



LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

CAROLINE LE COUTEUR MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), MARK PARTON MLA

Inquiry into referred 2017–18 Annual and Financial Reports

ANSWER TO QUESTION TAKEN ON NOTICE

9 November 2018

Asked by Alistair Coe MLA:

In relation to: Lease Variations where the DA has been approved and the Lease Variation Charge that applied in each of these DAs

MR PARTON: What is the maximum number of stories permitted for a building under RZ5 for that site?

Mr Ponton: I believe, for that site, it is seven stories.

MR PARTON: It is seven, right. Okay. And, if indeed hypothetically, we did end up at 200 plus units from the original 44, what is a ballpark LDC on that?

Mr Ponton: That goes into, what I would refer to as the dark arts of valuation, which I am not an expert. But those—I would not even—

MR PARTON: I know it is a dangerous—

Mr Ponton: I would not want to hazard a guess, Mr Parton, on that. It is a—

MR PARTON: Okay.

Mr Ponton: It is beyond—

Ms Berry: Sorry, I have just—I do not have the detail here for you. But, just with regards to Mr Ponton's response around whether or not that DA would be approved, at that level—I was just trying to find out whether we had some information about how many of those kinds of development applications had been approved—

MR PARTON: Yes.

Ms Berry: —in the past. And why they were approved, in what sort of makeup? You know, were they doing all the right things as far as the community and the build and all that sort of thing. So I would like to, if you are interested, Mr Parton, to get some information on that for the committee. I think it would be useful.

MR PARTON: Thank you.

Mr Ponton: And, just going back to the matter of the valuation, what I can say, and as I said I am not an expert, but having more units would suggest that they are smaller units. They might be one-bedroom units as opposed to a mix of three and four-bedroom units. That can all impact on the valuation.

So it is not automatic that because you have more units that it is an expedient growth in the overarching value. Because you do need to think about the mix. But that is for the experts to determine.

MR COE: Madam Chair, can I just please ask, when you take that question on notice, in effect, about the number of DAs that have been varied before construction, can you please—

Ms Berry: No, no. It was around what—

MR COE: No, lease variation, I should say.

Ms Berry: Yes.

MR COE: So, can you—but through a DA process. Can you please also advise what the lease variation charge has been for each of those varied leases?

Mr Ponton: Yes, we can do that.

Mick Gentleman MLA: The answer to the Member's question is as follows:—

If a Crown lease permits 'residential use only', then a lessee could build a number of dwellings in accordance with Territory plan requirements without a development application.

If a proponent sought to unit title a 'residential use only' Crown lease to express the number of dwellings, this would attract LVC at a codified rate.

If the Crown lease already provided for a maximum number of dwellings, then a variation would be needed to add any additional dwellings and this would also attract LVC.

Page 36 of the ESPDD Annual Report states that:

- 239 lease variation DAs were lodged in the financial year, including 112 that were lease variations only; and
- 207 DA LVC's were determined in the financial year with a revenue of \$15,830,445.00.

Approved for circulation to the Standing Committee on Planning and Urban Renewal

Signature:



Date:

22/11/18

By the Minister for Planning and Land Management, Mick Gentleman MLA