

21st August 2015

Committee Secretary
Standing Committee on Planning, Environment and
Territory and Municipal Services

Via Email: committees@parliament.act.gov.au.

Dear Sir or Madam

**Submission from the Master Builders Association of the ACT
Territory Plan Draft Variation 343 (DV343)**

Thank you for allowing the Master Builders Association of the ACT (MBA) to make this submission on Draft Variation 343 (DV343) to the standing committee.

The MBA would welcome the opportunity to attend the committee hearings to answer any questions about our submission.

The MBA's submission to DV343 dated 25 May 2015 is attached to this submission. The grounds of our original submission remain our submission to the standing committee. In summary, the MBA supports DV343 and requests that the standing committee consider expanding the opportunity to build dual occupancy on all blocks in the RZ1 zone greater than 700m².

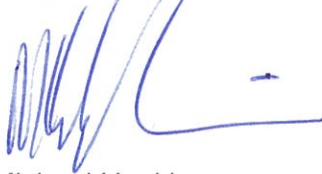
DV343 proposes a very minor intensification of housing within existing suburbs (less than 1% increase in density). Encouraging greater diversity of housing within existing suburbs directly supports a number of important planning principles which are reflected in the Territory Plan. These principles are repeated in planning strategies across Australia, and many other jurisdictions include planning provisions which allow dual occupancies in existing urban areas. This is sensible planning which is strongly supported by the MBA.

The concerns expressed by many objectors to DV343 relate to building design issues, such as building bulk, scale and over-shadowing. It is important to distinguish these building design issues, from issues relating to land use. In relation to DV343, we contend that it is not the land use that creates the impact on neighbours, but poor building design. The issues raised in various submissions are valid building design issues which are appropriately mitigated by the design controls proposed by DV343. These issues do not relate to the use of the land as a dual occupancy. In fact greater impacts could be caused by a poorly designed single detached house, than a well designed dual occupancy.

We believe it is important that the standing committee take the opportunity to take a step towards achieving the Territory Plan's policy objectives (albeit a small step), and implement DV343 as proposed or with expanded provisions that permit dual occupancy dwellings on all RZ1 zoned blocks greater than 700m².

If you require any further information, or would like to clarify any points made in our submission, I may be contacted on (02) 6247 2099.

Yours sincerely

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end.

Michael Hopkins
Deputy Executive Director

Enc.