



ANSWER TO QUESTION ON NOTICE

Ms Caroline Le Couteur MLA
Legislative Assembly for the ACT
London Circuit
CANBERRA ACT 2601

Dear Ms Le Couteur

Please find attached an answer which has been received to question No. 2407 which you placed on the Notice Paper on 5 April 2019.

The answer was received on 6 May 2019.

Yours sincerely

A handwritten signature in blue ink, appearing to read "F Bright".

Fiona Bright
Papers Officer

6 May 2019

Minister for the Environment and Heritage
Minister for Planning and Land Management
Minister for Police and Emergency Services
Minister assisting the Chief Minister on
Advanced Technology and Space Industries
Manager of Government Business
Member for Brindabella

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ACT LEGISLATIVE ASSEMBLY QUESTION

Questions on Notice Paper No. 31

Question No. 2407

MS LE COUTEUR: To ask the Minister for Planning and Land Management—

- (1) Are there any plans, studies, specifications or proposed rules/criteria that specify how the remaining open space between the Kippax Fair expansion and Moyes Street will be used after the expansion; if so, what are they and what type of open space can the community expect.
- (2) Does the Master Plan and/or proposed planning rules/criteria include any actions to offset the increase in the heat island effect likely to be caused by the Kippax Fair expansion; if so, what are they.
- (3) Does the Master Plan and/or proposed planning rules/criteria include any actions within the Kippax Group Centre to offset the lost open space caused by the Kippax Fair expansion; if so, what are they.
- (4) Why was the proposal discussed with the Community Panel to convert part of the Hardwick Crescent surface carpark to a park to offset the loss of green space not included in the final Master Plan.
- (5) If the reason in part (4) is the loss of parking, is there any Directorate or developer estimate of the cost of replacing that car parking within the Kippax Fair expansion; if so, can the Minister provide a copy.
- (6) What is the proposed net gain/loss (m²) of Community Facility Zone land within Kippax Group Centre as a result of the draft Territory Plan Variation.
- (7) What retail study/s did the Directorate commission into the viability of expansion of Kippax Fair onto the carparking at Block 89 and can the Minister provide a copy.
- (8) What community opinion survey/s did the Directorate commission into the community's views of the expansion of Kippax Fair and can the Minister provide a copy.
- (9) Does the draft Territory Plan Variation include any rules/criteria that will require the Kippax Fair expansion to deliver a new access road from Moyes Crescent to the Kippax Fair expansion or the Hardwick Crescent car park; if so, can the Minister provide details.

MINISTER GENTLEMAN: The answer to the Member's question is as follows:

(1) The master plan recommends that a 50-metre landscape buffer be maintained between Moyes Crescent and the proposed retail expansion.

DV361 proposes amendments to the Holt Precinct Map and Code as follows:

- i. R17 and C17 – protection of solar access to public places and open spaces
- ii. Criterion 24 – as part of the expansion of the centre the future proponent is required to conduct a range of offsite works including the upgrade of unused open space close to the centre and construction of the skate park.

(2) DV361 proposes amendments to the Holt Precinct Map and Code as follows:

- a) Criterion 7 – includes materials and finish that do not contribute to the heat island effect.
- b) Criterion 19 – requires proponents to demonstrate that development results in no net gain of urban heat as measured on the 2017 urban heat map. The criterion requires a microclimate assessment report to be prepared giving consideration to low thermal mass buildings and colours, canopy trees, permeable surfaces and use of water features.

(3) The master plan recommends that to offset the potential loss of part of the existing Holt District Playing Fields:

- Upgrade currently unused open space close to the centre, this could include turf, irrigation, pavilion, lighting, seating etc. to replace the approximately 16,000m² of sport and recreation space lost as part of the retail expansion.
- Demolish the existing community building on Block 22 Section 51 Holt (to the rear of Kippax Fair) and construct a new community building on part Block 5 and road reserve Section 88 (to the south of the Kippax Library).
- Demolish the existing skate ramp to the rear of the Kippax Fair and construct a new skate ramp in the open space located at the corner of Moyes Crescent and Flack Street.
- Construct a new road connecting Moyes Crescent to Hardwick Crescent to include a footpath for pedestrian access and sufficient space for cyclists. It should also accommodate buses, bus turning and potentially bus stops adjacent to the existing tennis courts.
- Demonstrate that the proposed development will make no net difference to urban heat.

DV361 proposes amendments to the Territory Plan Map as follows:

- Holt section 52 block 13 – Commercial CZ3 Services zone to PRZ1 urban open space zone; and

- Holt section 51 blocks 49 and 70 – Commercial CZ2 Business zone to the PRZ1 Urban Open Space zone.

DV361 proposes amendments to the Holt Precinct Map and Code as follows:

- R17 and C17 – protection of solar access to public places and open spaces
- Criterion 24 – as part of the expansion of the centre the future proponent is required to conduct a range of offsite works including the upgrade of unused open space close to the centre and construction of the skate park.

