

26 October 2011

Committee Secretary
Standing Committee on Planning, Public Works and
Territory and Municipal Services
GPO Box 1020
CANBERRA ACT 2601

Dear Sir/Madam

**Draft Variation to the Territory Plan No. 307
Griffith – Change of Zoning**

I refer to the invitation from Standing Committee on planning for public submissions in relation to the above proposed Territory Plan Variation to permit residential apartment accommodation on the Brumbies site in Griffith.

Colliers International have been involved in providing property advice on many hundreds of development projects in Canberra and around Australia, and believe that we have the experience to provide some valuable insight into the issues that need to be considered in respect to this Territory Plan Variation.

The proposal involves a Variation to the Territory Plan to permit medium density residential apartment units.

We believe that this type of use is a good transition from the lower density residential areas leading down Flinders Way to the commercial areas of Manuka.

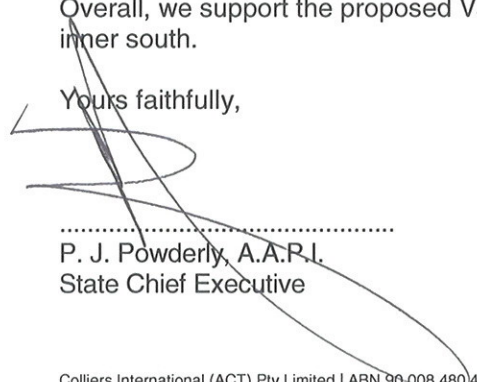
The site is an island parcel of land and is well suited to take a medium density project.

The obvious benefits include:

- More diverse housing mix in this part of the inner south
- Better utilisation of existing infrastructure
- Proximity to Group centre and public transport
- Revenue to ACT Government and Canberra Community in the form of stamp duty, Lease Variation Charge, GST and statutory charges

Overall, we support the proposed Variation and believe the project will be a good fit for this area of the inner south.

Yours faithfully,



.....
P. J. Powderly, A.A.P.I.
State Chief Executive