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**Territory Plan Section
EPSDD, GPO Box 158
CANBERRA ACT 2601**

Dear Sir/Madam

**Draft variations to the Territory Plan - Objection to DV375 Demonstration Housing - Manor House
20 Blaxland Crescent, Griffith section 31 block 6.**

I am writing to object to Draft Variation 375, which will apply only to only one block in Griffith, so that a so-called Manor House can be constructed in an RZ1 Zone.

The RZ1 typically allows for low rise and low-density houses homes are not permitted to be subdivided or unit-titled. The proposed Manor House would not be compatible with the surrounding dwellings or the character of an RZ1 residential zone. My reasons for objections are:

- The proposed two-storey structure with 4 flats and 9 basement car park spaces would not be compatible with the other dwellings in this part of Griffith, where RZ1 rules apply.
- Once the precedent has been set for rezoning random single blocks, there is little to stop the government turning most of Griffith and other suburbs into higher density areas. In effect, turning RZ1 zones into Swiss Cheeses, with no one able to forecast where the next hole will appear.
- 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.
- The Inner South already has the highest ratio of high-density dwellings in Canberra’s 8 Districts. There are over 2000 new dwellings in the pipeline and the population is set to rise by 20% in 6 years. Why do we need more intensification?
- Many residents in the Inner South, are concerned that changing the rules to allow for local intensification will reduce the value of existing houses and increase the noise and local traffic in the streets.
- Canberrans need certainty and trust when purchasing the family home, not government-driven spot rezoning in their backyards.

I can be contacted on (m).....

My email address is.....

Please confirm the receipt of my objection and cc the Secretary of the GNCA at info@gnca.org.au

Signature.....

Printed name.....

Date.....