(4) An outcome from the Kippax Group Centre Community Panel (Stage 3 Community Engagement) process included the possibility of turning some or all of the existing car park on Block 1 and 2 Section 89 Holt into a multi-purpose parkland (People's Park).

The final stage of engagement sought feedback on the revisions to the draft master plan (Stage 4 Community Engagement) which resulted from the Community Panel process, including the 'People's Park' proposal.

Feedback from Stage 4 Community Engagement found that the broader community did not support the proposal for the 'People's Park' as it would result in a loss of the existing surface car parking that is highly valued for its convenience close to the centre.

As a result of community engagement and further investigation, the master plan recommended focussing the creation of a higher order community space (the community hub) in the central plaza between the existing Kippax Library and the proposed new community facilities building. This approach will also have the benefit of consolidating community activity in one central area.

(5) An estimate of the cost to replace car parking within the proposed retail expansion in relation to the 'Peoples Park' proposal has not been prepared by the Directorate. The Directorate has also not been provided with an estimate by any potential developers.

(6) DV361 proposes amendments to the Territory Plan Map resulting in a net overall increase the area of Community Facilities CFZ zoned land by 7,643m² as follows:

- Section 51 Block 22 Holt – CFZ Community Facility zone to the Commercial CZ1 Core zone (net loss of 2207m²);
- Section 88 Block 4 and part of Block 5 Holt - Commercial CZ1 Core zone to CFZ Community Facility zone (net gain of 1291m² plus approximately 1400m² part of block 5); and
- Section 52 Blocks 6, 10 and 11 Holt – Commercial CZ3 Services to CFZ Community Facility zone (net gain of 7159m²).

(7) EPSDD commission two reports and a memorandum that provided advice with regard to potential development on Section 89 (existing surface car park to the south of the Kippax Library) for the purposes of potential retail expansion.

- 'Kippax Group Centre, ACT, Development options and possibilities' report (June 2016) by MacroPlan Dimasi (retail demand specialist) is at Attachment A.
- 'Kippax – Further queries re site layout and developer profits' memorandum (27 May 2016) by MacroPlan Dimasi (retail demand specialist) is at Attachment B.
- 'Retail Design Specialist to inform Kippax Group Centre Community Panel' report (27 April 2018) by Saunders Global (retail design expert) is at Attachment C.

(8) Stage 3 of community engagement involved the ACT Government hosting a community panel process to discuss the development and redevelopment opportunities for the group centre, particularly in relation to potential retail expansion.

The outcomes from the community panel process can be found at Attachment D.

Stage 4 of community engagement sought feedback on revisions to the draft master plan as a result of the community panel's recommendations. This involved meet the planner sessions, online quick polls and the opportunity to lodge written submissions.

The outcomes from the final stage of community engagement can be found at Attachment E.

(9) DV361 proposes amendments to the Holt Precinct Map and Code as follows:

- Criterion 24 – as part of the expansion of the centre the future proponent is required to conduct a range of offsite works including the construction of a new road connecting the Kippax group centre with Moyes Crescent.

Approved for circulation to the Member and incorporation into Hansard.



Mr Mick Gentleman MLA, Minister for Planning and Land Management Date: 2/5/19

This response required 4hrs 30mins to complete, at an approximate cost of \$397.35.

Kippax Group Centre, ACT

Development options and possibilities

June 2016



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Prepared for: Environment and Planning Directorate, ACT Government (EPD)

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Executive summary

Centre location and context: The Kippax Group Centre (Kippax Centre) is a supermarket anchored centre located in the ACT suburb of Holt, approximately 12 km north-west of the Canberra City Centre. The primary retail elements of Kippax Centre include Kippax Fair, which is a Woolworths anchored single supermarket shopping centre, together with an Aldi supermarket. The Environment and Planning Directorate has prepared a Draft Masterplan for Kippax Group Centre, which identifies potential for additional retail floorspace to be added to the Kippax Group Centre (up to 10,000 sq.m) and also nominates several sites for potential retail development.

Trade area population: The main trade area population is estimated at 40,640 at mid-2016, including 17,870 residents in the primary sector. Population growth over the forecast period will be predominantly driven the Ginninderra Estate in the primary sector, while the West Belconnen residential development, which is situated in the secondary west sector, is expected to accommodate 11,650 residential dwellings or 30,000 residents in the long term. The main trade area population is projected to increase to over 45,310 by 2026.

Retail expenditure: The retail expenditure market is expected to grow from an estimated \$654.8 million in 2016 to \$801.2 million by 2026, at an average annual growth rate of 2.0%. FLG expenditure (i.e. take-home food and groceries including packaged liquor) is estimated at \$302.0 million in 2016, and accounts for 46% of all retail expenditure in the trade area. FLG expenditure by trade area residents is forecast to increase to \$382.1 million by 2026, reflecting average annual growth of 2.4%.

