

**Mick Gentleman MLA**

Manager of Government Business

Minister for Planning and Land Management

Minister for Police and Emergency Services

Minister for Corrections

Minister for Industrial Relations and Workplace Safety

Member for Brindabella

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**RESPONSE TO QUESTION ON NOTICE**

**Questions on Notice Paper No 34**

**15 September 2023**

**Question No. 1395**

**MR CAIN MLA** - To ask the Minister for Planning and Land Management:

- (1) Can the Minister provide a breakdown of the number of RZ1 blocks eligible for dual occupancy by the size brackets of (a) between 800m<sup>2</sup> and 1,000m<sup>2</sup>, (b) between 1,000m<sup>2</sup> and 1,200m<sup>2</sup>, (c) between 1,200m<sup>2</sup> and 1,400m<sup>2</sup> and (d) over 1,400m<sup>2</sup>.
- (2) Can the Minister provide a breakdown of the number of RZ1 blocks eligible for dual occupancy by suburb, including all Canberra suburbs, and by district.
- (3) Can the Minister provide a breakdown of the locations of RZ1 blocks eligible for dual occupancy by street address in each suburb, including all Canberra suburbs.

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

- (1) The number of blocks that may be eligible for dual occupancy development, noting that a proponent would need to meet the relevant statutory requirements, including seeking development approval, are identified below and are current as at 26 September 2023. The numbers include blocks that may already have existing dual occupancies on them or are in the process of construction.
  - a. There are 28,178 blocks in the RZ1 zone with a land area between 800m<sup>2</sup> and 1,000m<sup>2</sup>;
  - b. There are 9,785 blocks in the RZ1 zone with a land area between 1,000m<sup>2</sup> and 1,200m<sup>2</sup>;
  - c. There are 3,235 blocks in the RZ1 zone with a land area between 1,200m<sup>2</sup> and 1,400m<sup>2</sup>; and
  - d. There are 3,511 blocks in the RZ1 zone with a land area over 1,400m<sup>2</sup>.

(2) The following table provides the number of blocks that may be eligible for dual occupancy development, noting that a proponent would need to meet the relevant statutory requirements, including seeking development approval. The numbers, by suburb, are current as at 26 September 2023. These figures include blocks that may already have existing dual occupancies on them or are in the process of construction.

<b>Suburb</b>	<b>District*</b>	<b>Number</b>
Ainslie	CANBERRA CENTRAL	1067
Amaroo	GUNGAHLIN	260
Aranda	BELCONNEN	422
Banks	TUGGERANONG	420
Barton	CANBERRA CENTRAL	66
Bonner	GUNGAHLIN	23
Bonython	TUGGERANONG	462
Braddon	CANBERRA CENTRAL	131
Bruce	BELCONNEN	123
Calwell	TUGGERANONG	819
Campbell	CANBERRA CENTRAL	544
Casey	GUNGAHLIN	24
Chapman	WESTON CREEK	780
Charnwood	BELCONNEN	197
Chifley	WODEN VALLEY	307
Chisholm	TUGGERANONG	1133
Conder	TUGGERANONG	646
Cook	BELCONNEN	408
Coombs	MOLONGLO VALLEY	28
Crace	GUNGAHLIN	17
Curtin	WODEN VALLEY	756
Deakin	CANBERRA CENTRAL	377
Denman prospect	MOLONGLO VALLEY	14
Dickson	CANBERRA CENTRAL	30
Downer	CANBERRA CENTRAL	360
Duffy	WESTON CREEK	542

