



LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL SERVICES

Mary Porter AM MLA (Chair), Caroline Le Couteur MLA (Deputy Chair), Alistair Coe MLA

Terms of Reference for the Inquiry Into RZ3 and RZ4 Residential Development Policies – Inner North Canberra

The Assembly resolved on Thursday 25 June 2009:

“That the Standing Committee on Planning, Public Works and Territory and Municipal Services undertake an inquiry to evaluate the RZ3 and RZ4 residential redevelopment policies applying in north Canberra along the major transport corridor of Northbourne Avenue, with particular attention being given to the following:

(1) the merits of maintaining:

(a) the policies applying to the RZ4 areas north of Macarthur and Wakefield Avenues which limit development to a maximum two storey building height limit and a maximum plot ratio of 0.65 until 23.5 hectares of the 25.9 hectares of residential blocks in the RZ4 areas south of Macarthur and Wakefield Avenues and north of Cooyong Street and Donaldson Street have been developed for multi-dwelling housing; and

(b) the moratorium on redevelopment in Turner Section 47 and Part 63;

(2) whether similar redevelopment policies should be extended to other areas surrounding Northbourne Avenue in north Canberra and, if so, where and at what density;

(3) the Committee’s view on higher density development along major transport corridors;

(4) the inquiry should consider factors such as the demand for higher density development, the infrastructure capacity of transport and hydraulic networks to absorb additional development, the implications for housing affordability, the extent to which redevelopment policies reduce overall travel, the potential impacts of the policies on the amenity enjoyed by residents of the areas affected and how such impacts could be ameliorated; and

(5) any other relevant matter.”

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