

The Office of The Chief Executive

7 December 2005

Mr Mulcahy
The Chairman
Public Accounts Committee
ACT Legislative Committee
Fax 02 6205 3002



Dear Mr Mulcahy,

Following my discussion with you, I withdraw items 1, 2, 3 and 5 as set out in my letter of the 28 September. They do appear to be outside the terms of reference of your Committee. We will instead refer these items elsewhere.

Similarly item 4 seems to be outside the scope of your Inquiry and we will refer this item elsewhere.

The items that we wish to give evidence on, are as follows:

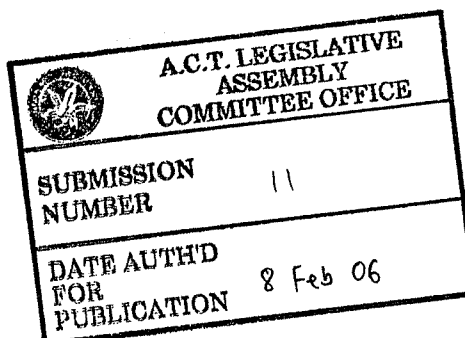
1. We wish to give evidence on the lack of effectiveness of the Planning and Land Council. We question the fact that ACTPLA presents the information on the development submission to the Council. We believe the developer should present its own submission to the Council, with comment on that submission being presented by ACTPLA.
2. There should be a standardised documentation list for each DA submission and a much shorter validation process. This process should be completed within two working days rather than up to two weeks.
3. When matters are taken to the AAT on appeal for a DA review, the AAT can currently introduce entirely new matters unrelated to the appeal. This seems to need correction.
4. With regard to public notifications, people who have never visited the site sometimes raise objections of a general and philosophical kind. Such non site specific objections should be disallowed as vexatious objections.
5. We wish to discuss the extent of time taken for variations to the Territory Plan.
6. As per our letter of 28 September, we wish to give evidence on the revenue impacts of extensive planning conditions imposed on sites, sold by the ACT in the past. Restrictive mandatory conditions can inhibit efficient DA's and reduce territory revenues without clear offsetting, community benefits. Eg rear lanes and surveillance units, wide verge widths, mandatory road layouts etc. In recent releases however, these impositions seem to have dramatically reduced. The recent trend has been to leave more scope for more creative solutions. We would welcome continuance of this trend.

We look forward to giving evidence to your committee and answering questions on these matters at 3pm today.

Yours Sincerely

Bob Winnel

R Winnel
Chief Executive



PUBLIC ACCOUNTS COMMITTEE HEARING

VBC SUBMISSION

1. Heritage Village, Watson

This site is situated on the Federal Hwy next to and behind the Formula 1 Motel and Caltex service station. It is currently zoned entertainment, accommodation and leisure and we represent the owners who wish to vary the territory plan to permit residential development. The concerns with this project are the timeframe involved in ACTPLA coming to a decision as to whether they would recommend the site for rezoning.

The timeline of key events is:

- The initial approach to ACTPLA requesting a rezoning was in March 2003. At this point we were advised that the preparation of the spatial plan and urban edge study would assist in informing ACTPLA on the strategy of our proposal and that when this work was complete, it would be appropriate for ACTPLA to consider the matter.
- Spatial Plan was launched 13 months later in March 2004.
- A detailed planning study was then submitted in January 2005.
- The project was presented to the Planning & Land Council 6 months later in June 2005
- Advised that public notification would occur in the second half of this year.
- It is likely that variation will not be concluded until 3 years after initial approach.
- ACTPLA have advised that a DA could be lodged concurrently to the variation.

2. Planning and Land Council

It adds another layer of comments, the DA process already involves sufficient planning expertise from ACTPLA, planning and architectural consultants and developers. To my knowledge no other planning jurisdictions have such a body.

The Village Building Co Limited would like developers to be able to present with ACTPLA present, rather than the presentation being made by ACTPLA. This would give the Planning and Land Council a better understanding of the philosophy of the design. It would also provide opportunity to expand on the proposal to ensure the Council's comments are made on an informed basis.