

23 March 2016

Strategic Planning
Environment and Planning Directorate
GPO Box 158
Canberra ACT 2601

By email: planning@act.gov.au

Dear Sir/Madam

Thank you for the opportunity to comment on the ***City and Gateway Renewal Strategy – Discussion Paper***.

The Property Council provides in principle support of the Strategy, and looks forward to working with the ACT Government in developing the subsequent action plans to guide implementation.

Given the high-level nature of this discussion paper, it is not possible to provide in-depth detailed feedback. Likewise, without the release of a full planning report, we are limited in making informed comment. However, with the information provided, the Council maintains that the Strategy's successful implementation requires further consideration of the following:

- Improved planning certainty to support design innovation and related outcomes.
- Review of the Territory Plan, Northbourne Avenue Precinct Code, and City Precinct Map and Code with properly timed corresponding amendments.
- Provision of an infrastructure masterplan detailing precinct-wide services, and arrangements for coordinated implementation between development sites.
- Establishment of a city masterplan identifying requisite infrastructure and public space improvements, and implementation of policy levers to encourage redevelopment and adaptive reuse initiatives.
- Consistency between Territory-owned sites and private sites with respect to development rights and infrastructure contributions.
- Preparation and implementation of a city parking strategy.

ACT Property Council members have enduring investments in Canberra, and are committed to delivering the future urban renewal, housing, and strong city centres that the ACT Government wants to see.

As such, we look forward to continued productive engagement with the Government on this matter, and welcome the opportunity to provide further input on subsequent iterations of this Strategy.

Yours faithfully,



Merlin Kong
ACT Executive Director
Property Council of Australia