

Joint Standing Committee on the National Capital and External Territories

Inquiry into the role of the National Capital Authority

Submission from GP and KE Anderson

This submission addresses one aspect of the first term of reference for the above inquiry, that is, the current local planning function of the NCA.

My wife and I live at and own the property at 6 Hobart Ave Forrest, in a residential precinct which is a designated area under the National Capital Plan, and for which the NCA at present has planning control. This is the area bounded by Hobart Ave, Adelaide Ave, State Circle and National Circuit. In November 2003, following appropriate examination and consultation, the NCA approved a Development Application for a dual occupancy development on our property. We have not yet gone ahead with this because of particular circumstances. However the NCA procedures do not place any time limitations on the approval and under the current arrangements the right to proceed with the development will continue to be available.

We believe that some other residents in the precinct are in a similar position.

We understand that an issue before the Committee is whether the planning responsibility for the precinct should remain with the NCA. In our view, given the relationship of the precinct to Parliament House, the main avenues involved, and the long term view that needs to be taken in relation to planning around and leading to Parliament House, there is a persuasive case for that to be reaffirmed. There seems little reason why this precinct should be excluded from the areas for which the NCA exercises a national responsibility simply because it is residential.

However, if this planning function was to be transferred to the ACT, and noting that the precinct may not be identified for higher density redevelopment under current ACT planning policies, we would like to be satisfied that the dual occupancy approval we now have would still apply and would not be subject to removal or review. That would be neither appropriate nor fair in our view.

In the event that the Committee recommends transfer of planning authority to the ACT, we request that the recommendations include a proviso that the fact and form of current development approvals be maintained.



Graham Anderson
For Graham and Karen Anderson
08 April 2008