



A.C.T. LEGISL. ASSEMBLY COMMITTEE ON	
SUBMISSION NUMBER	57
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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 without due regard to the impact on surrounding blocks 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 adjacent and nearby land holdings and consequently government rate revenue;
- make it more difficult for current Mr Fluffy owners to repurchase their land; and
- adversely impact the valuation of surrounding land holdings.

**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. As a consequence the value of neighbouring blocks would be adversely affected.

**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. 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 343 for RZ1 Mr Fluffy blocks. I recommend the ACT Government abandon these changes.

Yours faithfully, *A*