

21 August 2015

The Committee Secretary  
Standing Committee on Planning, Environment and Territory and Municipal Services  
ACT Legislative Assembly  
London Circuit  
CANBERRA, ACT 2601

DRAFT VARIATION TO THE TERRITORY PLAN No 343

I write in support of Draft Variation No 343 to the Territory Plan: Residential blocks surrendered under the loose fill asbestos insulation eradication scheme.

My "Mr Fluffy" home in Deakin - Block 1 Section 63 - is currently zoned RZ1. Over the 19 years I have lived here, the house has been extensively renovated and reconfigured to meet my needs. The area is centrally located and in easy walking distance of shops, cafes and public transport. The house is opposite a small urban park. I am now 69 years of age and was expecting to continue living here independently for as long as my health allowed.

Faced with the "Mr Fluffy" situation, my continuing wish has been to retain my block and rebuild. Accordingly, I have agreed to surrender my block but stated my intention to buy the block back when demolition is complete and it is offered for resale. Draft Variation No 343 is crucial for me because I understand it would allow 2 unit titled dwellings to be built on the block and for one to be sold as a means of financing the other. The result for me would be a smaller block but with a new home suitable for my needs and in the location I have known and enjoyed for the last 19 years.

I believe 2 units could be built on the block without detracting from the residential amenity of the area or disadvantaging my neighbours. The block is 1044m<sup>2</sup> and is on a corner allowing both residences to have street frontage and separate driveways in keeping with other homes nearby. The proposed changes in plot ratios would also allow greater flexibility in arriving at a design that would offer 2 comfortable homes in keeping with the existing residential RZ1 zoning of the area.

If Draft Variation No 343 is not implemented, my options for rebuilding would be significantly reduced both from the point of view of what kind of dwelling could be built and how it could be financed given my limited resources.

Sandra Fenwick