

Abby Robinson

To The Standing Committee on Planning, Public Works and Territory and Municipal Services

Re- RZ3 and RZ4 residential redevelopment policies in inner north Canberra

I wish to address the planning committee about the application of different zonings over time in Braddon and how these are affecting current and potential future residents. In particular RZ2 residential redevelopment policies for areas of Braddon that were already in place prior to 2002.

My name is Abby Robinson and I am writing on behalf of **rezoning Block 2/Section 24 (4 Farrer St. Braddon) and surrounding areas from a RZ1 zone to a RZ2 zone.**

Multi dwellings were permissible in this area up to 2002 and though I understand the arguments for reversing this decision it seems that the future of planning will progress in this region and near by regions as it is a highly sort after area for many reasons.

Currently the committee is considering RZ3 and RZ4 residential redevelopment policies for areas including Braddon. This would suggest a denser population increase is being considered in that area as there is demand for it.

There are currently many blocks in Braddon near the above area that are just single dwellings but have been caught literally in the middle of the multi dwelling movement and now are unable to build multi dwellings themselves because the rezoning changed again.

I would urge the committee to please re-consider residential redevelopment policies for the Braddon areas that were once RZ2 residential zoning to go back to that type of zoning (or at least for the Braddon areas that are now surrounded by multi-level dwellings). These homes are old now and it would give owners the opportunity if they chose to either build new dwellings for themselves/family or sell to those who would like to invest in those types of buildings.

As it currently stands these homes look very odd surrounded by other multi dwelling homes. Furthermore, it is very disruptive to these residences as they are surrounded by a multitude of neighbours that they currently have no choice about.

Rezoning the above Braddon area to RZ2 would be extremely beneficial for many people who want to move into the city area but are also looking for a less intensive population environment. It would keep in line with what most dwellings are like now in this area (ie multi dwellings RZ2) and would not be out of place in the least.

Furthermore, it would also support any RZ3 and RZ4 residential re-development policies in this region as it is reconfirming the need for higher density development in that area.

I look forward to your reply.
thankyou
Abby and family