

Chris Steel MLA

Minister for Planning
Minister for Skills and Training
Minister for Transport
Special Minister of State

Member for Murrumbidgee

RESPONSE TO QUESTION ON NOTICE
Questions on Notice Paper No 42
17 May 2024
Question No. 1940

MRS KIKKERT MLA - To ask the Minister for Planning:

- (1) Have there been any inquiries from any government or non-government organisations to develop Block 27, Section 143 in Florey; if so, (a) what is the nature of these inquiries and (b) what is being proposed.
- (2) When can the public expect a development application to be submitted and subsequently be made available for comment.
- (3) Is there a height limit for this block.
- (4) Can residential units be built here; if so, are they subject to any height limits.
- (5) Would there be any obligation on the part of the developer to replace any public carparks they remove/make inaccessible as part of their development; if so, would these replacements have to happen before the existing carparks are removed/made inaccessible.

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

- (1) Block 27 Section 143 Florey is a privately leased site located in the CZ4 Local Centre Zone. On 14 May 2024, the Territory Planning Authority (the Authority), ACT Government entities and consultants representing the lessee attended a pre-application meeting. Pre-application meetings are held to discuss the proposal and planning requirements prior to the submission of a development application (DA). These meetings often only incorporate draft designs that are provided to the Authority as commercial in confidence. The Authority has advised that no formal DAs have been submitted.
- (2) The Authority has not yet received a DA for this proposal. It is up to the proponent when an application is formally submitted.

- (3) Once formally lodged, the DA will be assessed by the Authority against the requirements of the *Planning Act 2023* and Territory Plan. The Territory Plan does not specify a mandatory height requirement for this block. However, the Territory Plan requires a development on this site to be of an appropriate height in relation to the CZ4 zone and the streetscape. The Authority will consider any future DA against the provisions of the Territory Plan.
- (4) Residential use is an assessable development on this site. Height limits are as outlined above.
- (5) There are currently existing parking spaces on the subject site (i.e. leased land) and public parking spaces located on unleased land to the north and south of the site. Any future DA will need to address the proposed removal of any of the public parking spaces. The Authority will also consider the proposed parking arrangement against the expected parking demand.

Approved for circulation to the Member and incorporation into Hansard.



Chris Steel MLA, Minister for Planning

Date:.....13/6/24.....

This response required 2hrs to complete, at an approximate cost of \$206.40.