

Draft Variation to the Territory Plan No 343
Residential blocks surrendered under the loose fill asbestos insulation
eradication scheme

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. I especially do not support changes to the planning permissions for the Mr Fluffy blocks in my street: Bingley Cres, FRASER. The changes would negatively impact on my quality of life and on the value of my property.

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 in what are supposed to be quiet residential areas. I purchased my property in an RZ1 zone because I wanted to live in a quiet area with limited noise and traffic. The proposed changes would make my area more like an RZ2 zone, with medium density dwellings and the associated increases in noise and parking problems. This would make my street a less desirable place to live and would therefore decrease the value of my property. This is also true for other streets in RZ1 zones with Mr Fluffy blocks.

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. I believe, therefore, 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, particularly for my street, Bingley Cres, Fraser.

As an alternative the Government must consider using the NSW model and allow affected residents the opportunity to stay on their blocks and be subsidised for the value of the house only so that they can re-build if they want to stay in the area.

Regards

Jill GAINY