Competition: The highest order shopping centre in the region of relevance to the Kippax Group Centre is the **Belconnen Town Centre**. The Town Centre offers an extensive provision of higher order retailing, with Westfield Belconnen, the main enclosed shopping centre, anchored by a Myer department store, Woolworths, Coles and Aldi supermarkets, as well as Kmart, Target and Harris Scarfe discount department stores. The closest and most relevant other Group Centres, at Charnwood and Hawker, are both noticeably smaller than the Kippax Centre, and both serve more limited catchments.

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Development opportunities: There is/will be sound scope for additional retail floorspace to be added to Kippax Group Centre over the next decade, with the preferred anchor tenant for inclusion being a third supermarket, preferably a full-line Coles supermarket, as well as one or more mini-major tenants or a discount department store. Our assessment shows that a Coles supermarket to be added at the centre over say, the next few years, could reasonably expect to achieve sales in excess of \$30 million per annum, and possibly \$35 million per annum. Such a sales volume would be a successful level for a new supermarket, particularly in view of steady ongoing growth potential as the West Belconnen residential area continues to be developed.

A new supermarket with a potential depth of 45 metres, as would be possible on Carpark Site 3 for example is a realistic outcome, which a tenant with a real interest in locating at Kippax would be prepared to lease. The more substantive issues, in terms of physical capabilities of the subject carpark sites, whether it be Site 2 or Site 3, are around the need for the inclusion of specialty floorspace to sleeve at least part of the supermarket boundary

However, as established following a number of detailed discussions with Coles in particular, the market appetite for a supermarket based development on either of the carpark sites is weak, to the point of making such a development unrealistic, at this point in time, from the perspective of the required retailer, regardless of physical deliverability.

If Coles was to located to Kippax Group Centre as part of the Kippax Fair expansion proposal (even though Coles are not yet convinced that the Kippax Fair development proposal will likely be delivered, at least in the short term) there is the perception on Coles' behalf the issues/difficulties around delivering the project will rest with the developer (i.e. the owner of Kippax Fair) and not with Coles. The Kippax Fair proposal also allows Coles to deliver a full-line supermarket offering, which if developed, will heighten the retail draw of the Kippax Group Centre. However, The Kippax Fair proposal however, will not likely advance the urban design objective of activating Hardwick Crescent East, and also encroaches upon some areas of the adjoining sports field, which is not consistent with the Kippax Group Centre draft masterplan.

Preliminary feasibility considerations: Four development possibilities are analysed and our analysis of net rental income, indicative development costs, as well as the indicative value of completed development and consequent residual value, generally demonstrates that there is little or no land value likely to be available with any development on one of the carpark sites. This is primarily due to the need to replace carparking which already exists on site, and the relatively high costs of both basement and decked carparking, which would be an essential requirement of any development scheme implemented on either of the carpark sites.

For the Kippax Fair expansion scenario, there is the possibility of some modest residual land value on the basis of these preliminary estimates, but the eventual outcome, from the point of view of the owner of Kippax Fair could be better, for a number of reasons largely related to incumbency.

Introduction

The Environment and Planning Directorate (EPD) has prepared a Draft Masterplan for Kippax Group Centre, located in western Belconnen in north-west Canberra. The Draft Masterplan identifies potential for additional retail floorspace to be added to the Kippax Group Centre (up to 10,000 sq.m) and also nominates several sites for potential retail development.

The urban design objectives of the Masterplan seek to activate Hardwick Crescent East as a 'main street', with 50% active frontage for buildings along this street. Activation is also sought for Hardwick Crescent West, though with a lower ratio of active frontage buildings.

The West Belconnen residential development area, which straddles the ACT/NSW border, adjoins the existing urban area of western Belconnen which currently forms the main trade area served by Kippax Group Centre. Residential development in the West Belconnen area is imminent, and is expected in due course to add in the order of 30,000 residents, with up to 11,650 new dwellings being proposed. A new Group Centre is also proposed to eventually be developed in the West Belconnen residential growth area, expected to be situated around 4 km from the existing Kippax Group Centre.

Against this background, this report addresses a number of issues relating to the future outlook for the Kippax Group Centre, with the following key questions at the forefront:

1. Can the nominated sites recommended by the Kippax Group Centre Draft Masterplan support the addition of large retail stores (e.g. a new supermarket of 3,000 – 3,500 sq.m) while meeting the urban design objectives of the Draft Masterplan?
2. Can the nominated sites accommodate medium sized retail stores (e.g. 1,000 – 2,500 sq.m), and if so, which kinds of such stores might be interested in/appropriate for the sites?

