

Level 4, 92 Northbourne Avenue
Braddon, ACT 2612
GPO Box 1987
Canberra 2601

Tel 61 2 6232 2733
Fax 61 2 6232 2730
Rebecca.stockley@cbre.com
www.cbre.com

Select Committee on the ACT Supermarket Competition Policy
Legislative Assembly for the Australian Capital Territory
GPO Box 1020
CANBERRA ACT 2601

By email committees@parliament.act.gov.au

18 November 2011

Dear Sir/Madam

Westfield Submission to the Inquiry

Thank you for the opportunity to participate in the Inquiry into the ACT Supermarket Competition Policy. CBRE (V) Pty Ltd have been asked to prepare this submission on behalf of Westfield who own and operate two shopping malls in the ACT, one in Belconnen and one in Woden. Both malls are key anchors in their respective town centres.

Westfield is keen to ensure that the existing centres hierarchy is recognized by and reinforced through any decisions made under the Supermarket Competition Policy. The hierarchy is well known and understood by industry and has been the basis for investment decision making for an extended period of time. It is enshrined in planning documents (including the Territory Plan) and is a basis for development application decision making. It also forms a basis for the efficient use of infrastructure (including public transport); achievement of the Governments sustainability objectives depends on a strong hierarchy which encourages the clustering of appropriate activities in appropriate locations rather than their dispersal.

Westfield wishes to ensure that all industry players are assured of an equal playing field, and that previous investment decisions made in good faith are not undermined by incremental changes to the interpretation and application of the centres hierarchy. To this end Westfield requests that any future iterations of the Policy include explicit reference to the centres hierarchy as described by the Territory Plan, and that any applications for the direct sale of land be assessed having regard to the degree to which the direct sale will reinforce the hierarchy. This should include consideration of the scale of development relative to the centre in which it will be located. Development which alters the relationship of one part of the hierarchy to another should not be facilitated by either direct sale or through development approval.

November 2011
Supermarket Policy Inquiry
Westfield
Page 2

Yours sincerely
CBRE (V) Pty Ltd

A handwritten signature in black ink that reads "RStockley". The signature is written in a cursive, slightly slanted style.

Rebecca Stockley
Town Planner