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To the Standing Committee on Planning, Environment and TAMS

The property next door to our home will be surrendered under the loose fill asbestos insulation eradication scheme. Both properties are in an RZ1 Zone. The property to be surrendered is a very large corner block, and the current proposal will allow 2 x 2 storey dwellings to be built on this block.

We are very concerned that the recommended final variations 343 to the Plan will allow multiple 2 storey dwellings to be built on RZ1 zoned blocks. The Plan variations include ineffective provision to ensure potential for the multiple 2 storey dwellings will be designed in such a way as not to have a significant shadowing, impact privacy due to overlooking and result in a higher density visual impact from neighbouring sides of the property boundary. In our view it may be almost impossible to reduce the impact of the imposition of multiple 2 storey dwellings on a single suburban block

Our secondary concern is the significant reduction in our property value as a direct consequence permitting dual occupancy and multiple 2 storey dwellings on this block.

We request the Committee give consideration to recommending the final variations 343 to the Territory Plan (the Plan) apply a single storey height limit to all dual occupancy in RZ1 Zones.

Robert and Anna Franco