

Bruce Paine - Expression of Interest to appear before the Inquiry into the Territory Plan and other associated documents

Dear Members of the Assembly's Standing Committee on Planning, Transport and City Services,

I wish to appear before the Committee's Inquiry into the Territory Plan and other associated documents.

The specific issues that I wish to raise are:

- a) whether housing affordability is given sufficient weight in the policy goals for the new system; and
- b) irrespective of a) whether the new system will improve housing affordability for Canberrans.

It does not appear that the Statement of Strategic Directions in the Plan puts sufficient weight on affordability as a policy goal. While there are other important goals, such as environmental sustainability, downplaying affordability is also likely to detrimentally affect Canberrans' wellbeing.

Leaving aside the matter of ensuring that all important policy goals are made explicit, some of the specific features of the Plan may detrimentally affect housing affordability.

For example, limiting the ability to sub-divide blocks in RZ1 ('dual occupancy') to blocks of 800 square metres and larger will exclude most people in Canberra.

While a minimum is obviously required, it would be useful for Canberrans to know how many additional blocks would potentially be available if the minimum is reduced to 700 square metres (which is the minimum that applies to so-called Fluffy blocks).

Irrespective of whether I am requested to appear before the Committee, I suggest that the above matters be considered during your Inquiry.

I am making this representation in a personal capacity,

Regards

[Redacted signature]

Bruce Paine

[Redacted address line 1]

[Redacted address line 2]

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