy outcomes – Section 48(1)(b)(i)
 - Assessment requirements – Section 48(1)(b)(ii) – (mandatory)
 - Assessment outcomes – Section 48(1)(b)(ii) – (performance)
 - Development compliance provisions – Section 48(1)(b)(iii)

➔ Part D – Zone policies

- **Zone-based planning policies – Section 48(1)(b)**
 - Land use tables – Section 48(1)(a)
 - Policy outcomes – Section 48(1)(b)(i)
 - Assessment requirements – Section 48(1)(b)(ii) – (mandatory)
 - Assessment outcomes – Section 48(1)(b)(ii) – (performance)
 - Development compliance provisions (DCPs) – Section 48(1)(b)(iii)

➔ Part E – Other policies

- **Subdivision Policy Sections 43 and 44**
 - Policy outcomes – Section 48(1)(b)(i)
 - Assessment requirements – Section 48(1)(b)(ii) – (mandatory)
 - Assessment outcomes – Section 48(1)(b)(ii) – (performance)
 - Development compliance provisions (DCPs) – Section 48(1)(b)(iii)
- **Lease Variation Policy**
 - Policy outcomes – Section 48(1)(b)(i)
 - Assessment requirements – Section 48(1)(b)(ii) – (mandatory)
 - Assessment outcomes – Section 48(1)(b)(ii) – (performance)
 - Development compliance provisions (DCPs) – Section 48(1)(b)(iii)





➔ Part F – Definitions

- Definitions

Annexures

➔ Supporting the Territory Plan

- Design guidelines – Section 48(2)
- Technical specifications – Section 48(2)
- Supporting material – Section 49(2)
 - Background reports
 - Advisory notes
 - Other supporting material e.g. factsheets and development application process and assessment guidance documents

How the Planning Bill 2022 relates to the new proposed new Territory Plan

Planning Bill requirements for the new Territory Plan	How the requirements are proposed to be represented in the new Territory Plan
Foundational requirements (Section 47)	
The territory plan— (a) must promote principles of good planning	The new territory plan will include a statement of principles of good planning
The territory plan— (b) must give effect to the planning strategy and district strategies	The new territory plan will link to: <ul style="list-style-type: none"> • the 2018 ACT Planning Strategy • district strategies
The territory plan— (c) may give effect to relevant outcomes related to planning contained in other government strategies and policies.	The new territory plan will include desired/ relevant (planning) outcomes contained in other government strategies and policies
Content requirements (Section 48)	
(1) The territory plan must — (a) include a map (the territory plan map) that identifies districts and designates land use zones	The new territory plan will include: <ul style="list-style-type: none"> • maps (for zones and districts) • land use zone tables





Planning Bill requirements for the new Territory Plan	How the requirements are proposed to be represented in the new Territory Plan
<p>(1) The territory plan must—</p> <p>(b) set out the planning principles and policies for giving effect to the object of the plan</p>	<p>The new territory plan will include:</p> <ul style="list-style-type: none"> • planning principles • planning policies • object of plan (statement and link)
<p>(1) The territory plan must—</p> <p>(b) set out the planning principles and policies for giving effect to the object of the plan, including— ...</p> <p>(i) the policy outcomes to be achieved by the plan</p>	<p>The new territory plan will include policy outcomes</p>
<p>(1) The territory plan must—</p> <p>(b) set out the planning principles and policies for giving effect to the object of the plan, including— ...</p> <p>(ii) requirements and outcomes against which development proposals are assessed; and</p>	<p>The new territory plan will include assessment requirements and assessment outcomes (contained in planning policies)</p>
<p>(1) The territory plan must—</p> <p>(b) set out the planning principles and policies for giving effect to the object of the plan, including— ...</p> <p>(iii) provisions that support compliance with requirements for undertaking development.</p>	<p>The new territory plan will include provisions supporting compliance provisions and, where necessary, links to technical specifications</p>
<p>(2) The territory plan may include anything else relevant to the object of the territory plan.</p>	<p>The new territory plan will include links to design guidelines</p>
<p>(3) The territory plan may apply, adopt or incorporate a law of another jurisdiction or an instrument as in force from time to time, unless the territory plan provides otherwise.</p>	<p>The new territory plan will include a statement of other laws or instruments adopted</p>
Format requirements (Section 49)	
<p>(1) In preparing the territory plan, the territory planning authority must endeavour to make the territory plan, and any amendments of the plan, easy for users of the territory plan to read and understand.</p>	<p>The new territory plan will be written in plain language and be easy to understand</p>
<p>(2) The territory plan may be supported by background material, guidelines, advisory notes or anything else (the supporting material) that the territory planning authority considers will help readers to understand and apply the territory plan.</p>	<p>The new territory plan will be supported by:</p> <ul style="list-style-type: none"> • design guidelines • technical specifications and standards • background reports • advisory notes
<p>(3) The supporting material must be published on the authority website.</p>	<p>Supporting material for the new territory plan will be published online (on the authority's website)</p>

