



## Inner South Canberra Community Council

Ms Elizabeth Lee MLA  
Member for Kurrajong  
Leader of the Opposition  
GPO Box 1020  
Canberra ACT 2601  
lee@parliament.act.gov.au  
17 March 2024

Dear Ms Lee

Thank you for sparing time to attend our recent public forum. We appreciate the support you give to the community councils, and your backing in recent years for the general objective of preserving our treasured garden city environment.

However, we are concerned to read of your proposal to remove restrictions on the size of second dwellings on RZ1 blocks. This will drastically reduce the amount of space devoted to trees and vegetation within the RZ1 estate.

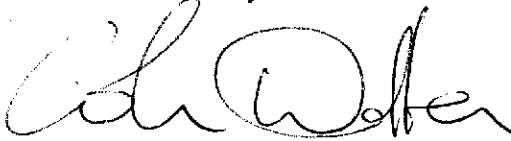
We are concerned that this policy will not have the effect you intend, while it is likely to do considerable damage to the garden city streetscape which is cherished by our membership and add considerably to the problems arising from global warming.

RZ1 Zoning has been a cornerstone of the planning framework, aimed at curating our green and attractive city on garden suburb lines. While the existing dual occupancy provisions, together with the new allowance for a second dwelling up to 120 m<sup>2</sup>, do provide for more intensive use of RZ1 blocks, the removal of any limit on a second dwelling on a single block would have the likely effect of encouraging developers to maximise building space on available blocks and minimise vegetation. We already see this in many RZ2 developments. No additional dwelling would be provided, as the second building would be a single dwelling, whether 120 m<sup>2</sup> or larger.

Allowing unrestricted dual occupancy development on larger blocks would therefore do very little to increase population density overall, certainly not provide more affordable housing, and inevitably result in a loss of much established vegetation and tree cover. This will add to the 'heat island' effect which will pose a substantial threat to the health and well-being of our population as global warming intensifies.

We note that you intend to announce further policies in respect of the planning laws before the coming election. We therefore ask if we could meet with you to explain our concerns. We can suggest alternative means by which increased population density could be achieved, while preserving the prime features of our garden city streetscape, including rich tree and vegetation coverage—which will be so necessary as we enter the era of global warming.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Colin Walters', written in a cursive style.

Colin Walters

Chair

Inner South Canberra Community Council

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