



REI ACT

REAL ESTATE INSTITUTE
OF THE AUSTRALIAN CAPITAL TERRITORY
ABN: 67 008 553 277

1 July 2015

The Manager
Territory Plan Variations
ACTPLA
GPO Box 158
Canberra ACT 2601

Email: terrplan@act.gov.au

Dear Sir/Madam

RE: DRAFT VARIATION 351 TO THE TERRITORY PLAN *and* DRAFT AMENDMENT 85 TO THE NATIONAL CAPITAL PLAN

The Real Estate Institute of the ACT wishes to register its support to the proposed development in West Belconnen; and to emphasise the importance of expediting rezoning and development approval for the project.

The Authority would be aware of the Institutes call for more land to be available to meet current demand and have “off the shelf” blocks suitable for immediate building. The major impediment for achieving an acceptable level of housing affordability is the lack of available land ready for building.

The lack of greenfield land for more standard residential housing has been a long-standing problem within the ACT for many years.

Although the market is well supplied with unit developments there is an urgent need for more greenfield land to cater to the market for standard housing and land packages.

Real Estate House, 16 Thesiger Court
Deakin ACT 2600

PO Box 22, Deakin West ACT 2600

T (02) 6282 4544 F (02) 6285 1960

WWW.REI.ACT.COM.AU

The West Belconnen project will assist supply for decades and help iron out the troughs in supply, and so assist in moderating land price inflation. And, importantly provide a greater choice.

We understand the West Belconnen project has undergone an extraordinary level of rigorous analysis and we are advised supported by nearly 70 technical reports. Also there has been unprecedented level of public engagement.

In light of the work done and the level of public engagement, the Assembly should apply its collective efforts towards finalisation of the rezoning to allow the Development Applications for this project to proceed in as timely a manner as possible.

In this context we note some of the pertinent reflections made in the Legislative Assembly on 19 March 2014, regarding the amount of preliminary work and community engagement undertaken by the Project team.

There needs to be a recognition in the rezoning and development application processes that this new approach will be acknowledged and rewarded by expedited processes. Key to this will be recognition that it is not necessary to revisit issues already thoroughly addressed by the proponent in early stages of the development.

We understand the Government has had the planning report for almost 9 months. During that time anticipation that releases are imminent have continued to build.

The West Belconnen project does present the makings of a new template for how development is done in the Territory – indeed with its unique cross border potential it also represents a potential template for development further afield.

The Institute is available to discuss our submission. In the meantime, we trust our comments are of interest.

Yours faithfully



RJ Bell
Chief Executive Officer