



## Mick Gentleman MLA

Member for Brindabella

Manager of Government Business  
Minister for Police and Emergency Services  
Minister for the Environment and Heritage  
Minister for Planning and Land Management  
Minister for Urban Renewal

Obj 17/33608

Mr Tom Duncan  
Clerk  
ACT Legislative Assembly  
London Circuit  
CANBERRA ACT 2601

Dear Mr Duncan

Thank you for your letter of 30 November 2017 regarding petition No. 32-17 lodged by Mr Steel MLA on behalf of certain Australian Capital Territory residents.

I note the contents of the petition and request to the Assembly.

In addressing the petition I note there is no section 10 in Woden. My response is therefore based on the assumption that the petition reference is to sections 3 and 9, which both lie adjacent to section 69 in Lyons and contains the Bellerive multi-unit residential development.

In regards to the first item, the Standing Committee on Planning and Urban Renewal has completed its inquiry into DV344 and has published its recommendations. I will make a decision on the variation once the planning authority reviews and addresses each of the recommendations made by the Committee. Notwithstanding this, DV344 currently has interim effect, which means that under section 72 of the *Planning and Development Act 2007*, development applications must be assessed as if the provisions of DV344 are part of the Territory Plan.

In regards to the second item, the current Territory Plan provisions do not specify a building height for the Woden town centre which has led to some confusion. The Woden master plan and subsequent Territory Plan variation aim to provide a measure of certainty by introducing maximum building heights for development across the town centre. The building heights included in DV344 do not in themselves guarantee development approval, as development will also need to demonstrate that it does not detrimentally impact on the amenity of surrounding areas and meets other requirements. This means that development applications will still be required to demonstrate that they are compatible with the surrounding area.

It is noted that the Committee has recommended reducing the maximum building height on section 3 to match what was previously approved on the site, which was a development up to 19 storeys. This recommendation will be considered prior to finalising the variation.

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In relation to the third item, the proposed marker building provisions in DV344 are based on the approved Woden town centre master plan. As noted previously, the Committee has recommended that the marker building provisions remain, though reduced to 19 storeys. I will carefully consider the recommendations made by the Committee.

Any future development applications for development within sections 3 or 9 will be assessed by the planning and land authority in accordance with the relevant planning legislation and provisions in the Territory Plan, and be subject to consultation with the community.

Yours sincerely



Mick Gentleman MLA  
Minister for Planning and Land Management

14/2/78