3. What is the outlook for the Kippax Group Centre, with regard to trading success and long term sustainability, and also in terms of meeting community needs and expectations, if new retail growth were to be underpinned by such medium sized stores, in the event that a larger anchor store is unable to be accommodated?

In order to address these questions, this report includes the following:

- Location, composition and context of the Kippax Group Centre.
- An analysis of the trade area that is available to the Kippax Group Centre, and of the anticipated changes in that trade area over the coming decade.
- The competitive context within which the Kippax Centre operates.
- Having regard to all of the above, the potential developments for Kippax are then considered.
- Finally, conclusions and recommendations are drawn relating to each of the questions which this analysis is intended to address.

Section 1: Kippax Centre background and context

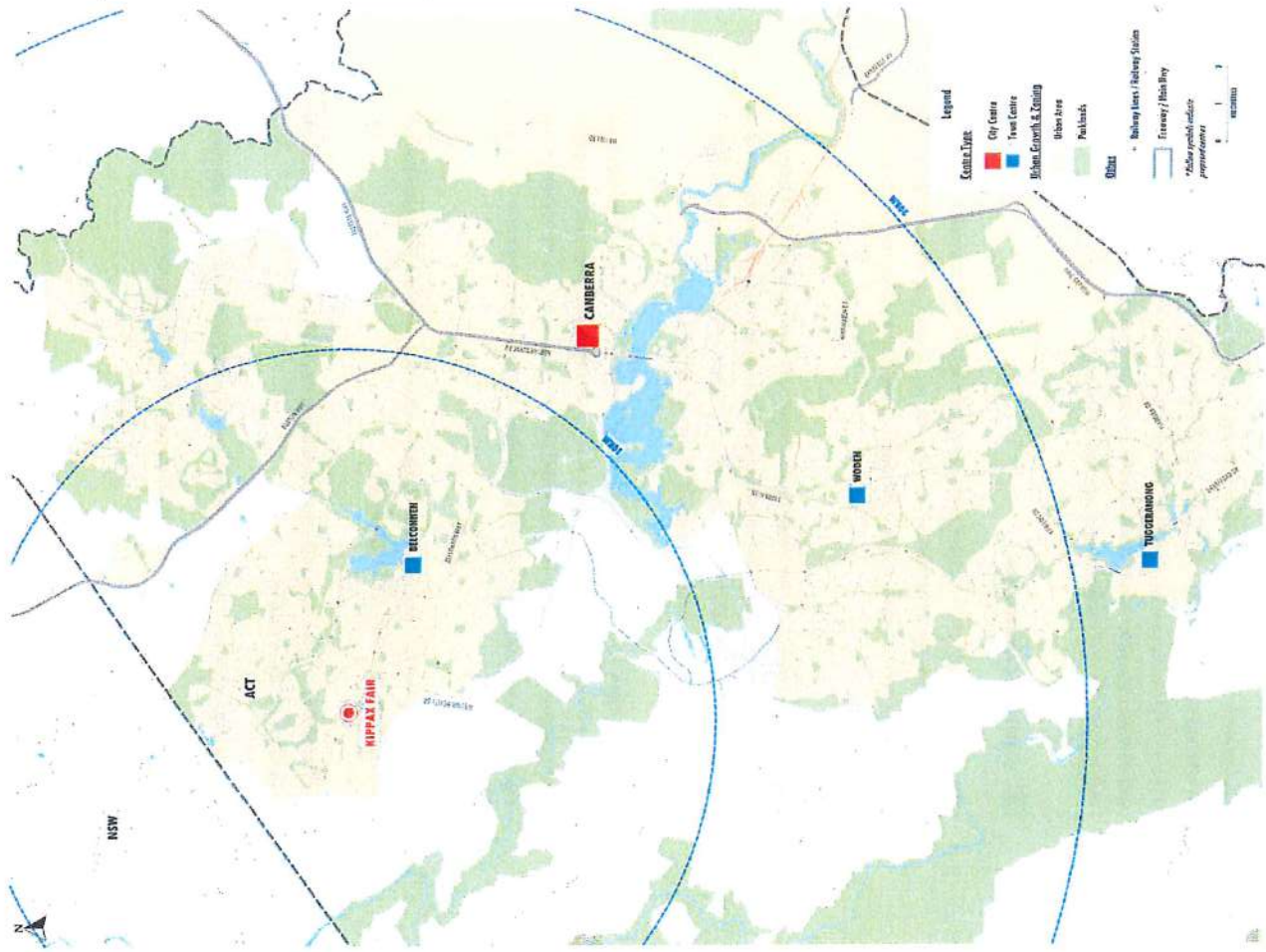
1.1 Centre location, composition and context

The Kippax Group Centre (Kippax Centre) is a supermarket anchored centre located in the ACT suburb of Holt, approximately 12 km north-west of the Canberra City Centre (refer Map 1.1).

