



Inner South Canberra Community Council

Territory Plan Section
Environment, Planning and Sustainable Development
ACT Government
terrplan@act.gov.au

Dear Sir/Madam

Draft Variation 375

The Inner South Canberra Community Council welcomes the opportunity to comment on Draft Variation 375. The ISCCC represents a federation of the eight residents' associations operating in inner south Canberra.

DV 375 proposes to vary the Territory Plan, amend the Multi Unit Housing Development Code and change the Griffith Precinct Map and Code so that one 'Manor House' can be built on Block 6 Section 31 in an RZ1 zone in Griffith. This is occurring under the umbrella of the 'Demonstration Housing Project', which aims to deliver medium-fill demonstration housing that could be used for *'high quality medium density infill'*.

This particular development is proposed to be a 4-unit 2-storey building with 9 car parks. As such, it would not comply with the planning rules for RZ1, which is a residential zone for low-rise, low density housing. When one of the broad aims of the current review of the Territory Plan is to simplify the planning system, this proposal appears to be a very complex way to proceed, particularly when there is only one apparent beneficiary - the lessees of the subject block.

Our reasons for seeking the withdrawal of DV375 be withdrawn are as follows:

- *'One off or site-specific Variations to the Territory Plan are not generally supported unless it can be demonstrated that there is an overriding public benefit or good and that it is consistent with the planning objectives of the ACT Government.'* - to quote the government. This proposal is pre-empting the current review of the Territory Plan.
- The Government should not be changing the residential planning regulations for one block, based on the pretext of running an architectural design project.
- If a 4-unit Manor House can be built on this site, they can be built anywhere throughout the suburbs. Cramming a Manor House into an RZ1 zone is not high quality living.
- The largest investment for most families is the purchase of a home. It is crucial they know what could be built next to them. Families need certainty and trust in the planning system. They do not want the *surprise* of a four-unit two storey, apartment-style dwelling with 9 car parks built next door and impacting on their privacy and amenity.

- In 2018 the Inner South already had the highest ratio of high-density dwellings of Canberra's 8 Districts. Since then, over 2,000 new dwellings are in the pipeline, excluding the developments at Kingston Foreshore. There is no need for more intensification.
- There is no need to test a Manor House in the ACT. They have already been built in NSW. It should be a simple job to visit some of the sites there.
- The only beneficiaries, if the Manor House was to be built, would appear to be the proponents, who live there already and could sell the units.
- The project is supposed to '*test the effectiveness of different housing types through real examples and future review through post-occupancy modelling.*' We have not been told when the testing will be done, what criteria will be used for evaluation or who will do it.

Yours faithfully

A handwritten signature in blue ink that reads "Gary Kent". The signature is written in a cursive, flowing style.

Gary Kent
Chair
16 April 2021