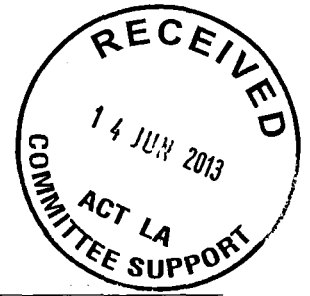




## Simon Corbell MLA

ATTORNEY-GENERAL  
MINISTER FOR THE ENVIRONMENT AND SUSTAINABLE DEVELOPMENT  
MINISTER FOR POLICE AND EMERGENCY SERVICES  
MINISTER FOR WORKPLACE SAFETY AND INDUSTRIAL RELATIONS



MEMBER FOR MOLONGLO

### QUESTION TAKEN ON NOTICE: 29<sup>th</sup> May 2013

#### RZ4, RZ5 and Mixed Use

**MR COE:** What would be the maximum density that you think could be achieved on the site concerned had it stayed at RZ4 or gone up to RZ5?

**MR CORRIGAN:** I cannot remember if there is a plot ratio maximum in the RZ5 zoning; I would have to take that on notice and come back to you.

**MR COE:** Just to confirm what you have taken on notice, would you please advise what the density could be on both RZ4 and RZ5—

**MR CORRIGAN:** And mixed use.

**MR COE:** Yes.

**MR CORBELL -** The answer to the Member's question is as follows:

Relevant planning provisions that set the maximum development density include plot ratio and building height.

In broad terms, if the site remained RZ4 medium density zone, the maximum density is in the order of 104 units depending on the size of the units. Plot ratio is mandated at a maximum of 80% of the site area. The area of Reid section 7 is approximately 12000m<sup>2</sup> yielding a GFA of approximately 9600m<sup>2</sup>. It should be noted that there are height limits in the RZ4 zone of 3 storeys with a basement or attic.

If Reid section 7 was included in the RZ5 high density residential zone, the maximum density would be approximately 230 units depending on the size of the units. There is no plot ratio applying to the RZ5 zone. On this basis, the ultimate density of the development of the site would be determined primarily through requirements for building heights. However, it would also need to include consideration of a range of other code provisions including requirements for setbacks, solar access, private open space, communal open space and the like.

Please note these estimates are indicative only.

The site (Reid section 7) is proposed to be rezoned to CZ5 mixed use because it provides a broader range of outcomes than the RZ5 zoning. The CZ5 zone along with the proposed amendments to the Reid precinct map and code will achieve a site density of approximately 385 units. This is

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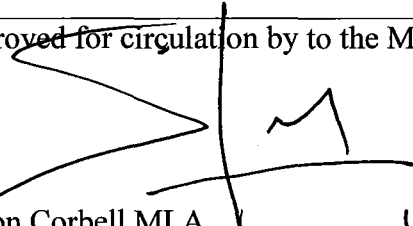
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consistent with the concept master plan prepared by the proponent (CSD). The code amendments stipulate a minimum area for community uses and indoor recreation as well as encouraging a limited range of commercial uses, primarily at ground floor levels. This will activate the street frontages beyond business hours. It will also provide a range of community services and convenience retailing to meet the needs of the residents of the site.

This proposal recognises the site's key strategic location in relation to the City. It is consistent with the ACT Planning Strategy 2012 and the City Plan project. The site has also been acknowledged by the Federal Government's option for the very fast train (VFT) station. The proposal seeks to protect the amenity of the surrounding areas—including Argyle Square—by the separation of development and the stepping down of building heights to these areas.

Approved for circulation by to the Member and incorporation into Hansard

  
Simon Corbell MLA  
Minister for the Environment and Sustainable Development

15.6.13

Date:.....