The primary retail elements of Kippax Centre include Kippax Fair, which is a Woolworths anchored single supermarket shopping centre, together with an Aldi supermarket situated on an adjacent site to the north. The surrounding streets, particularly Hardwick Crescent contains a range of retail specialities, together with schools and other community facilities, including the Kippax Library (refer Map 1.2).

The retail floorspace provision within Kippax Centre at present is approximately 11,000 sq.m, dominated by a Woolworths supermarket which anchors Kippax Fair of some 3,400 sq.m. Other elements of Kippax Fair include nationally recognised brands such as The Reject Shop, The Coffee Club, Caremore Pharmacy and Australia Post. There is an adjoining freestanding Aldi supermarket of approximately 1,500 sq.m (north of Kippax Fair), as well as a food-catering and convenience oriented provision of specialities on the western side of Hardwick Crescent.

The centre is situated on Kippax Place, within a well-established retail and community hub. Southern Cross Drive, a major east-west thoroughfare, is located a short distance north of the centre, providing convenient access for residents of the surrounding region. Most of the carparking for centre customers is provided at grade, generally to the west of Kippax Fair, fronting Hardwick Crescent. The centre is also easily accessible via public transport, with Action Buses operating a number of routes through the surrounding suburbs.



Map 1.1: Kippax Group Centre
Regional context

The Belconnen Town Centre, some 6 km to the east, functions as the regional hub for retail and administrative facilities in the District of Belconnen. Westfield Belconnen acts as the retail core of the town centre, providing a broad range of food (Woolworths, Coles and Aldi supermarkets) and higher order retail facilities (anchored by a Myer department store and Target, Kmart and Harris Scarfe discount department stores).

1.2 Draft Centre Masterplan

The Draft Masterplan for the Kippax Centre establishes what is important about the centre and also identifies opportunities to enhance and build upon existing attributes. The Masterplan sets out a vision, planning principles and policies to guide development of the centre over time.

Key strategies relevant to the Masterplan seek to build a more equitable, efficient and compact city by focusing urban intensification around town centres, group centres and major transport corridors, as well as reinforcing the role of group and local centres to function as social and commercial hubs for their respective surrounding communities.

A particular objective of the Kippax Centre Draft Masterplan is also to address transitional impacts on the centre in anticipation of the new demand that will be generated by residents of the proposed West Belconnen residential release area, as well as the eventual new competition to the centre which will be provided by a new group centre to be built at West Belconnen.

Having regard to all of the above, some of the key actions proposed for the Kippax Centre in the Draft Masterplan include the following:

- Providing for new mix-used residential development through identifying sites suitable for buildings of up to six storeys.
- Building upon the role of the group centre as a public transport hub for West Belconnen.
- Upgrading Hardwick Crescent (East) to function as a pedestrian friendly main street.



Map 1.2: Kippax Group Centre Site location

- Establishing a community hub of pedestrian plaza in association with the Kippax Library.
- Allowing for and accommodating additional retail expansion.
- Improving pedestrian connections within the centre to enhance the pedestrian environment.
- Strengthen the relationship between the group centre and the playing fields through the provision of new shed parts and active frontages on the eastern façade of Kippax Fair.

Section 2: Trade area analysis

This section of the report reviews the trade area available to the Kippax Centre, detailing current and projected population levels, as well as the socio-demographic profile and retail expenditure capacity of the trade area population.

2.1 Trade area definition

The extent of the trade area or catchment that is served by any shopping centre or retail facility is shaped by the interplay of a number of critical factors. These factors include:

- The relative attraction of the centre, in comparison with alternative competitive retail facilities. The factors that determine the strength and attraction of any particular centre are primarily its scale and composition (in particular the major trader or traders that anchor the centre); its layout and ambience; and carparking, including access and ease of use.
- The proximity and attractiveness of competitive retail centres. The locations, compositions, quality and scale of competitive retail facilities all serve to define the extent of the trade area which a shopping centre is effectively able to serve.
- The available road network and public transport infrastructure, which determine the ease (or difficulty) with which customers are able to access a shopping centre.
- Significant physical barriers which are difficult to negotiate, and can act as delineating boundaries to the trade area served by an individual shopping centre.

The trade area defined for the Kippax Group Centre takes into consideration the composition, location and status of the centre in the retail hierarchy of the District of Belconnen. The trade area particularly reflects the offer at the centre relative to the surrounding competing facilities and its easily accessible location.

Taking the above into account, the trade area served by the Kippax Group Centre is shown on the attached Map 2.1., and includes a primary sector and a secondary sector described as follows:

- The **primary sector** encompasses the suburbs of MacGregor, Holt, Higgins and Latham;
- The **secondary north sector** encompasses the suburbs of Dunlop, Fraser, Spence, Charnwood, Flynn and Melba;
- The **secondary east sector** encompasses the suburbs of Scullin and Florey, as well as the western parts of Florey; and
- The **secondary west sector** contains the West Belconnen residential development.

