



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES
Ms Jo Clay MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),
Mr Mark Parton MLA

Submission Cover Sheet

Inquiry into the Territory Plan and other associated documents

Submission Number: 003

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26/10/23

RE: Inquiry into the Territory Plan and other Associated documents – Changes to Phillip Precinct

Dear Standing Committee,

We A & K Livas own [REDACTED] Phillip

Background - In response to the proposed changes to the Territory Plan and in particular the proposed change to the PD3 boundary within the Phillip Services Trades area:

1. The 1st image at the bottom of this letter is the current Phillip Precinct Code, with Residential use allowed in the trades area, in the middle of the "PD3" horse shoe around Melrose and Athlon Drives. Residential is currently prohibited in PD3.
2. The 2nd image below shows the proposed new territory plan, which includes the whole area as PD3, meaning there would be no future mixed use development with upper level residential use in the area.

Having reviewed the proposed changes to the Precinct Plan, we strongly urge the Committee to reconsider it's proposal to remove residential use as an allowable use for that area. The primary reasons for advocating for Residential use to remain as an allowable use are:

1. It amazes us that on one hand The ACT Government has publicly stated on multiple occasions that it wants to increase housing supply and housing options within the ACT (<https://www.act.gov.au/homes-housing/act-housing-strategy/vision-and-goals/goal-1>). This includes a key opportunity to "enable large urban renewal projects". And on the other hand reduce the capability for this to occur. The removal of Residential use from this precinct is in direct contradiction to this policy and will stop any potential urban renewal of a tiring Phillip precinct.
2. The Phillip services trades area includes a range of 2 level buildings generally built in the 1970's with most buildings having periodical minor upgrades during the last 50 years. Some of these buildings are now reaching a point where they are getting towards the end of their functional lives and would benefit from demolition and potential re-development of the sites. This redevelopment would bring a broader range of commercial users and introduce residential use to the area, adding vibrancy to the precinct and all the Woden Town Centre.
3. The revitalisation of Phillip is reliant on redevelopment of buildings, to allow for more residential opportunities and higher quality ground and level 1 commercial offerings. These will accommodate the changing business and residential needs in the area. The completion of the new Woden CIT and the continuous expansion of the Canberra Hospital will generate a greater need for residential use in the Woden area and the Phillip Precinct is the ideal place to accommodate some of this expansion.

4. The Phillip Service Trades area should be seen as a “future Braddon” of the southside, where mixed use buildings blend with existing businesses to create a vibrant hub of employment and residential options.
5. There are currently two redevelopment applications in train within Phillip, these developments and others that are in pre-planning phase would be severely impacted by any decisions to remove residential use from the precinct. Not to mention the economic impact on owners who have already spent considerable sums based on the current planning rules.
6. Residential use has been an allowed use (I believe since 2015) and a series of investment decisions have been made by owners on the basis that a future use for their land could include residential / mixed use. Any removal of this option creates serious distrust in Governments and discourages investors or developers from investing or developing in Canberra.
7. We also raise a significant consultation issue with this proposed change. Not one property owner in Phillip that we’ve spoken to has been contacted by the ACT government to advise of the potential change to the land uses on the land they own. This not only creates a level of distrust but has not given those land owners a reasonable opportunity to comment on the proposed changes.
8. On reviewing the District Strategy for Woden (https://www.planning.act.gov.au/_data/assets/pdf_file/0010/2280844/district-strategies-2023-volume-2-woden.pdf) we can not find a single mention of the removal of residential use from the precinct.
 - a. The ACT Government has a planned future Light Rail to Tuggeranong, running up Athlon Drive parallel to Phillip, a higher residential population in close walking proximity will be beneficial to the future light rail and would provide potential carless travel options from Phillip to Town Centres along the Light Rail Route.
 - b. Figure 21 of the District Strategy discusses a range of improvements and upgrades to the Phillip Trades area, it is extremely difficult to achieve these upgrades without redevelopment of the current aging buildings. Redevelopment into mixed use would be the catalyst for the public infrastructure upgrades required to achieve these principles.
 - c. Page 54 of Volume 3 (https://www.planning.act.gov.au/_data/assets/pdf_file/0006/2280795/district-strategies-2023-volume-3-implementation.pdf) states” Plans for the future of Athlon Drive as a multimodal transport and urban corridor featuring integrated potential future light rail, active travel, urban infill and redevelopment opportunities.
 - i. The potential removal of Residential use in Phillip directly contradicts this initiative. There will not be any/minimal urban infill or redevelopment of ageing Phillip buildings unless Residential use is allowed above level 1.
 - ii. The district strategy has many initiatives to maintain the employment capacity of the Phillip area. The current planning rules state that Residential use can only occur above level 1, meaning the lower two floors of each building would remain Commercial uses. All current buildings in Phillip are 2 levels, so the employment opportunities in Phillip would be maintained at a minimum or expanded with increased site coverages on lower levels.

