



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

QTON No. 1

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES
JO CLAY MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), MARK PARTON MLA

Inquiry into referred 2019–20 Annual and Financial Reports and Budget Estimates 2020-21
ANSWER TO QUESTION TAKEN ON NOTICE
25 February 2021

Question asked by Mr Coe MLA and taken on notice by Minister Gentleman.

In relation to: Re-use of assets

MR COE: So there are policies about densification and then policies about all sorts of other things, but not about how we better use our existing assets as a city?

Mr Gentleman: No, I think those decisions are made as we go through the planning process. So early on, we look at the assets that are available, and then the pressure on assets as we grow as a city. So all of those discussions we have had at the early stages. So if we are looking at the changes to density along transport corridors, town centres, then there is going to be pressure on existing assets.

Those discussions have already been had at the initial stage, and they will be built on as we go through to do the planning for that density.

MR COE: So were any—

Mr Ponton: The existing planning system—sorry, if I may, Mr Coe. The existing planning system does not preclude adaptive reuse, but it is not a key—

MR COE: Are there any LVC concessions that are given for adaptive reuse?

Mr Ponton: Not currently, but there were, as I recall, but I would need to clarify that. I think quite a number of years ago there was some—

MR COE: That is right, and—I think that is right. I think there might have been a disallowable instrument or something along those lines. So just wondering how the ACT government got from a point where there was a policy, or some recognition of the importance of actually better utilising the city's current assets rather than knocking down ten-storey buildings just to replace it with another ten-storey building, why the government would not have such a policy, and what happened to actually move away from past concessions for LVC?

Mr Gentleman: That is some research I will have to do, I think, with Treasury and CMTEDD as well, but happy to take that on notice.



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MINISTER STEEL: The answer to the Member's question is as follows:—

There are currently no lease variation charge (LVC) remissions given for adaptive use. The previous adaptive use remissions were not taken up by industry, and so were not continued by the Government.

A range of broader economic stimulus remissions have been available since that time, including the current construction sector recovery remission.

Approved for circulation to the Standing Committee on Planning, Transport, and City Services

Signature:

A handwritten signature in blue ink, appearing to be "Chris Steel".

Date:

5/3/21

By the Acting Minister for Planning and Land Management, Chris Steel MLA