

Standing Committee on Planning, Environment
and Territory and Municipal Services

Email: committees@parliament.act.gov.au

Dear Sir,

Comments to Draft Variation to the Territory Plan Number 343 (DV343)

Our home is a Mr Fluffy house. We live in Turner and endorse the comments lodged by the Turner Residents Association.

We are grateful that the Assembly has provided a bi-partisan solution to this problem but believe that there are improvements that could be made to the response.

The NSW response has a straightforward option for Fluffy owners to stay on their blocks. These people are offered certainty that allows them to rebuild. We would love to rebuild on our block, as we like where we live and have many friends in our street.

In theory we have an option to buy back the block but in practice this is almost impossible because of price, timing and zoning uncertainty. We are being paid the 2014 value and would have to pay possibly the 2020 price for the block. Prices have already moved up significantly in the last 10 months. Price uncertainty increases with the addition of the RZ2 rights to the block.

In our case we have been advised that RZ2 rights will not be attractive or at best minimally attractive to a buyer as the block is not big enough to be commercially viable for two small buildings. There is more value in a single larger house. Our block is 843m² and because of the frontage length can only have 35% floor area for one or two buildings. Two buildings could only total 295m². This floor space includes 36m² for garages. Two houses with only 129 m² of living space are probably too small for a developer to make a profit. Nevertheless the additional RZ2 rights are adding to the uncertainty we face. We don't think our circumstances are unusual.

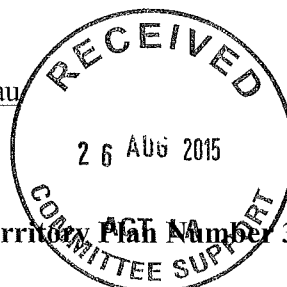
We believe the Task Force has overestimated the additional return to the Government that RZ2 rights will bring and has completely ignored the social capital that is lost by breaking up neighbourhood ties. If the Government wishes to add RZ2 rights to RZ1 zoned blocks to raise additional funds then this can be done in a more systematic and profitable way by applying it to suitable Public Housing homes it sells as part of its regular housing management and renewal program. The selling home owner would not be disadvantaged and the rezoning would be done in a more considered way than by the choice of building insulation made more than thirty years ago.


We ask that DV343 not proceed and that Fluffy owners be given a genuine rather than theoretical opportunity to stay on their block.

We are happy to give evidence at a Public Hearing if the Committee believes it would be useful.

Yours sincerely

Neil and Rachel Parsons



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