9. On then completing further review of the proposed Territory Plan 2023 (<https://www.legislation.act.gov.au/ni/2023-540/Current>, Part D District Policies for Woden), the and Use table has "Residential use" listed as a Prohibited Use. There is no evident reasoning or justification of this proposal and it appears to be in direct contradiction to a significant number of other Government initiatives listed in the District Strategy and the Governments stated intention to "All Governments agree that housing supply needs to increase to improve affordability, increasing supply will lead to lower rents and more affordable home purchases".
10. There is also significant loss of future income for the ACT Government, through future stamp duty, lease variation charges and rates that could be generated from redevelopment in the area.
11. The ACT Government and it's representatives have historically strongly supported Residential and mixed use development in the precinct, including DA support through the design review panel as recently as early this year. The proposed changes brings into question the validity of that previous support. In particular, the design review panel made the following comments in Dec 2022, for a proposed Townshend St redevelopment:
 - a. "The proponent is commended for the aspirations to deliver a high quality development that is considered by the panel to contribute to the evolving nature of the Phillip Trades Precinct"
 - b. "The Panel notes that the proposal will play a significant role, as a catalyst project in defining the future possibilities for the revitalisation of the area. "
 - c. "The proponent is also commended for a highly articulated proposal that is considered by the Panel to be an appropriate response to he future desired character envisaged for the Phillip Trades Precinct"

We strongly recommend the change of the PD3 area in the Phillip Precinct is removed and the current areas and allowable uses remain.

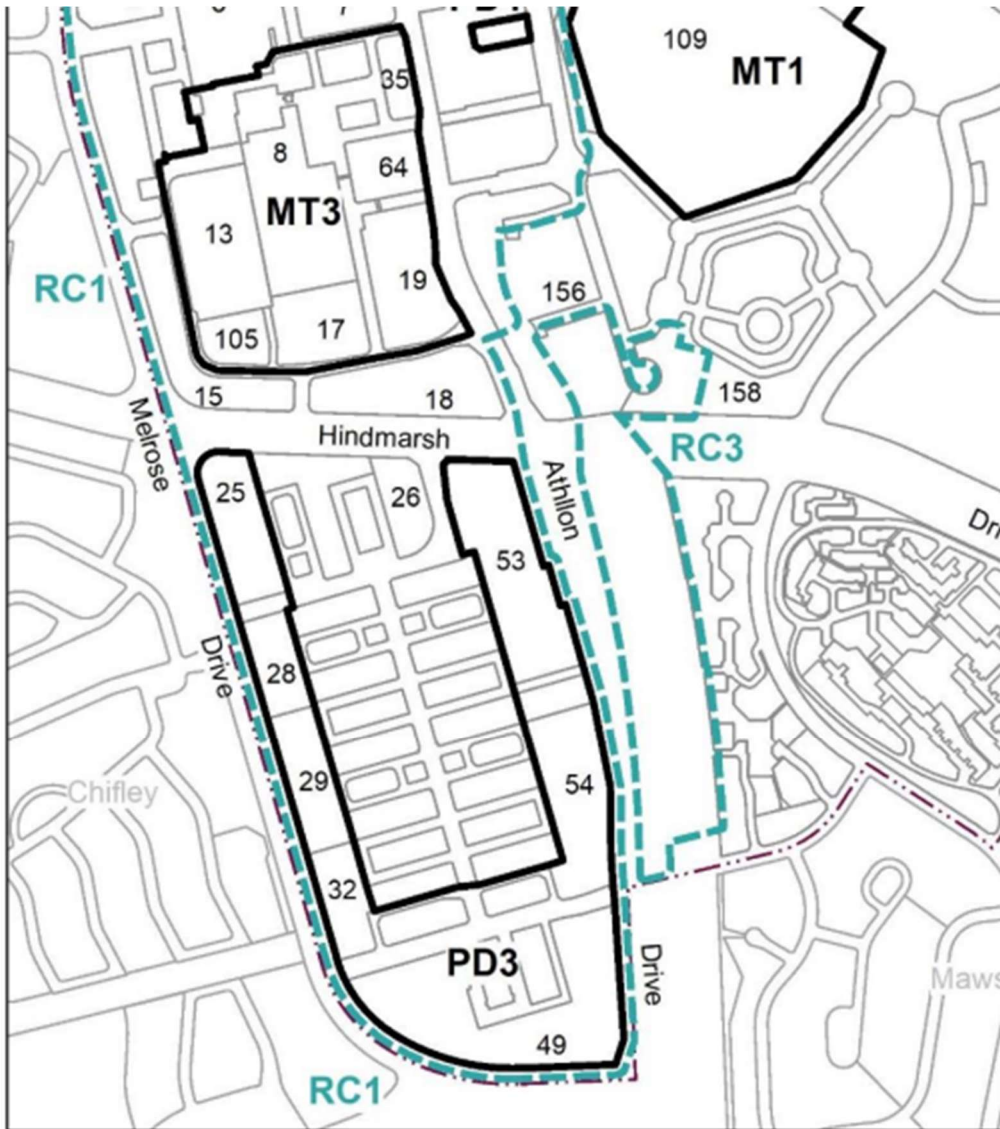
We are also happy to meet and discuss this matter in person.

