DOMA

3 March 2023

ACT Planning System Review and Reform Project
ACT Government
480 Northbourne Ave, Dickson ACT 2602

Submitted via "Your Say" Portal

Re: ACT Planning System Review & Reform Project – Brickworks Yarralumla

History

In June 2016 the Doma Group responded to a Request for Proposal for the redevelopment of the Canberra Brickworks released by the Suburban Land Agency (SLA) and was successfully shortlisted to compete in the Request for Tender stage in November 2016, which was lodged on the 19th January 2017.

Doma were nominated as the preferred proponent for the development in April 2017 and after complex negotiations, signed land sales contracts and a Concept Delivery Deed (CDD) in September 2019. Doma has been working with the SLA since this time to guide the project through the Estate Development Planning stage. The project is currently in the Draft EDP stage and Doma are currently preparing responses to agency comments that were received in November 2022.

Issue

In November 2022, the draft New Territory Plan was released for public consultation. Notably, the proposed document includes a revised definition of attic, as follows:

> *attic means any habitable space, **but not a separate dwelling**, contained wholly within a roof pitched at not more than 36 degrees above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.*

As contemplated in Doma's original tender submission for the Brickworks site, we currently have attics designed across Stage 1 (Precinct 1) and Stage 2 (Precincts 4,5 & 9) (Figure 2 - RFT Submission - Precinct Objectives). The existing definition of attic under the Territory Plan permits these units to be separate dwellings and the planning, infrastructure and feasibility of the estate have been designed on this basis.

The changes are on public notification currently and the proposed commencement of the new planning system is mid to late 2023. It is worth noting that some of our attic apartments are subject to subsequent DAs that will be submitted when this new planning system is proposed to be legislation.

This change would substantially impact both timing and commercial terms of the Brickworks project contemplated during the tender stage and would result in a fundamental deviation to the design intentions (Figure 1 - Draft EDP - Development Intentions Plan).

Proposal

Doma would like to discuss this matter further with the Territory Plan Review team and seek an exemption for the Brickworks through the Yarralumla Precinct Plan, to exclude the revised definition of attic proposed under the New Territory Plan ensure that the existing definition of attic is maintained for the purpose of this estate development.

If you require any further information, please contact the undersigned.

Sincerely,

[redacted]

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Figure 1 - Draft EDP - Development Intentions Plan



Figure 2 - RFT Submission - Precinct Objectives

MASTERPLAN

