

[LCommitteePTCS@parliament.act.gov.au](mailto:LCommitteePTCS@parliament.act.gov.au)

Standing Committee on Planning, Transport and City Services,  
ACT Legislative Assembly  
VIA EMAIL

Dear Committee,

**EOI in response to Territory Plan Changes**

**PROPERTY: BLOCK 8 SECTION 25 PHILLIP**

We are the owners of the Property and after reviewing the plans and documents attached to the new Territory Plan, we hold significant concerns that the changes proposed have an immediate and negative impact on the future development of our Property.

Our Property is currently zoned CZ 3 and is not contained within the Additional Prohibited development area that would otherwise exclude residential use.

We observe that the envelope of prohibited development has been extended to include our Property and extends to removing our development rights currently held under CZ3 to develop our Property for any of the following uses: commercial accommodation use, hotel, motel, guest house, residential use, and tourist facility.<sup>1</sup>

When acquiring our site we understood that such uses were permissible and have spent significant time and investment in future plans including consideration of commercial accommodation use, residential and a tourist facility. To remove those rights with no consultation or compensation causes us significant hardship.

We note that the policy reason provided is that "Uses permitted in the CZ3 services zone in Phillip have been amended to remove residential use as a permitted use. This is to protect the service trade uses in the area from being impacted by residential development."<sup>2</sup>

There is no explanation or policy statement made with respect to the removal of the other aforementioned uses ie; tourist facility or commercial accommodation use in the Explanatory Report.

There is adequate protection (for the stated policy reason) in our current crown lease (and presumably others that front Hindmarsh Drive) to ensure that buildings that front Hindmarsh Drive incorporate uses that generate activity or provide for services trades at the ground floor level.

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<sup>1</sup> Part D District Policies D7- Woden, pages 6 and 14.

<sup>2</sup> Territory Plan Explanatory Report, pages 26

To remove the flexibility that our crown lease currently provides with a view to ensuring the protection of service trades is unnecessary and runs contrary to the policies of Government with respect to urban development and densification.

In particular we make the following comments more generally;-

1. The revitalisation of Phillip is reliant on redevelopment of buildings, to allow for more residential opportunities and higher quality ground and level 1 commercial offerings. These will accommodate the changing business and residential needs in the area. The completion of the new Woden CIT and the continuous expansion of the Canberra Hospital will generate a greater need for residential use in the Woden area and the Phillip Precinct is the ideal place to accommodate some of this expansion.
2. The Phillip Service Trades area should be seen as a "future Braddon" of the southside, where mixed use buildings blend with existing businesses to create a vibrant hub of employment and residential options.
3. There is also significant loss of future income for the ACT Government, through future stamp duty, lease variation charges and rates that could be generated from redevelopment in the area.

We strongly recommend the extension of the current restricted area in the Phillip is not put into effect and that the current parts of CZ 3 (tourist facility, commercial accommodation and residential use) are not removed by the prohibition.

We are also happy to meet and discuss this matter in person.

Yours sincerely,

Paul's Home Improvement Centre Pty Ltd ACN 008 553 973