

Email: committees@parliament.act.gov.au

The Standing Committee on Planning, Environment and Territory and Municipal Services

Dear Committee members,

Thank you for the opportunity to make a submission into DV 343.

I understand the financial imperatives behind DV 343 but believe that a far more compassionate and nuanced approach is needed.

The essence of DV 343 to rezone affected blocks makes it only possible for very wealthy 'Mr Fluffy' owners to be able to buy back into their original blocks and rebuild. This is unfair and a true sledgehammer approach. The owners received 2014 valuations for their property and face the prospect of buying back the land over the next five years at much higher prices due to the rezoning, let alone rebuilding costs. They will also have to compete with developers whose sole motive is profit.

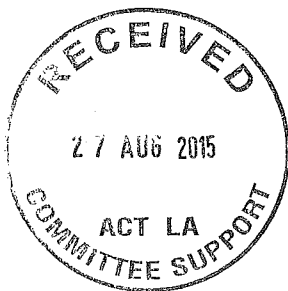
This will push current owners to sever community links which some have built up over decades and to leave houses they wish to stay in. I am amazed at a government response that takes a one size fits all approach to this difficult problem. Surely there is the ability to look at the variety of situations and adjust the response accordingly in a relatively small city? It seems completely heartless to virtually evict people from their houses in order to rezone their land.


DV 343 also impacts on neighbours of affected properties. Taking such an approach as advocated in DV 343 ignores all town planning principles and is a very concerning precedent. The basis for redevelopment is something that some homeowners decided to do thirty years ago - bizarre. Is this really the best town planning response the ACT can come up with?

Regards,

Jim Garvey

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