	A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE
SUBMISSION NUMBER	28
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The Property Owners and Residents  
18, 31, 33 and 37 Meldrum Street  
Weston ACT 2611

24 August 2015

Attn: Standing Committee on Planning, Environment  
And Territory and Municipal Services

Dear Sir / Madam,

**Re: Draft Variation to the Territory Plan 343**

We the undersigned wish to bring to the attention of the Taskforce our objection to the possibility that the property known as 35 Meldrum Street Weston (Block 18 and Section 13), identified as a 'Mr Fluffy house', be rezoned under this Variation to allow for the construction of dual occupancies on the existing block.

As the closest neighbours to this property, we are well placed to both predict the possible impacts of such a decision, and to be impacted on by such a decision.

The general reasons for our objection relate to the possible impact on the noise, traffic, parking implications and general amenity of what is a relatively quiet loop street in Weston.

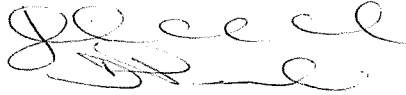
The specific reasons informing our objection include:

1. 35 Meldrum Street is a battle axe block with access via a shared driveway with 33 Meldrum Street. Two residences on 35 Meldrum Street would result in significantly more traffic along what is a narrow driveway and increased traffic noise impacting on numbers 31 and 37 Meldrum Street.
2. The shared driveway to 33 and 35 Meldrum Street enters Meldrum Street on the corner of a 'U' shaped street where there is very limited space on Meldrum Street at that point for parking for visitors to Numbers 33 and 35 Meldrum Street. A dual occupancy situation on Number 35 would exacerbate what is already a difficult situation whereby visitors frequently park on the nature strips and front yards of properties near the driveway.
3. There is a stormwater / easement running along the front of 33 and 35 Meldrum Street, a factor that would make a dual occupancy option on number 35 less attractive given the planning guidelines (building / plot ratio) for dual occupancy developments.
4. Monday is the day each week that bins are emptied in Meldrum Street. Each Monday, particularly the alternate week when recycling and rubbish bins are both emptied, there is potential congestion in the street because of the street's 'U' shape, the narrowness of the road and the number of bins, This is made worse when visitors' cars are parked in the street and access to the bins by the rubbish trucks is difficult. This would be made worse if Number 35 Meldrum was a dual occupancy block.

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We look forward to a favourable outcome.

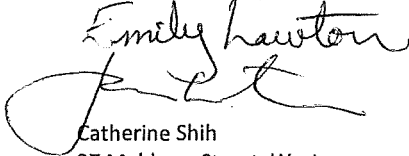
Julie Havenhand and Ian Parramore  
Meldrum Street, Weston



Jennifer Carlin  
31 Meldrum Street, Weston



Emily and James Lawton  
33 Meldrum Street, Weston



Catherine Shih  
37 Meldrum Street, Weston