Dunlop	BELCONNEN	256
Evatt	BELCONNEN	789
Fadden	TUGGERANONG	571
Farrer	WODEN VALLEY	805
Fisher	WESTON CREEK	504
Florey	BELCONNEN	718
Flynn	BELCONNEN	685
Forde	GUNGAHLIN	35
Forrest	CANBERRA CENTRAL	245
Fraser	BELCONNEN	572
Garran	WODEN VALLEY	542
Gilmore	TUGGERANONG	538
Giralang	BELCONNEN	753
Gordon	TUGGERANONG	965
Gowrie	TUGGERANONG	588
Griffith	CANBERRA CENTRAL	781
Gungahlin	GUNGAHLIN	7
Hackett	CANBERRA CENTRAL	408
Hall	HALL	92
Harrison	GUNGAHLIN	6
Hawker	BELCONNEN	647
Higgins	BELCONNEN	522
Holder	WESTON CREEK	367
Holt	BELCONNEN	339
Hughes	WODEN VALLEY	496
Isaacs	WODEN VALLEY	411
Isabella plains	TUGGERANONG	373
Kaleen	BELCONNEN	1157
Kambah	TUGGERANONG	3044
Kingston	CANBERRA CENTRAL	21
Latham	BELCONNEN	584
Lawson	BELCONNEN	20

Lyneham	CANBERRA CENTRAL	203
Lyons	WODEN VALLEY	306
Macarthur	TUGGERANONG	395
Macgregor	BELCONNEN	683
Macnamara	BELCONNEN	10
Macquarie	BELCONNEN	253
Mawson	WODEN VALLEY	300
McKellar	BELCONNEN	430
Melba	BELCONNEN	586
Monash	TUGGERANONG	831
Moncrieff	GUNGAHLIN	6
Narrabundah	CANBERRA CENTRAL	558
Ngunnawal	GUNGAHLIN	375
Nicholls	GUNGAHLIN	968
Oaks estate	JERRABOMBERRA	82
O'connor	CANBERRA CENTRAL	741
O'malley	WODEN VALLEY	316
Oxley	TUGGERANONG	376
Page	BELCONNEN	143
Palmerston	GUNGAHLIN	393
Pearce	WODEN VALLEY	487
Phillip	WODEN VALLEY	1
Red hill	CANBERRA CENTRAL	679
Reid	CANBERRA CENTRAL	257
Richardson	TUGGERANONG	669
Rivett	WESTON CREEK	532
Scullin	BELCONNEN	298
Spence	BELCONNEN	672
Stirling	WESTON CREEK	323
Strathnairn	BELCONNEN	9
Taylor	GUNGAHLIN	14
Tharwa	PADDYS RIVER	20

Theodore	TUGGERANONG	696
Throsby	GUNGAHLIN	12
Torrens	WODEN VALLEY	506
Turner	CANBERRA CENTRAL	240
Wanniassa	TUGGERANONG	1439
Waramanga	WESTON CREEK	350
Watson	CANBERRA CENTRAL	325
Watson	MAJURA	5
Weetangera	BELCONNEN	507
Weston	WESTON CREEK	493
Whitlam	MOLONGLO VALLEY	19
Wright	MOLONGLO VALLEY	8
Yarralumla	CANBERRA CENTRAL	395
-	BELCONNEN	1

\* The above districts are based on the ACT Government cadastral database which is also used for the statutory Territory Plan zone maps, including the Residential RZ1 Suburban Zone. These districts differ from the District Strategy boundaries which reflect the spatial considerations in the Planning Strategy 2018. These spatial considerations are based primarily around 'districts' with their own town, group and local centres and the new and emerging locations for commercial and retail employment at the airport and in other parts of East Canberra.

- (3) Providing this information by street address in each suburb would require a significant diversion of resources. Noting as mentioned above that a proponent would need to meet the relevant statutory requirements, including seeking development approval. Enquiries can be made on a block-by-block basis by searching the relevant block details on ACTMAPi at the following link: <https://www.actmap.gov.au>.

**Approved for circulation to the Member and incorporation into Hansard.**



**Mick Gentleman MLA, Minister for Planning and Land Management**

**Date: 6/10/2023**

This response required 11 hrs 40mins to complete, at an approximate cost of \$857.94.