

**From:** peter micalos [REDACTED]  
**Sent:** Friday, 27 October 2023 1:39 PM  
**To:** LA Committee - PTCS  
**Cc:** [REDACTED]  
**Subject:** Proposed Changes to Phillip Precinct, Removal of Residential Use - Inquiry into the Territory plan  
**Attachments:** Letter to Standing Committee - Inquiry Into Territory Plan.pdf; ANNEXURE A - Braddon of the South.pdf; The Lord - Renders.pdf  
**Importance:** High

Dear Standing Committee,

**Re: Inquiry into the Territory Plan - Proposed change to remove "Residential Use" as an allowable use in the Phillip Trades Area.**

Please see the attached letter.

Intellectual Property Group makes the attached submission in relation to the proposed changes to the Territory plan for Phillip that would remove "Residential" use as an allowable use for the area.

We strongly disagree with the proposed change for the reasons listed in the attached. Primarily as the change will:

1. Reduce needed housing supply,
2. Stymie any urban renewal of Phillip
3. Reduce future employment opportunities, and
4. Restrict the commercial and business types that can provide services to the Woden and Canberra residents.

The items listed above are all publicly stated policies/initiatives that the ACT Government wants as outcomes of the New Territory Plan, but the proposed change to remove "residential use" makes these outcomes impossible to achieve in Phillip.

The attached letter further explains the position we welcome the opportunity to discuss this further with you.

Regards