

25 August 2015

Submission on
Draft Variation to the Territory Plan No. 343

To whom it may concern,

I would like to submit my objection to the proposed *Draft Variation to the Territory Plan No. 343: Residential blocks surrendered under the loose fill asbestos insulation eradication scheme*.

I am an owner of a property affected by the Mr Fluffy buyback scheme. I have two objections to DV343.

Firstly, it is not fair. It is not fair on the owners of Mr Fluffy blocks that want to buy their blocks back and rebuild their homes and lives in the communities they have lived in until effectively evicted by the ACT government.

I have to accept that in dealing with the ACT Government and the Asbestos Taskforce that there cannot be, and will not be, one ounce of compassion to my situation, and that the government would prefer that I just got out of the way. This is supported by the threats and bullying tactics used thus far to intimidate us into selling our property to the government for substantially less than fair market value, and the lack of information as to when we might re-purchase our land or for how much. Threaten compulsory acquisition, set a deadline to agree to the scheme with no other options or flexibility, but the key information required to make an informed decision cannot, or will not, be provided. That is bullying!

Furthermore, I must protest that increasing the land value by an indicative 25% following rezoning under DV343 (confirmed in a meeting with the ACT Asbestos taskforce) is not fair. It is not fair that I will need to pay approximately an additional \$120,000 to repurchase my block of land to rebuild my house due to rezoning that I do not want and will not use. I only want to rebuild a single family home on my block. Why should I be forced to pay for an 'add-on' to my block that I don't want? When I asked the Taskforce I was told that the rezoning was being done to give me options. All I want is the option to say no!

It would be fair if blocks were ONLY rezoned if the original owner who has already lost a considerable amount of money and endured a significant amount of family stress chooses NOT to re-purchase their block.

Secondly, the sole purpose of DV343 is to increase the land value of the majority of blocks purchased by the ACT Government under the Mr Fluffy Asbestos buyback scheme, and offset the overall cost of that scheme. Put simply, this is not a compelling reason to abandon good planning practices and ruin the amenity of a very large number of Canberra streets and communities. While the increased revenue for the ACT Government can be easily quantified, the cost to Canberra cannot.

What price does the Barr Government put on the soul of ACT suburbs? Big decisions, decisions that matter, decisions that affect the quality of life of so many people should never be based on money alone. Big decisions should be based on values and a sense of what is right. They should be made for the betterment of all Canberrans, not for short-term financial reasons. DV343 will rip the soul from Canberra's beautiful suburbs and once its gone you can't get it back.

All I ask is that you do what you were elected for: Represent the best interests of all your constituents.

This is a decision that needs to be made on values, not money. I trust you'll make the right decision and reject the proposed changes under DV343.

Regards

Brad Hansen