



# Housing Choices Discussion Paper

6 December 2017

- The Government is investigating whether the housing needs of the Canberra Community are currently being met and how they can be better met in the future.
- The aim is to provide more flexible better housing choices and to encourage quality residential buildings.
- A discussion paper was issued last month as a basis for community input.
- Further information is on the Government's website:
- [www.yoursay.act.gov.au/housing-choices](http://www.yoursay.act.gov.au/housing-choices)

- There will be a series of workshops and community presentations in February and March 2018
- Submissions and consultation closes Friday 9 March 2018
- Stage 2 will be calling for expressions of interest for demonstration housing
- Government legislation in Sept 2018
- Demonstration Housing project September 2018 to September 2020.

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*Do you think we have the right balance of residential zones to support greater housing choice?*

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*Are you aware of a best practice model in another city that we should examine?*

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*What is good housing design? What elements make a good residential building or development?*

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*How can design outcomes for medium to higher density residential development be improved?*

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*What are the examples of well designed residential development in your neighbourhood or elsewhere?*

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*What would help you to better understand the ACT planning system?*

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*What do you think about the current range of housing options in the lower density suburbs?*

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*What changes would you support in the RZ1 zone to improve housing choice?*

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*What changes would you support to help increase diversity of housing choices in the RZ2 zone?*

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*What changes would you support to the medium density residential zones to improve housing choice?*

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### Residential zones in the ACT

There are five residential zones in the Territory Plan (Figure 2 and Table 1). Residential RZ1 Suburban Zone is the most common zone, comprising over 80% of residential areas. See more about residential zones in Appendix B.

**Table 1: Summary of residential zones in the ACT**

Residential Zone	Area	Description
<b>RZ1</b> Suburban Zone 	<b>81%</b>	Low rise and low density housing – mainly single residences.
<b>RZ2</b> Suburban Core Zone 	<b>11.5%</b>	Low rise and low density housing types (e.g. dual occupancy, town house and terrace housing). No apartments.
<b>RZ3</b> Urban Residential Zone 	<b>3.5%</b>	Low rise developments, with slightly higher density than RZ2. Apartments permitted.
<b>RZ4</b> Medium Density Residential Zone 	<b>2.5%</b>	Medium rise and medium density to encourage housing diversity, contain urban expansion, and accommodate growth along major transport corridors.
<b>RZ5</b> High Density Residential Zone 	<b>1.5%</b>	High rise and high density development (mainly apartments) which aims to increase the population in existing areas.