

Long Nguyen

3rd June 2010

Legislative Assembly of the ACT
Standing Committee on Planning,
Public Works and Territory and Municipal Services
committees@parliament.act.gov.au

Attention: Standing Committee Secretary, MS Nicola Derigo

**RE: SUBMISSION TO THE LEGISLATIVE ASSEMBLY FOR THE AUSTRALIAN
CAPITAL TERRITORY STANDING
COMMITTEE ON PLANNING, PUBLIC WORKS AND TERRITORY AND MUNICIPAL
SERVICES**

***On the Inquiry into RZ3 and RZ4 Residential Development Policies – Inner North
Canberra***

Dear Ms Derigo,

I would like to provide some comments regarding RZ3 and RZ4 zoning policies and in particular section 5 Braddon where I am a resident.

I strongly believe the current RZ3 zoning applicable to section 5 Braddon is grossly inadequate and should be changed to RZ4 and above for the following reasons:

- The majority of blocks are very small; they are only averaging 600 to 700 square metres per block.
- One side of section 5 is situated along Majura Avenue which is a major transport corridor of the inner north.
- Section 6 and section 4 is already zoned RZ4, therefore same consideration should be given to section 5 where it is still zoned RZ3.
- RZ5 has been planned along the major transport corridor of Molonglo and other areas like Gungahlin. I believe the same consideration should be given to section 5 Braddon and other existing RZ3 sections of the inner north.
- RZ4 and above will allow more dwellings to be built per block of land, hence this will better utilise land that is scarce and expensive. This will translate into cheaper developments and cheaper rentals. This is due to the “economies of scale” principle.
- I have no doubt that, as a consequence of land shortage in Canberra, this has translated to higher house prices and thus higher rental properties. We should be making efforts to lower house prices and increase housing affordability by allowing higher density housing developments in the inner north.

- Higher density living will result in significant benefits to Canberra in the areas of greenhouse emissions, better utilisation of public transport and improved public health etc.
- Current RZ3 zoning is very outdated; Canberra's population is growing at an enormous pace as well as Australia's population. Changing section 5 from RZ3 to RZ4 and above will enable the zoning laws to change and keep pace with the times. That is higher density living is the future of Canberra's inner north.
- With Canberra's water restrictions, higher density living makes sense. Smaller gardens translate to less consumption of water.
- Existing houses in the inner north are very old; we should change the zoning to increase higher density living to encourage redevelopments. To take advantage of the innovations new developments can offer. For example:
 - o Take advantage of new development technologies and innovations
 - o New developments will be more energy and resource efficient
 - o New developments will look more attractive, boosting the inner north's appearance and appeal to locals and interstate residents. Provides more incentive for other organisations to invest and reside in Canberra.
- Higher density living in the inner north will translate to higher population for the area. Boosting local business and community clubs.

The have door knocked the majority of residents in section 5 Braddon and they are of the same view that the current RZ3 zoning is grossly inadequate for this area of Braddon. Shortly I will provide a formal petition to the committee from the residents of section 5 Braddon in support of this change proposal.

I thank the Committee for the opportunity to put forward my views and the views of other residents of section 5 Braddon.

Regards

Long Nguyen