



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: 004

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26/10/2023

Re: Inquiry into the Territory Plan and other associated documents

Dear Standing Committee on Planning, Transport and City Services

I am an owner of commercial property at [REDACTED] and it's been brought to my attention that the ACT Government is considering making changes to the Territory Plan that will change the area allowed for residential use in the trades area of Phillip.

I strongly urge the committee to reject this change of use. Currently residential use is allowed in the trades area of Phillip and this should not change. There are many reasons that this should not change including:

1. The ACT already has a shortage of housing and housing supply. Removing areas for future residential development only exacerbates this problem.
2. Woden and Phillip are areas where a lot of people work. Allowing people to live near their work place removes the need for cars, travel, parking and the environmental damage that goes with all of those things. Therefore the current trades area of Phillip should retain it's residential use.
3. The current trades area of Phillip is getting to an age where the buildings will soon require upgrades. Allowing residential use in this area makes it attractive to development and more energy efficient construction, more jobs and work for ACT residents, etc. Without residential use the sums don't add up for viable redevelopment of these buildings and they'll continue to fall into disrepair.
4. An example of the revitalisation that's possible can be seen in Braddon. Where residential use is allowed in the developments a vibrant community has established which is close to residents employment and supports a large number of small businesses and retail outlets. Phillip needs this kind of injection.
5. New buildings with better energy efficiency standards, green roofs and areas can replace the existing old, hard constructions that exist. Renewal to a higher standard is the key.

In summary I don't understand the grounds for changing the Territory Plan to remove residential use in this area. It can only lead to upside for the ACT Government and the community in general. As a building owner I have received no communication or notices of these plans and I'm concerned that my building, business and the trades area in general will be left behind on the development curve to improved communities. As such I urge the committee to reject these changes.

Thank you for considering my submission.

Kind Regards,

Daryl Read