



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: 017

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From: Brad Carroll [REDACTED]
Sent: Friday, 27 October 2023 3:51 PM
To: LA Committee - PTCS
Cc: [REDACTED]; GENTLEMAN; Lee, Elizabeth; STEEL;
Subject: Re: Inquiry into the Territory Plan - Proposed change to remove "Residential Use" as an allowable use in the Phillip Trades Area.

Dear Standing Committee,

I am writing to you on behalf of the Carroll Super Fund Trust, the legal entity that owns two commercial buildings situated in [REDACTED] Phillip. As the representative of all Trust Unitholders, I am addressing the following buildings:

- [REDACTED]
- [REDACTED]

We have recently conducted a comprehensive review of the proposed changes to the Precinct Plan, and we hereby strongly urge the esteemed Standing Committee to reconsider the contemplated plan of prohibiting residential development in the Phillip area. Instead, we firmly believe that it is imperative to actively promote residential development as an integral part of a mixed-use revitalisation strategy for the area.

Upon careful examination, it becomes exceedingly difficult to reconcile how the prohibition of residential development in this particular area would serve the best interests of the citizens of Canberra, especially when considering the following salient factors:

- The strategic geographical location of the area, which is situated in the very heart of Canberra.
- The close proximity of the area to highly significant establishments such as the Woden Town Centre, Canberra Hospital, and the recently established Woden CIT.
- The adjacency of the area to the proposed Light Rail expansion from Woden to Tuggeranong, which promises to alleviate road congestion by providing convenient access to crucial infrastructure for a larger number of residents.
- The ongoing redevelopment initiatives at the northern end of the Woden Town Centre, which have already yielded positive results in terms of revitalising the area and transforming it from a neglected and deteriorating "ghost town" into a vibrant and thriving hub.
- The undeniable economic benefits that stem from population growth in the Phillip area, which directly supports local businesses in Phillip and the Woden Town Centre.
- The considerable health advantages associated with increased walkability for residents, who would have the opportunity to live, work, and engage in recreational activities within a 15-minute walking distance.
- The availability of diverse housing options that do not necessitate compromising on amenities, shorter commuting distances, or lifestyle in exchange for affordability.
- The sustained demand for housing within the core of Canberra, as evidenced by the overwhelming popularity of recent developments in areas such as Braddon, Kingston Foreshore, Dickson, New Acton, Campbell, and Northbourne Avenue.

- The far-reaching positive effects that mixed commercial and residential development has had on Canberra's hospitality, retail, and tourism sectors in the aforementioned areas.
- The inherent environmental benefits of repurposing existing infrastructure, which maximizes the advantages of the area's location while simultaneously preserving Canberra's precious green spaces.

Given the undeniable benefits outlined above, it is truly astonishing that the current proposal under consideration would even entertain the notion of excluding residential development from the Phillip area. The recent developments in other areas, including Belconnen and the Woden Town Centre, have proven to be transformative, providing diverse housing options for both urban and suburban residents. These developments have injected energy, diversity, and a sense of community into these areas, rendering them vibrant and lively even outside of traditional business hours.

In stark contrast, the current state of the Phillip area is characterised by antiquated, two-story, brown brick buildings that suffer from poor energy efficiency and limited accessibility for individuals with mobility impairments. These structures offer minimal amenities for workers and visitors, as evidenced by the alarmingly high vacancy rates for office spaces in the area.

Moreover, akin to the aforementioned areas prior to their respective revitalisations, the Phillip area currently lacks any semblance of vitality beyond regular business hours. It is plagued by safety concerns and has been woefully neglected in terms of public spaces, rendering it an eyesore. It is counterintuitive to confine the area exclusively to commercial activities while disregarding the need for a vibrant community and a robust economic support system that would serve as the foundation for the success of such activities.

On behalf of the property owners and workers in the Phillip area, we implore you to carefully reconsider the future trajectory of this region.

Thank you for your unwavering attention to this matter.

Yours sincerely,

Brad Carroll

Director | Carroll Super Fund Trust

