

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

I am writing to express my deep concern about recommended Variation to the Territory Plan no. 343, and in particular, how it might affect my family and other residents in my area. While I am extremely sorry for the residents who have had to leave their homes due to 'Mr Fluffy' installations, I am now faced with the possibility of the block opposite my own home being transformed into something totally inappropriate for the very quiet and pretty street we live in.

Our street is in a premium area; we paid a premium price to move here, and continue to pay amongst Canberra's highest land rates for the privilege of living in this area. Residents in our street have obviously invested heavily in our family homes, and it is the expectation of everybody who has settled in the area that it will and should stay a beautiful and serene place to live and that housing prices should be among the best returns on investment given the location.

I understand the recommended variation is considering options such as multi-storey dwellings and multiple dwellings in place of single family homes. I am very concerned this could result in a fall in land/house values for near neighbours (including myself) as well as increased traffic and noise from multiple residents if the block in our street is inappropriately redeveloped. The character of the whole street could be adversely affected and I sincerely hope the Committee and others involved in the decision-making process will respect the wishes and rights of remaining residents.

Yours sincerely

Wendy Henderson