

From: [Tessa Faucheur](#)
To: [LA Committee - Environment](#)
Subject: RE: Missing Middle Inquiry ACT LA
Date: Monday, 16 March 2026 9:44:57 PM

Hi Nicola,

Apologies for the delay on this one – if the opportunity is still available, Richard wanted to add the following :

- Max heights should exclude rooftop plant etc.
- RZ5 should be increased from 7 to 8 storeys to create a greater level of transition between RZ4 (moving up to 6 storeys) and RZ5 (currently staying at 7)
- Developer licensing is likely to impact smaller redevelopments of 3-10 dwellings. It's a big ask for landowners to move to be licenced and liable for 10-20 years.

I leave this with you if you feel we can add these notes to our earlier contribution.

Many thanks,

Tessa

Tessa Faucheur

NSW / ACT State Manager