

The Secretary,
Standing Committee on Planning, Environment and Territory and Municipal Services,
Office of the ACT Legislative Assembly.
via email: committees@parliament.gov.au

Representation on:

Draft Variation to the Territory Plan No. 308 Cooyong Street Urban Renewal Area

Recommendations:

1. Restrict the zoning of complexes to RZ5 or RZ4.
2. Use the existing zone development codes or the current Multi-Unit Housing Development Code to set height limits, plot ratios and other development parameters.
3. Introduce mandatory building defect insurance for all primarily residential buildings, not just 3 stories or less.
4. Insist on “pepper and salting” the remaining 10% of the remaining social housing tenants in new apartment complexes.
5. Provide for community facility space in complexes which would be available and affordable for smaller individual service providers. We have been told that affordable community facility space for smaller and mid-sized groups is very limited in the ACT and the need for it is high.

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