



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: 006

Date Authorised for Publication: 9 November 2023

From: [Capital Veterinary Hospital](#)
To: [LA Committee - PTCS](#)
Cc: [STEEL](#); [Lee, Elizabeth](#); [GENTLEMAN](#); [REDACTED]
Subject: Proposed Changes to Phillip Precinct, Removal of Residential Use - Inquiry into the Territory plan
Date: Thursday, 26 October 2023 10:46:29 PM

Dear Standing Committee,

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

I have reviewed the proposed changes to the Precinct Plan, I request the Committee to reconsider it's proposal to remove residential use as an allowable use for that area. I have recently (July 2023) purchased the building [REDACTED]. This owner's occupied purchase was done after many years of research and planning for the future of my business and my family. Commercial buildings in Phillip are at the end of their lives and investing in these buildings is not financially viable. For many years I have calculated the cost of demolishing and rebuilding the current buildings and I always came up with a huge loss. The financial figures become positive only if we add income from added residential units above each building. With this background I have invested all my business and my family's future on this purchase. I put everything that I have gained in the last 40 years into this investment. This is the only commercial investment that I have done and for this investment I have taken a huge mortgage. With your proposed plan I will lose everything. It will affect my family and their future. I am very surprised that the committee has not informed the public about this change. If I had known that plan, I would not have invested in the Phillip area at all.

On behalf of my employees who are dependent on my business survival and my family whose future is dependent on this investment, I strongly request the change of the PD3 area in the Phillip Precinct is removed and the current areas and allowable uses remain.

Thank you.
Kind regards
Dr Ali Ashrafi DVM

[REDACTED]