Regards

Archonto & Kostas Livas

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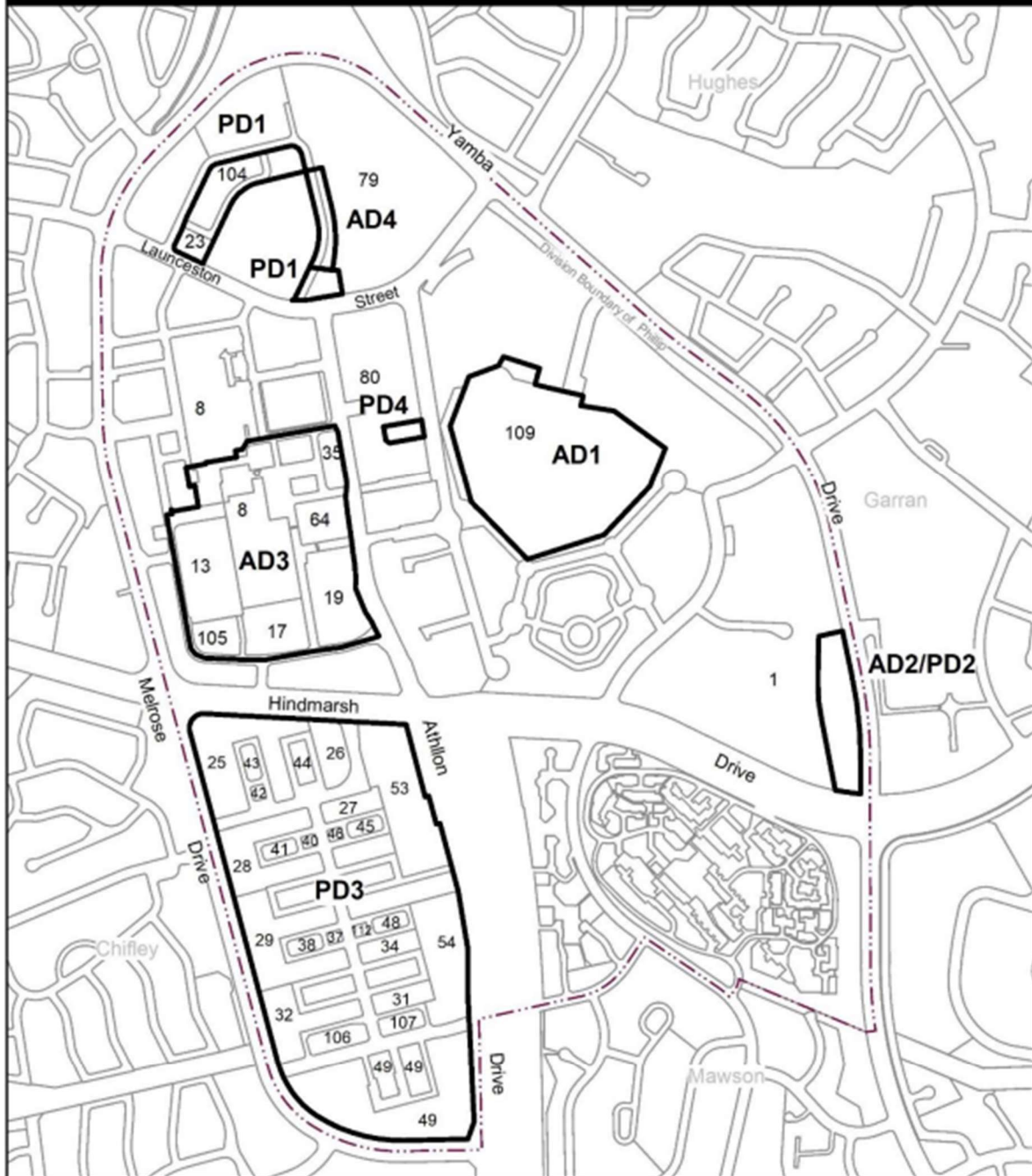


PDn Additional prohibited development applies see Table 1

MTn Additional merit track development applies see Table 2

RCn Additional rules and criteria apply see Phillip Precinct Code

Phillip Division Map



ADn Additional assessable development applies

PDn Additional prohibited development applies