The primary and secondary sectors in combination are referred to throughout the remainder of this report as the **main trade area**.

A report prepared by Urbis in March 2014, titled *West Belconnen Retail Market Potential Assessment* (Urbis Report), also addressed the question of trade area for Kippax Fair. The focus of the Urbis Report was on the West Belconnen residential growth area, and the future West Belconnen Group Centre. However, the report also considered the implications for the Kippax Centre, from both the increasing population in the surrounding region that will result from the West Belconnen release area, and the subsequent increase in competition that will result from the addition of the West Belconnen Group Centre.

The main trade area for the Kippax Centre as defined above generally conforms with the definition adopted in the Urbis Report. The only difference is that we have defined the West Belconnen residential development area as a secondary west sector for the Kippax Centre, for the following reasons:

- i. For at least the next decade (approximately) there will be no retail facilities provided within the West Belconnen area, and the Kippax Centre will be by far the closest and most conveniently located Group Centre for those residents. Arguably, until such time as

retail facilities are provided in West Belconnen, any residential development at West Belconnen would in fact form part of the primary trade area sector for Kippax Centre.

- ii. Even after the first stage of the new West Belconnen Group Centre is to be delivered, in approximately a decade, we expect that the Kippax Centre will still be considerably larger, with a much broader range of anchor stores, specialty stores, services and community facilities, and will therefore continue to act as an important activity centre for many residents of West Belconnen.

2.2 Trade area population

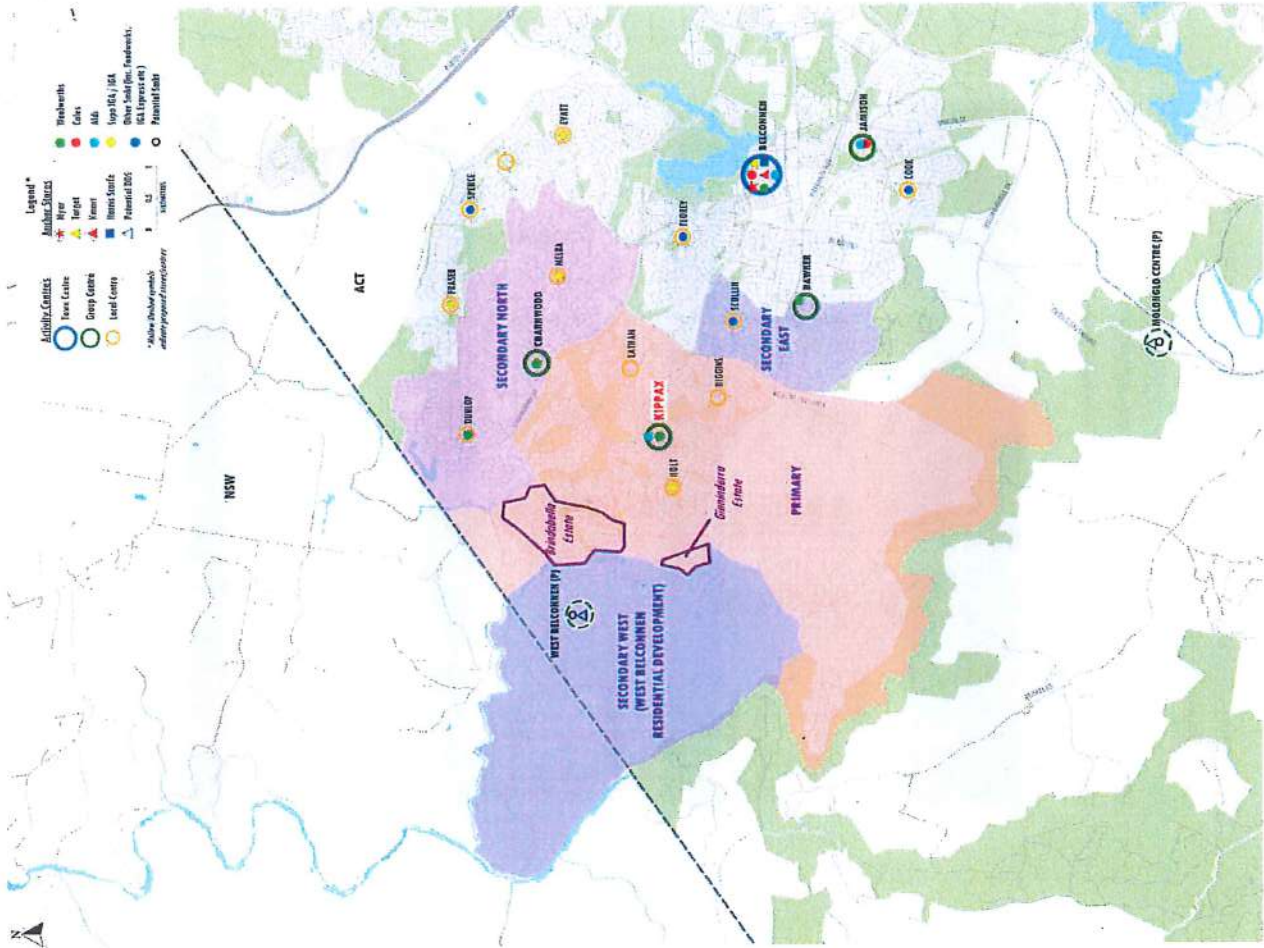
Table 2.1 details the current and projected population levels within the main trade area. This information has been collected from a range of sources, including the following:

- Australian Bureau of Statistics (ABS) Census of Population and Housing (2006 and 2011);
- ABS new dwelling approvals and Estimated Resident Population (2011-15)
- Population projections prepared by the ACT Government (2011); and
- Other investigations of future residential development undertaken by this office.

The main trade area population is estimated at 40,640 at mid-2016, including 17,870 residents in the primary sector. Over the most recent intercensal period (2006-2011), the main trade area population grew by 1.8%, driven mainly by the Brindabella Estate in the primary sector, which contained 1,300 dwellings, with the majority completed within this timeframe.

Population growth over the forecast period will be predominantly driven the Ginninderra Estate in the primary sector. The estate encompasses the capacity to accommodate 350 new residential dwellings or close to 900 residents. Stage 1 and Stage 2 of the estate, which contained 250 lots were sold in late 2015, with the balance of the subdivided lots to be auctioned in the near future. It is assumed that residents will begin to settle in the estate in mid-to-late 2018, with civil, subdivision and building works occurring in the intervening period.

The West Belconnen residential development, which is situated in the secondary west sector, is expected to accommodate 11,650 residential dwellings or 30,000 residents in the long term. The ACT Government in its Land Release Program indicated that 250 lots would be released in the West Belconnen development area for FY16, with 300 lots released in the following 3 years. Assuming the rate of release remains at these levels over the next decade, the land is estimated to have capacity to accommodate close to 3,000 lots over the period from 2016 to 2026. Such growth would add to potential sales able to be achieved by the



Map 2.1: Kippax Group Centre Trade area and competition

retail facilities at the Kippax Group Centre in the medium term, but would also support its own provision of retail facilities in the longer term.

Taking into account the above, the main trade area population is projected to increase to over 45,310 by 2026, including 18,770 residents in the primary sector.

Trade area sector	Estimated population			Forecast population		
	2006	2011	2016	2018	2021	2026
Primary	15,340	17,470	17,870	17,870	18,470	18,770
Secondary sectors						
• North	16,140	17,380	17,130	17,090	17,090	17,090
• East	5,810	5,860	5,610	5,570	5,570	5,570
• West	30	30	30	30	30	3,880
Total secondary	21,980	23,270	22,770	22,690	23,290	26,540
Main trade area	37,320	40,740	40,640	40,560	41,760	45,310

Trade area sector	Average annual growth (no.)					
	2006-11	2011-16	2016-18	2018-21	2021-26	2021-26
Primary	426	80	0	200	60	60
Secondary sectors						
• North	248	-50	-20	0	0	0
• East	10	-50	-20	0	0	0
• West	0	0	0	200	650	650
Total secondary	258	-100	-40	200	660	660
Main trade area	684	-20	-40	400	710	710

Trade area sector	Average annual growth (%)					
	2006-11	2011-16	2016-18	2018-21	2021-26	2021-26
Primary	2.6%	0.5%	0.0%	1.1%	0.3%	0.3%
Secondary sectors						
• North	1.5%	-0.3%	-0.1%	0.0%	0.0%	0.0%
• East	0.2%	-0.9%	-0.4%	0.0%	0.0%	0.0%
• West	0.0%	0.0%	0.0%	175.0%	43.8%	43.8%
Total secondary	1.1%	-0.4%	-0.2%	0.0%	2.6%	2.6%
Main trade area	1.8%	0.0%	-0.1%	1.0%	1.6%	1.6%

*As of June
Source: ABS Census 2011, ACT Government, June 2011, MacroPlanDimasi

2.3 Socio-demographic profile

Table 2.2 and Chart 2.1 detail the socio-demographic profile of residents within the main trade area for the Kippax Group Centre, as sourced from the 2011 ABS Census of Population and Housing.

As there were relatively few residents in the secondary west sector, a proxy socio-demographic profile is provided based on residents who recently moved into the adjacent areas, which includes the recently completed Brindabella Estate. The population is predominantly comprised of young traditional families in their early life stages, earning below average incomes, who own their place of residence, but have taken on a mortgage to do so.

