



28 Collie Street  
Fyshwick ACT 2609  
t (02) 6285 7300  
f (02) 6280 0333  
hia.com.au

30 September 2010

The Chairperson  
Standing Committee on Planning, Public Works,  
and Territory and Municipal Services.  
Legislative Assembly for the ACT  
GPO Box 1020  
CANBERRA ACT 2601

Via email: [committees@act.gov.au](mailto:committees@act.gov.au)

Dear Ms Porter

***DRAFT VARIATION TO THE TERRITORY PLAN NO.298 – STRUCTURE PLAN-CONCEPT  
PLAN AND ZONE CHANGES - HOLT SECTION 99 BLOCK 11 BELCONNEN GOLF COURSE***

Thank you for the opportunity to provide comment on the Draft Variation 298 and to offer the Housing Industry Association's (HIA) strong support for the proposal to permit housing on the former 19<sup>th</sup> to 27<sup>th</sup> holes.

The HIA is Australia's peak residential building industry association. It represents over 40,000 members nationally, with 1,500 members in the ACT and Southern NSW Region alone. HIA members include building and development companies, large and small. Together they construct over 85% of the nation's new housing stock.

HIA members are involved in all facets of the residential building industry including land development, detached housing, multi-unit construction, the various trade areas, architects and building professionals and manufacturers and suppliers of building materials.

Consequently, HIA is well positioned to comment on planning and development matters on behalf of the residential construction industry, particularly where these matters have implications for better land and housing supply, as well as affordability.

In this instance the proposed variation will enable the site to be developed to support affordable housing for Canberra's ageing population. These types of developments that have access to existing infrastructure should be encouraged by the ACT Planning and Land Authority and the ACT Government, given the paucity of single level townhouse and villa developments that are available for this population subset that is ever increasing in numbers.

Historically, townhouse/villa developments released in Canberra have been 2 storey dwellings. This is at loggerheads with universal housing principles aimed at 'easier' and more 'accessible' living for the ageing population who may still be independent and mobile but need to down-size and prefer to live over one level.

Consequently, by allowing this development to proceed the ageing population will be offered a unique living choice, in a specifically designed estate for older residents. This option has not existed in the market previously.

It will also assist the ACT Government to meet its targets around housing affordability by producing new housing stock for low-medium income earners in the 60 plus age bracket. In addition, existing housing stock will be freed up as older residents downsize which is beneficial in terms of housing supply and in keeping a lid on house prices.

Undoubtedly, this development will also have added benefits for industry by providing jobs that will create flow-on effects for the ACT economy.

It is for these reasons that HIA recommends the draft variation to the Standing Committee.

If you wish to discuss HIA's submission further please do not hesitate to contact Stuart Collins on 6285 7300.

Yours sincerely  
HOUSING INDUSTRY ASSOCIATION LIMITED

A handwritten signature in cursive script that reads "Stuart Collins".

Stuart Collins  
Executive Director  
ACT and Southern NSW