



Mick Gentleman MLA

MINISTER FOR PLANNING
MINISTER FOR COMMUNITY SERVICES
MINISTER FOR WORKPLACE SAFETY AND INDUSTRIAL RELATIONS
MINISTER FOR CHILDREN AND YOUNG PEOPLE
MINISTER FOR AGEING

MEMBER FOR BRINDABELLA

Mr Gary Kent
Chair
Inner South Canberra Community Council
PO Box 3310
MANUKA ACT 2603

Dear Mr Kent

Thank you for your letter of 16 December 2014 and copied to Mr Shane Rattenbury MLA Minister for Territory and Municipal Services, and Mr Jeremy Hansen MLA, about planning for the blocks affected by loose fill asbestos. I appreciate your concerns relating to potential impacts for the residential RZ1 suburban areas of Canberra as identified under the Territory Plan.

I can confirm that the Government is considering a draft variation to the Territory Plan in relation to the affected blocks. However, there is no proposal to amend the *Planning and Development Act 2007*(Act).

The sole purpose of the draft variation is to facilitate the timely and cost effective remediation of these affected blocks with minimal impact on the surrounding areas. I have no intention or desire to use the affected blocks as a platform for pursuing residential policy changes to the Territory Plan. In this regard, there will be no changes to the Territory Plan provisions introduced as part of variation 306 proposed by this draft variation.

While the draft variation is yet to be finalised, it is intended to vary the Territory Plan for a number of affected blocks including:

- Blocks in the RZ1 suburban zone;
- Blocks subject to the ACT Government Buyback Program;
- Blocks that are not heritage registered; and
- Blocks that are 700m² or greater in area.

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601
Phone: (02) 6205 0218 Fax: (02) 6205 0368 Email: GENTLEMAN@act.gov.au
Twitter: @GENTLEMANMick Facebook: www.facebook.com/MickGentleman



In the inner South suburbs of Canberra (Yarralumla, Deakin, Red Hill, Forrest, Narrabundah, Griffith, Barton, Kingston, Parkes and Fyshwick) the draft variation would affect fewer than 50 blocks.

When finalised, I anticipate the draft variation will include the following changes to the Territory Plan multi unit housing development code to:

- allow unit titling for dual occupancy development on affected blocks that are 700m² or greater;
- apply an appropriate plot ratio for the affected blocks; and
- stipulate that a registered architect design the redevelopment of the subject blocks.

The draft variation will be subject to the statutory requirements of the Act including mandatory public consultation. In this regard, I would encourage and welcome your comments on the draft variation when it is released for comment.

I would stress that this draft variation is intended to respond to an exceptional circumstance. However, it would be remiss of the Government not to seek to recoup at least part of the significant costs involved in remediating the affected blocks through modest increases in development opportunities.

I thank you for raising your concerns with me. I trust that I have clarified the situation and I look forward to your ongoing and active participation in resolving this unprecedented whole of ACT issue.

Yours sincerely



Mick Gentleman MLA
Minister for Planning

21st January 2015

Cc: Mr Shane Rattenbury MLA
Mr Jeremy Hansen MLA