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MEDIA RELEASE

The Woden Valley Community Council wants the Draft Variation No. 303 to the Territory Plan to be withdrawn.

The Council's Vice President, Dr Jenny Stewart said 'it was essential that there be an extensive conversation with the community and industry about the future of our established suburbs, based on proper evaluation of current residential policies, infrastructure, population and sustainability, prior to any such changes to the Territory Plan.'

The proposed changes to the residential objectives and codes and the introduction of a code for lease variation, and their impact on the amenity of residents in established areas, make the draft variation the most significant since the Garden City Variation 200.

The Woden Valley Community Council, which believes well-considered neighbourhood plans are essential in achieving the best redevelopment outcomes, opposes the proposed changes that will

- increase plot ratios;
- reduce setbacks rules;
- reduce private and community open space;
- reduce minimum block size for standard single dwelling blocks and for multi unit development;
- permit secondary dwellings in backyards where none were previously allowed;
- remove the existing provisions for public notification for lease variations and certain other types of development, thereby removing residents' rights to object and appeal against developments; and
- not ensure minimum passive solar provisions for living areas as is currently mandated.

Dr Stewart said 'concerns raised by Canberra residents in the media and various forums over the excessive multi unit development in their suburbs and inappropriate design and quality of developments, have not been addressed by the draft variation. In fact, Draft Variation 303 would allow for more of these types of development.'

The Woden Valley Community Council's submission is available at: www.wvcc.org.au

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