

 A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE	
SUBMISSION NUMBER	28
DATE AUTH'D FOR PUBLICATION	5/3/10

Standing Committee on Planning, Public Works
and Territory and Municipal Services
Legislative Assembly for the ACT
GPO Box 1020
Canberra ACT 2601



Dear Committee Members,

Submission

Inquiry into RZ3 and RZ4 Residential Development
Policies - Inner North Canberra

Term of Reference:

- (1) the merits of maintaining:
 - (b) the moratorium on redevelopment in Turner
Section 47

*As a long term resident of Section 47 Turner I support the
continuation of the section as a "no redevelopment" area
The "no redevelopment" definition refers to residential
development that involves:

a) substantial or total demolition of an existing dwelling
on land previously used for residential purposes and
replacement with one or more new dwellings

b) establishment of one or more new dwellings on land
previously used for residential purposes in addition to an
existing dwelling

c) substantial alterations to an existing dwelling that would
result in a significant change to the scale and/or character

of the dwelling.

- These controls would protect Section 47 as one of the few remaining areas of single storey post World War II housing where low scale dwellings with wide front setbacks blend with wide tree-lined streets to create a good example of the Garden City style of urban planning. Each of the streets surrounding the section, Macleay, Greenway, Bent and Holder, has its own particular landscape value and the imposition of larger scale multi-unit buildings on the landscape would destroy it.
- A Streetscape Study carried out by the National Trust and the Turner Residents Association resulted in a submission to have Section 47 along with Sections 46, 48, 49 and 50 listed on the ACT Heritage Register. However the application could not be fully considered until more detailed information on the early history of the area was obtained. Two applications to the Heritage Fund for funding to complete this further study were unsuccessful.
- The proximity of Section 47 to the Heritage listed Haig Park adds to the heritage and landscape value of both.
- The Garden City Variation describes the large amount of tree planting as a significant characteristic of Inner North Canberra contributing to Canberra's Garden City character. Now more than ever the value of trees is being realised by the community. However, in areas where multi-unit dwellings dominate, for example Gould Street and Moore Street Turner and parts of Braddon, numerous trees have been removed. Replacement vegetation is minimal and sparse and appears to be forgotten once buildings are occupied.

• Although some submissions suggest that dual occupancies and new single detached dwellings should be permitted I feel that these changes would substantially alter the character of the area. The "no redevelopment" moratorium from 2002 to 2009 has not prevented residents from renovating and extending their dwellings to suit their needs. The controls have ensured that the general character of the red brick bungalow style of housing and the ambience of the area is preserved.

• From my understanding of the Inner North Precinct Code of the Territory Plan, Section 47 is a "no redevelopment" area with no mention of a moratorium.

As the new Territory Plan was approved in March 2008 it seems too early to reconsider the situation given that residents make plans according to the Territory Plan and would not anticipate changes for several years.

Submissions were made by myself, the Turner Residents Association and others prior to the new Territory Plan suggesting that Turner Section Master Plans be incorporated in their entirety into the new Plan. It was the intention of the submissions that the moratorium ~~of~~ on Section 47 be extended in perpetuity.

Subsequently the Master Plans were incorporated into the Plan as part of the Inner North Precinct Code. In particular the Code states that redevelopment is not permitted on Section 47 (and part Section 63). There is no mention of a moratorium or time limit.

Thank you for considering my submission

Yours sincerely

Agresham (Patricia Gresham)