



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: 016

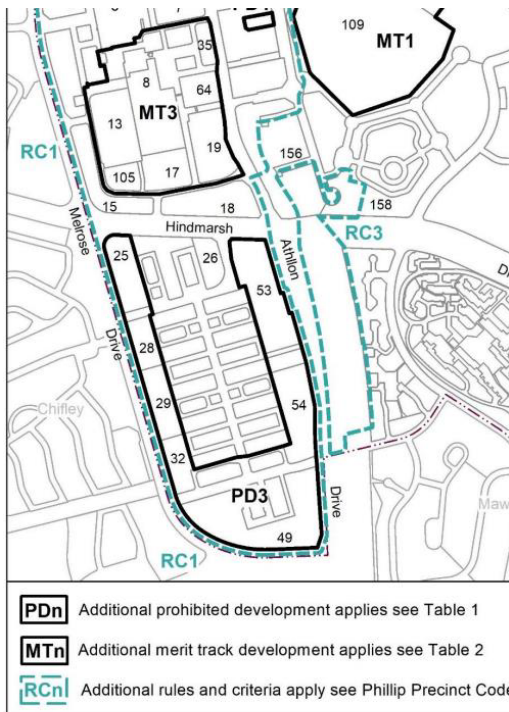
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Submission from Christopher Ryan regarding Inquiry into the Territory Plan and other Associated documents – Changes to Phillip Precinct

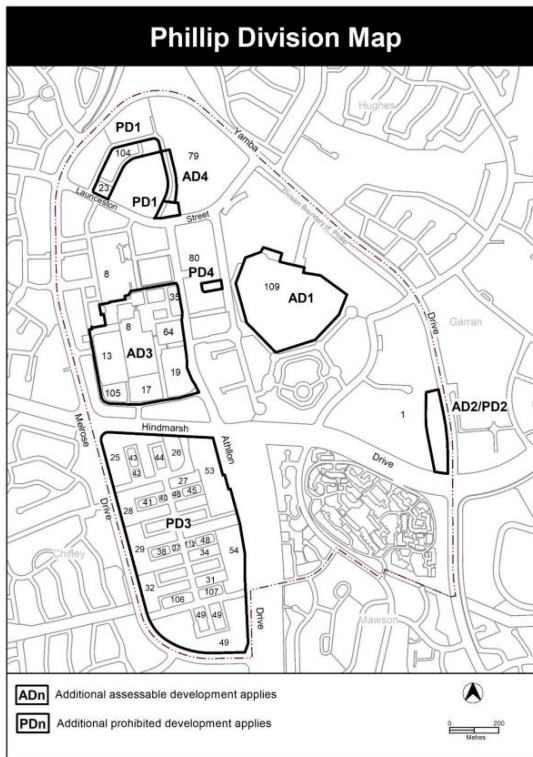
Friday, 27 October 2023

Dear Standing Committee,

We own a property at [REDACTED] as shown by the red dot over the current Phillip Precinct Map in the image below. This building is a 2-level building with retail on the ground floor and an office on the 1st level.



It has been brought to my attention that the Committee is proposing to expand the PD3 zone, which prohibits mixed-use development, including residential, from the horseshoe shape depicted above to include all properties south of Hindmarsh drive as shown below.



We believe that our property is ideally placed for a future mixed-use development, including residential, due to its proximity to Westfield Shopping Centre, frontage to Hindmarsh Drive and proximity to the proposed light rail station.

We understand the need to have a conveniently located trade area near Woden but think that the northern part of the area, particularly the properties along Hindmarsh Drive, are ideally located for future mixed-use development and that this would be the most likely driver for their rejuvenation in the short to medium term. As such, we believe that expanding the PD3 zone to prohibit residential development along the southern side of Hindmarsh Drive will be determinantal to the area and stall urban renewal.

Disappointingly, we have not been contacted by the government for any kind of consultation on this important change that would reduce the potential future use of the property. Should this change proceed without appropriate consideration of the issues raised, it would badly shake our confidence to continue to invest or develop property within Canberra.

Regards,

Christopher and Rebecca Ryan

Director

Ryan Futures Pty Ltd atf/ Ryan Family Super Fund

[Redacted]

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