

Standing Committee on Planning, Public Works and Territory and Municipal Services

29 January 2010

Dear Standing Committee members,

RE: Inquiry into RZ3 and RZ4 Residential Development Policies – Inner North Canberra.

I understand the enquiry is to evaluate the residential redevelopment policies in Canberra's Inner North. As a resident of 28 Greenway St., Turner (Section 47), which falls within the moratorium on redevelopment, I would like to take this opportunity to outline my position to the Standing Committee.

Briefly, I support the continuation of the moratorium on redevelopment. Moving into the neighborhood in mid 2005, I have come to appreciate and highly value the importance of having a sense of community; of the 25 houses that form Section 47, 15 of the households I know by name. Allowing redevelopment of Section 47 would lead to a destruction of the community spirit within the area. Hardly a persuasive argument, however, add this to the potential destruction of family homes that form part of Canberra's social history, particularly in light that only remnants of Canberra's woodland suburbs, created in the 1940s with its tree canopy, remain.

Rather, wouldn't there be merit in looking at de-registering the Northbourne Flats from its Heritage listing and build multi-storey, multi-use apartments with mixed housing in its place. Haig Tower and Space, both on Northbourne Ave., are excellent examples of what can be achieved. What I am suggesting is for the Standing Committee to take a look at what is currently in place along Northbourne Ave., and not fall back on arguments in favor of capacity building in B11 and B12 areas. The residents of Section 47 are predominantly owner occupied, with some living in their homes for over 50 years; I would like to be given that same opportunity.

I also understand and support the ACT Government's plan to transform Northbourne Avenue into a major transport corridor, and acknowledge that the success of this hinges on redeveloping the land on either side this major thoroughfare. Not-with-standing, I am concerned at the type of development that has taken place to date in the area. Not only has development along Macleay St (north of Condamine St) brought with it a road that is clogged with parked cars on either side of the street, but also on nature strips. That the majority of development in the area is predominantly 1 and 2 bedroom units/flats adds to the notion that development panders to the needs of investors, not the needs of private owner occupiers.

In short, if lifting the moratorium on development on Section 47 (or lifting of the Inner North Precinct Code, approved November 2008, which I assume was to replace the moratorium) were to be recommended by the Standing Committee, I would hope for the following to take place:

- Restriction on multi-storey townhouse/apartment development, whether on single blocks or the amalgamation of 2 or more blocks of land;

- Support an increase in accommodation that meets the increasing needs of an ageing society, that is, single level 2 and 3 bedroom homes on smaller blocks of land. Dual and triple occupancy (as currently stipulated by ACTPLA in relation to land size, affording the developers to unit title such development) serve as an excellent example of the type of development I support.

I would hope my singular small voice is heard and would welcome the opportunity to speak to any of member of the Standing Committee on this issue.

Regards,

A handwritten signature in black ink, appearing to read 'Ken Madej', is centered on a light yellow rectangular background.

Ken Madej
