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Territory Plan Comments
GPO Box 158
Canberra, ACT 2601

Draft Variation to the Territory Plan No 343 Residential blocks surrendered under the loose fill asbestos insulation eradication scheme

Dear Sir/Madam,

I strongly object to the Draft Variation 343. I do not support changes to the planning permission for any RZ1 Mr Fluffy blocks. While the specific locations of such blocks have not been identified all those affected are, by definition, located in areas currently zoned RZ1. To impose a new and higher density-planning regime on individual blocks on some adhoc/random basis is entirely inconsistent with any acceptable planning principles. The changes would;

- negatively impact on Canberra's planning regime;
- be contrary to Government election commitments;
- adversely impact quality of life and on the value of nearby land holdings and consequently government rate revenue;
- make it more difficult for current Mr Fluffy owners to repurchase their land; and
- provides a thin edge of the wedge for the likes of the Property Council, Master Builders and architects etc. to further the interest of their members to the detriment of the community.

Devaluation of neighbouring blocks in Mr Fluffy Streets

The proposed changes to the planning permissions for RZ1 Mr Fluffy blocks will encourage higher density dwellings in what are supposed to be quiet residential areas. The proposed changes would make RZ1 areas more like an RZ2 zone, with medium density dwellings and the associated increases in noise and parking problems.

Inconsistency within planning zones

The proposed changes would create inconsistencies within RZ1 areas. It does not make sense that some RZ1 blocks would have additional planning permissions that would increase the value of those blocks, but neighbouring blocks would not be able to access those same permissions to improve the value of their land. Therefore, I believe that approving these changes would set a precedent for other RZ1 owners and to seek additional planning permissions for their blocks. There should not be different rules for blocks within the same zone. The existing RZ1 zoning permissions should be preserved.

Planning Principles

As noted the proposal is entirely inconsistent with any acceptable planning principles and in fact seems to be advanced purely for Government financial reasons and thus may not be in accordance with legal requirements of the relevant legislation.

Recommendation

I strongly oppose the proposed variations to the Territory Plan for RZ1 Fluffy blocks. I recommend that the Government abandon the changes.

Regards

David McKean
14 May 2015

Minister Gentleman

Minister for Planning

Dear Minister

It is understood that DV343 relating to Residential blocks surrendered under the loose fill asbestos insulation eradication scheme has been referred to you for determination. It is understood that this is largely in the form previously issued for public consultation. **The overwhelming response to that consultation process was not supportive of the draft variation.**

The failure to respond to the concerns of the majority of those responding, once again, unfortunately, indicates that consultation within the Territory is largely a **sham**. If you believe you can adequately address your conflict of interest in this matter, it is recommended you reject DV343.

Regards David

[David McKean](#)