



A.C.T. LEGISLATIVE ASSEMBLY COMMITTEE OFFICE	
SUBMISSION NUMBER	44
DATE AUTH'D	
CLASSIFICATION	

Dear Sir/Madam,

I strongly object to the Draft Variation 343. I do not support changes to the planning permission for any RZ1 Mr Fluffy blocks. The proposed changes would negatively impact on my quality of life and is destroying the character and integrity of established suburbs.

Breaches to the ACT Territory Statement of Strategic Directions

Changing the zoning rules for blocks without regard to their proximity to commercial centres or major roads is in direct contradiction of the Plan's objective to have lower density as you move away from centres/major roads. It will negatively affect the garden city character of these suburban areas because dual occupancy dwellings could be built closer to existing neighbours and there will be less garden area available in the blocks themselves.

Breaches to the RZ1 Suburban Zone Objectives

The proposed changes allow for two double storey dwellings where the 50% plot ratio is allowed, this is in clear defiance of the stated objective for low rise, low density dwellings. The dual occupancy unit titling will also encourage more than one dwelling to be built in these areas, which also compromises the aim to achieve single dwelling residences.

DV343 breaches RZ1 Suburban Zone Objective b):

"Protect the character of established single dwelling housing areas by limiting the extent of change that can occur particularly with regard to the original pattern of subdivision and the density of the dwelling".

The proposed changes would be a very clear breach of the above objective because the proposed subdivision and increased density to be permitted on these blocks will be a complete change from the original land use pattern.

Devaluation of neighbouring blocks in Mr Fluffy Streets

The proposed changes to the planning permissions for RZ1 Mr Fluffy blocks will encourage higher density dwellings (units – some multi-storey) in what are supposed to be quiet residential areas. Those suburbs were originally designed to be quiet single dwelling areas with limited noise and traffic. The proposed changes would make those areas more like an RZ2 zone, with medium density dwellings and the associated increases in noise and parking problems.

Inconsistency within planning zones

The proposed changes would create inconsistencies within RZ1 areas. It does not make sense that some RZ1 blocks would have additional planning permissions that would increase the value of those blocks, but neighbouring blocks would not be able to access those same permissions to improve the value of their land. Therefore, I believe that approving these changes would set a precedent for other RZ1 owners to seek additional planning permissions for their blocks. There should not be different rules for blocks within the same zone. The existing RZ1 zoning permissions should be preserved.

Recommendation

I strongly oppose the proposed variations to the Territory Plan for RZ1 Fluffy blocks. I recommend that the Government abandon the changes.

Regards
Emma Wensing,
27 Aug 2015