

CERG POSITION PAPER

TERRITORY PLAN VARIATIONS TO LAND AFFECTED BY ASBESTOS

TO CERG CHAIR

PREAMBLE:

The ACT Government has decided to vary the Territory Plan (TPV) where possible to allow dual occupancy development on some or all of the remediated blocks.

This effectively means that a change to the Territory Plan will allow two dwellings to be constructed on land no less than 700m² in RZ1 zones. These dwellings will also be able to be titled separately thus improving their value.

There are in excess of 700 blocks that fit this criteria.

The attached details of the proposed Territory Plan Draft Variation 343 and the likely Frequently Asked questions are important when understanding the Government's objective.

CERG POSITION:

Whilst supportive of the objective to vary the Territory Plan, the Group expressed concern that the impact of a number of TPV's that may occur in a street could dramatically affect the streetscape and immediate community. Suburban amenity must not be lost to the overall objective of cost control.

TPV PROCESS:

Irrespective of whether an application to vary the plan is subject to TPV 343 or another, the process is the same;

- Application by Lessee
- Preparation of draft TPV by ACTPLA
- ACTPLA consider impacts and environment issues
- Public consultation (defined period)
- Interim effect (nothing must happen during this period)
- ACTPLA may consider revisions or withdrawal
- Minister's involvement – approval and referral to the Legislative Assembly
- Approval by Legislative Assembly
- ACTPLA exercise approval or otherwise

CONCLUSION:

CERG understands and supports the draft TPV 343. Of the 700 plus houses that are within RZ1 areas, it is not likely that all cleared blocks will be suitable for subdivision.

CERG urges careful consideration on an individual basis where the number of suitable blocks for subdivision may significantly change the character of a street or suburb.