



**LEGISLATIVE ASSEMBLY**  
FOR THE AUSTRALIAN CAPITAL TERRITORY

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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: 009**

**Date Authorised for Publication: 9 November 2023**

**From:** Doug O'Mara [REDACTED]  
**Sent:** Friday, 27 October 2023 12:32 PM  
**To:** LA Committee - PTCS  
**Cc:** [REDACTED] GENTLEMAN; Lee, Elizabeth; STEEL  
**Subject:** Re: Variation to Territory Plan - Removal of Residential Use from Phillip  
**Attachments:** RE\_ New Territory Plan - Phillip Services and Trades Area -  
[REDACTED]

Dear Standing Committee,

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

On behalf of the owner of [REDACTED], I submit the below response to the proposed changes to the Territory plan for Phillip that would remove "Residential" use as an allowable use for the area and request the opportunity to address the committee if the opportunity arises.

**Background**

In July 2015, I purchased the above property as a future residential development site in anticipation of the endorsement of the Woden Town Centre Masterplan by the ACT Government which occurred in October 2015. The Masterplan is attached for your information.

In May 2022 I engaged [REDACTED] to design a new residential development for the site.

On 14 September 2022 I submitted a development application, to add residential to the crown lease in accordance with the zoning and allowable uses under the Woden Town Centre Masterplan.

On 9 November 2022 I was advised that the development application had passed its initial completeness check and a DA number was provided [REDACTED].

On 16 November 2022, I attended a Design Review Panel meeting with [REDACTED] to discuss the project, which was well supported, in fact commended by the panel. A copy of the minutes is attached. As a result of the strong support by the panel and in compliance of the Master Plan, we decided to continue to invest significantly in progressing our project to the DA stage.

On 17 March 2023, a new development application was lodged to include the design and siting of the project DA [REDACTED].

On 19 October we were advised by our Town Planner, [REDACTED] [REDACTED], Territory Plan at Environment, Planning and Sustainable Development Directorate, that residential use would not be permitted when the new Territory Plan comes into effect on 27 November 2023.

As at today's date, neither development application is approved, and we are only a month away from the new Plan taking effect. Even if I was to obtain development approval within the next month, being the only residential project developed in the Phillip Services Trades area essentially renders the project completely unviable.

Todate, I have invested in the vicinity of \$ [REDACTED] to acquire the site, in time, consultants, development application fees and government charges, and inject a further \$ [REDACTED] to construct the project which would not only inject significant capital into the ACT's economy and construction industry but also build much needed housing direly need in the community.

Notwithstanding the obvious impacts on me personally there are also a significant number of property owner's adversely impacted as a result of this change.

How can business confidently invest in the ACT when planning policy is changed on a whim and without adequate consideration given to the impact on a range of community desired outcomes?

I implore the standing committee to reconsider removing residential from the current zoning and consider the impact should it not be retained, 1. to the community by limiting additional housing in the Woden Valley, 2. limiting private sector investment in jobs, 3. the impact on creating fewer sustainable communities in central locations, 4. the increase in rates revenue generated from higher density in an area with aging buildings and 5. the impact on business confidence to continue to invest in the ACT when future changes to planning regulations completely contradict previous public legislated policy.

Regards

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**DOUG O'MARA**  
DIRECTOR

