



## Standing Committee on Planning, Transport and City Services

### **Inquiry into the Territory Plan and other associated documents**

#### **ANSWER TO QUESTION ON NOTICE**

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Asked by Ms Jo Clay MLA:

Reference: Hearing on 7 December 2023

In relation to: Removal of Residential dwellings as a permitted use within the Phillip Service Trades Area

In response to a question about the removal of residential dwellings as a permitted use within the Phillip Service Trades Area, the Director-General, Environment, Planning and Sustainable Development Directorate, said in developing the new Territory Plan 'we also started to turn our mind to other feedback we have been receiving in relation to the ability to have service providers close to where people live'.

The Deputy Director-General, Planning and Sustainable Development said 'at one of the meetings I was at for Molonglo there was someone there from the Phillip traders who was advocating that it would be good to not have residential there because the trades are being pushed out and it was very important to maintain trade in those areas. So, to answer your question we didn't single out the traders association but we consulted very broadly with lots of different stakeholders and everyone was invited to participate.

In the ACT Planning System Consultation and Response Report under the Woden District Strategy there were submissions received which highlighted 'the lack of detail for Phillip Business Precinct'. The Report noted in response 'The ACT Government supports protecting commercial CZ3 service zoned areas of Phillip from residential development and appropriate provisions have been included in the planning reforms to achieve this.'

1. In what form was the feedback received by the Deputy Director-General from one or more Phillip traders seeking removal of residential from the allowed uses for the zone. And at which session was that feedback provided?
2. Can you provide a copy of the submissions referred to in the ACT Planning System Consultation and Response Report?
3. What was the 'other feedback' referred to by the Director-General and can copies of that 'other feedback' be provided?

**Mr Chris Steel MLA:** The answer to the Member's question is as follows:–

1. The feedback was verbal and was received at the Molonglo Valley community workshop and Q&A session held on 24 November 2022.
2. The submission from the Phillip Business Community is submission 195, available under the 'written submissions' section on the YourSay website at <https://yoursayconversations.act.gov.au/act-planning-review>.
3. The 'other feedback' was based on an internal review of the requirements for the Commercial CZ3 services zone in Phillip, in particular the need to protect the service trade uses in the area from being impacted by residential development (noting the limited supply of minor industrial/service trades land in the ACT). As such, there are no specific documents of 'other feedback' to provide.

Through the development application process, representations were also received from the Woden Valley Community Council and surrounding commercial tenancies. The concerns raised included potential conflicts between proposed residential uses and the existing service trade uses and the likely amenity impacts that existing service trade uses will have on proposed residential uses within the 'Phillip Trades Precinct'.

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature:



Date:

19/12/23

By the Minister for Planning, Mr Chris Steel MLA