

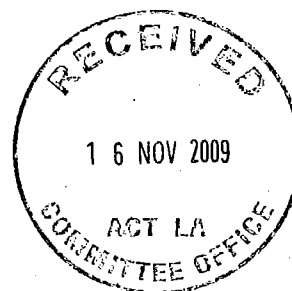
Combined residents submission Section 47 Turner: RZ3 and RZ4 Inquiry North Canberra
committees@parliament.act.gov.au,

Attn Ms Nicola Derrigo

Monday, November 9 2009

Dear Ms Derrigo,

	A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE
SUBMISSION NUMBER	8
DATE AUTH'D FOR PUBLICATION	27/11/09



Please find enclosed a submission by residents of Section 47 Turner to the Legislative Assembly Standing Committee on Planning, Public Works and Territory and Municipal Services re their inquiry into the application of RZ3 and RZ4 zoning in North Canberra and the moratorium in Section 47.

We invite Committee members to come and have look at this unique area. Contact person Jim Garvey, mob [REDACTED]

Due to a history of harassment of residents by some real estate agents we sincerely request that this submission be deemed confidential as it contains contact details of many residents.

We believe the following should be considered by the committee re the moratorium on development in Section 47 Turner:

Redevelopment in Section 47 be prohibited (except to the extent that single dwellings can be extended, demolished and re-built and dual occupancy the maximum allowed).

Although Section 47 does not have heritage listing there are heritage considerations. The 2004 application by the National Trust and TRA for Section 47's streetscape (along with section 46 and 48) to be included on the Heritage Register was rejected only on the basis that a historical background was needed before the application could be properly considered as warranting heritage listing. This remains unresolved.

ACTPLA acknowledges the need to support a mix of types of residences in an area to encourage a sense of community. To promote a broad mix of residents (retired, students, families, working couples etc) there needs to be a mix of residence types.

The large number of existing unit developments, including those under construction, in the suburb encourage transient residents. Two storey, multi-unit developments largely consisting of one bedroom apartments are incompatible with surrounding single storey family cottages.

Section 12 of the *Human Rights Act 2004* provides that everyone has the right not to have his or her privacy, family, home or correspondence interfered with unlawfully or arbitrarily. It could be argued that properties affected by having their neighbours looking over and into their residences

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(as is the case of multistorey developments surrounded by single storey cottages) could be in breach of this section of the act.

Application of RZ3 to Section 47 Turner is not consistent with ACTPLA's design requirements which aim to preserve coherence in style and structure in settled residential areas. There is strong support in the area for retention of the streetscape which will be impossible if multi-unit 2 storey buildings are permitted. e.g Macleay St north of Condamine St.

The inability of the infrastructure to cope with further developments – poor water pressure, sewerage issues, poor run-off after rain caused by development – flooding of streets and the need to provide further community facilities (such as green space) if density is increased. Current policies are inconsistent; on one hand aiming to build big car parks in inner city suburbs like Turner, whilst on the other hand aiming to increase density in inner city to encourage less use of motor vehicles.

Residents need stability as to zoning – zoning has been changed a number of times in last decade. Residents feel they will be forced to leave their homes if big scale development is allowed;

Safety issues – parking, cars, traffic congestion, construction sites – will impact on resident children and Turner school.

Yours faithfully,

Name

Address

Phone number

Email

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Ken Archer

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