

PROPOSED TERRITORY PLAN

We are building a new, contemporary, and best practice planning system that is easy to use and delivers a thriving, connected and sustainable Canberra of the future. A new Territory Plan is key to facilitating and enabling this kind of planning system for Canberra.



The Territory Plan promotes the principles of good planning for all developments. It is the legal instrument used to ensure the planning vision for Canberra is realised. It outlines what development can take place where. It guides developers and gives the Territory Planning Authority the tools to approve or deny applications for development.

This is a snapshot of the proposed Territory Plan. You can find the plan and related documents on YourSay. These documents are draft and we want your feedback to help us finalise them.

What's in the proposed new Territory Plan?

The proposed new Territory Plan guides a planning system that is outcomes focussed supported by compliance with technical specifications. This is a contemporary approach to planning that encourages better design solutions and innovation while ensuring compliance.

The proposed Territory Plan has a new structure. It references supporting material such as design guides and technical specifications.

The proposed plan does not include major changes to current zoning and still sets parameters that development must meet, such as land use, building height and setback.



What does focus on outcomes mean?

A focus on outcomes means going beyond looking at buildings in isolation. It allows proposed developments to be considered through a lens of wellbeing, health, recreation, employment, housing, and environmental factors. It allows for greater flexibility in the way developments can be designed with more emphasis on improving design quality and built outcomes. This is achieved through the establishment of design guides.

By focussing on outcomes, the new planning system will **describe the desired results** of planning rather than only **prescribe how things are to be done**.

Developments will still need to comply with the Territory Plan's planning principles and policies, land-use zoning, and site-specific guidance. Within the boundaries set by the Territory Plan, developments will be assessed with a broader set of requirements encompassing impacts and outcomes as well as compliance.

What does the proposed Territory Plan look like?

The proposed Territory Plan has 7 parts and several supporting documents and now includes two design guides in addition to technical specifications.



Administration and governance

Key statutory information necessary to administer and operate the Territory Plan.

User guidance – the Territory Plan

A summary of the Territory Plan and key supporting documents. Information about how to use the Territory Plan.

Planning principles and strategic links

Information on important principles and the strategic planning framework for land use and development in the ACT. Includes a statement of principles of good planning and the interaction with the ACT Planning Strategy and district strategies.

District policies

Outline desired policy outcomes unique to each district, based on the relevant district strategy.

Include key assessment requirements, expected assessment outcomes and development compliance provisions relevant to each district.

Implement strategic planning objectives, protecting and minimising the impacts on our environment and establishing future urban form and development patterns.

Zone policies

Use land use zoning to allocate land uses and development opportunities.

Outline desired policy outcomes unique to each zone.

Include key assessment requirements, expected assessment outcomes and development compliance provisions as appropriate.

Informs development decisions and provides clarity about land uses.

Other policies

Other policies that guide the orderly development of land in the ACT.

For example, policies on the subdivision of land and assessment of new or additional uses applied for under the Crown lease system.

Dictionary and annexures

Key definitions and terms used in the Territory Plan.

SUPPORTING DOCUMENTS

Design guides

To help deliver innovation and better design outcomes through planning, two design guides are currently being developed: **Urban Design Guide** and **Housing Design Guide**. Information on these guides can be found in the consultation document Explanation of Intended Effects.

Technical specifications

Specifications support compliance with the planning requirements. They are typically numerical, quantifiable or relate to an accepted standard, for example, setbacks, heights, stormwater management, parking or storage.

The new specifications are similar to those in the current Territory Plan.

New provisions have been added to address:

- living infrastructure
- urban heat
- flood risk
- bushfire risk mitigation
- parking and active travel
- electric vehicle charging.

Planning Legislation – ACT Planning Act

Defining our vision for Canberra

The strategic direction for the ACT

- Liveable
- Diverse
- Accessible
- Compact and efficient
- Sustainable and resilient

These are defined in the **ACT Planning Strategy**

Delivering these outcomes at a district level

There are:

- ▶ **5 big drivers** –
 - Blue-green network
 - Economic access and opportunity across the city
 - Strategic movement to support city growth
 - Sustainable neighbourhoods
 - Inclusive centres and communities
- ▶ **10 targets**
- ▶ **12 implementation pathways** to guide progress

These are outlined in the **district strategies**

Considering these outcomes at a local community level

There are unique directions and initiatives for each of our 9 Canberra districts

Directions and initiatives are detailed for each district in **9 district strategies**

Delivering on vision for Canberra

Developments that need Government approval are prepared, lodged, assessed and approved using the Territory Plan and supporting documents, which focus on outcomes and compliance.

