

27 October 2023

RE: Inquiry into the Territory Plan and other associated documents

Dear Standing Committee,

Colbee Court Unit Trust owns two Commercial buildings in [REDACTED], and I write on behalf of all Trust Unitholders, for the following buildings:

- [REDACTED]
- [REDACTED]

After reviewing the proposed changes to the Precinct Plan, we implore the Committee to not only end the proposed plan of banning residential development in the Phillip area; but instead actively promote such development as part of a mixed-use revitalisation of the area.

It is difficult to reconcile how banning residential development in this area would benefit Canberrans in light of:

- Its location in the geographic heart of Canberra;
- Its proximity to the Woden Town Centre, Canberra Hospital, and new Woden CIT;
- Its adjacency to the proposed Light Rail expansion from Woden to Tuggeranong, and subsequent easing of road congestion from having more residents in walking distance to such infrastructure;
- The redevelopment of the northern end of the Woden Town Centre already underway, and its revitalising impact on the Woden Town Centre, that had previously been an unsafe and decaying 'ghost town' outside of business hours;
- The economic support that population growth in this area provides to businesses in Phillip and the Woden Town Centre;
- The health benefits derived from the increased walkability of residents who can live, work and play within a 15-minute walking distance;
- The housing options that can be offered to Canberrans in an area that doesn't require buyers to trade-off amenity, shorter commuting distances, and lifestyle, with affordability;
- The continued supply of housing within the core of Canberra that has been so evidently embraced by buyers and residents in recent years in Braddon, Kingston Foreshore, Dickson, New Acton, Campbell, and Northbourne Avenue;
- The flow-on effect that the above mixed commercial and residential development in the above areas has had on Canberra's hospitality, retail, and tourism sectors; and,
- The environmental benefit of reusing an existing footprint that takes advantage of all of the above location benefits, whilst helping maintain Canberra's green spaces.

It is astonishing that this proposal has even been raised in the context of the above obvious benefits. The benefits enjoyed by all Canberrans arising from recent development in the above locations as well as Belconnen and Woden Town Centres is revitalising. It has provided diversity in housing options to urban and surrounding suburban residents alike; and a level of amenity, energy, diversity, and community to such areas that has transformed these hubs into areas that have life outside of business hours.

In contrast, Phillip presently reflects 50 year-old, two-storey, brown brick buildings, with poor energy efficiency, and equally poor accessibility for those with limited mobility. They offer very little

amenity for workers and visitors in the area, and vacancy rates for office space in the area clearly supports this.

Further, the Phillip area itself – like those listed above prior to their own renewal – is devoid of any life outside of business hours; it is unsafe; and with very little attention paid to its public spaces, it is an eyesore. It is entirely counterintuitive within the context of the transformative development undergone in similar areas, that Phillip would be considered an area to be used exclusively for one aspect of life – i.e. commercial activity – to the exclusion of any *people* to build the community and economic support required to underpin such activity.

On behalf of those who own property and work in this area daily, who wish to see a brighter future for it.

Kind regards,

[REDACTED]

[REDACTED]

Colbee Court Unit Trust

[REDACTED]