What can be built and where

What can be built where is defined in the **Territory Plan**

- A – Administration and governance
- B – User guidance - the Territory Plan
- C – Planning principles and strategic links
- D – District policies – policy outcomes and compliance provisions for each district
- E – Zone Policies – policy outcome and key assessment requirements for each zone
- F – Other policies
- G – Dictionary and annexures

Planning documents are prepared by the property owners with reference to the Territory Plan and supporting documentation. Property owners may be required to undertake a range of technical assessments, community consultation and consult the National Capital Design Review Panel.

Assessment of the proposal will focus on the impacts and outcomes of a development, as well as a compliance check.

Design Guides

- **Housing Design Guide** – to guide design of quality housing, including amenity, solar access, ventilation.
- **Urban Design Guide** – to guide high quality larger developments including public realm

Technical Specifications

Compliance is checked against standards such as pre-determined setbacks, heights, waste and stormwater management, parking standards

How does the Territory Plan fit in the planning system?

The new **Planning Bill 2022** (which will become the **Planning Act 2023**) provides the framework for planning in the ACT. It requires us to have a planning strategy, district strategies and a Territory Plan.

The **2018 ACT Planning Strategy** guides planning together with other high-level strategies including the Climate Change Strategy, Transport Strategy, Wellbeing Framework, and other key ACT policy documents.

The district strategies are a new level of strategic planning to deliver plans for our nine districts to guide future growth.

The Territory Plan ‘cannot be inconsistent with’ the **National Capital Plan**, the Australian Government’s strategic plan for the ACT that is administered by the National Capital Authority.

What else is new?

As part of the consultation on the proposed Territory Plan, policy changes are included to facilitate the delivery of four demonstration housing projects, zoning changes to facilitate the expansion of Garran Primary School and changes to the requirements for the Phillip Swimming and Ice Skating Centre. You can read more detail about this at pages 8 and 77-86 in the [Supporting Report](#).



Have your say on the proposed Territory Plan

During November 2022 there are opportunities to learn more about the proposed new Territory Plan and ask questions to help you understand the changes.

Find out more, ask your questions and have your say by visiting

<https://yoursayconversations.act.gov.au/act-planning-review>



TERRITORY PLAN

We have developed a new draft Territory Plan, to replace the existing plan.

The new draft plan will allow the statutory functions of our planning system to become less focussed on rules and criteria and more defined by outcomes and needs of the community. We are seeking feedback on the plan and the proposed changes.

Some areas of change to highlight include:

- Community housing (affordable rental that cannot be separately titled) to be added as a use to residential zones and community facility zone. Community housing in CFZ is proposed to be limited to where it is associated with social housing or a place of worship.
- Changes to dwelling density policies in residential zones:
 - allowing a block in RZ2 to RZ5 zones to be subdivided without being required to construct the new dwellings first (as long as it can be demonstrated that the blocks created can accommodate dwellings that meet the planning requirements). This enables 'vacant' blocks to be sold in areas close to services and facilities
 - increasing the number of dwellings permitted in a multi unit development in the RZ2 zone, as well removing development restrictions regarding block amalgamations and maximum number of dwellings within a building
 - removing the dwelling replacement rule.
- Changes to residential policies:
 - removal of plot ratio as a mandatory requirement by moving it to Technical Specifications. Site coverage provisions to become mandatory as an Assessment Requirement in the Residential Zones Policy. As they will become mandatory, the site coverage limit has been increased slightly
 - plot ratio change to be a set 50% for multi unit in RZ1 and RZ2
 - allowing multi unit developments in RZ2 dwellings to be in the form of an apartment (which would enable a dwelling to be on a single level and easier for the resident to age in place)
 - remove restriction on a basement under two storeys in RZ1
 - solar envelope provision simplified to have one solar angle (31°)
 - reducing the maximum height of a lower floor level from 1.8m to 1.0m.
- New requirement for a 'buffer' use within a building between residential dwellings and 'noisy' uses.
- Amended vehicle parking requirements to encourage and support active travel, while requiring provision of infrastructure for electric vehicle charging facilities.
- Living infrastructure and urban heat provisions to be added to commercial and community facility zoned land, as well as subdivision applications.
- Enhanced provisions related to bushfire and flood risk mitigation (including prohibiting new residential blocks with higher bushfire risk)
- Prohibiting gas connections to new residential subdivisions (both greenfield and redevelopment sites) and adding new definitions to enable large battery storage and hydrogen production in the Territory.