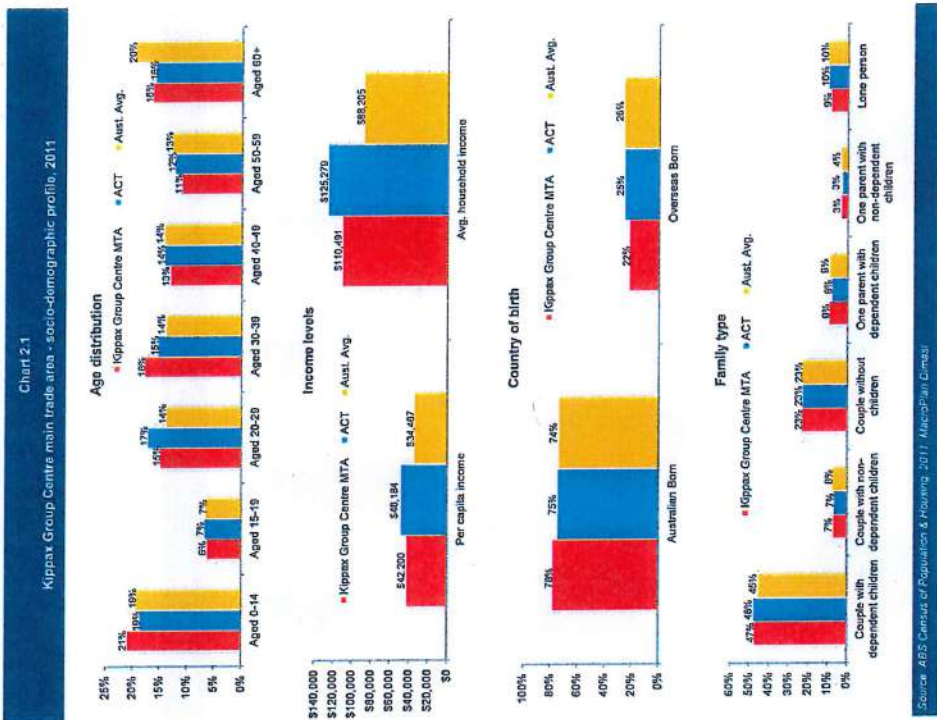
The main points to note regarding the remaining sectors (primary, secondary north and secondary east) are as follows:

- The per capita and household income levels of the primary sector (as well as secondary north and east) population is below the ACT benchmark.
- The average age for 35.5 years in the primary sector is generally in line with the ACT benchmark. The younger secondary north population reflects an over-representation of children under 14 years of age and elderly residents over 60 years of age, while this is reversed for the older secondary east sector.
- There is an above average representation of residents who own their place of residence with a mortgage, particularly in the primary and secondary north sectors.
- Residents in the primary and secondary north sectors are predominantly Australian born, with the secondary east sector containing a higher than average representation of Asian-born residents, relative to the ACT benchmark.
- Traditional families i.e. couples with dependent children make up 45% of household in the primary sector, which is below the ACT average of 47.8%.

Table 2.2
Kippax Group Centre main trade area - socio-demographic profile, 2011

Census item	Primary sector	Secondary sectors				Main TA	ACT avg.	Aust. avg.
		North	East	West*	TA			
Per capita income	\$40,627	\$41,723	\$48,303	\$41,664	\$42,200	\$48,184	\$34,467	
Var. from ACT benchmark	-15.7%	-13.4%	0.2%	-13.6%	-12.4%			
Avg. household income	\$102,913	\$116,282	\$117,149	\$105,362	\$110,491	\$125,279	\$89,205	
Var. from ACT benchmark	-17.9%	-7.2%	-6.6%	-15.9%	-11.6%			
Avg. household size	2.5	2.8	2.4	2.5	2.6	2.6	2.6	
Age distribution (% of population)								
Aged 0-14	20.1%	22.9%	17.4%	20.2%	20.9%	18.6%	19.3%	
Aged 15-19	5.7%	6.5%	6.4%	5.1%	6.2%	6.7%	6.5%	
Aged 20-29	16.0%	13.7%	14.8%	20.6%	14.8%	17.1%	13.8%	
Aged 30-39	18.6%	17.7%	14.7%	20.7%	17.7%	15.3%	13.8%	
Aged 40-49	12.1%	13.9%	13.3%	11.2%	13.1%	14.2%	14.2%	
Aged 50-59	10.3%	11.6%	11.2%	8.6%	11.0%	12.3%	12.8%	
Aged 60+	17.2%	13.6%	22.3%	13.5%	16.4%	15.8%	19.6%	
Average age	33.5	33.9	38.5	33.25	35.2	36.0	37.9	
Housing status (% of households)								
Owner (total)	76.9%	77.7%	70.6%	78.4%	76.3%	68.3%	68.7%	
• Owner (outright)	27.3%	23.9%	21.2%	27.2%	27.2%	28.8%	32.9%	
• Owner (with mortgage)	49.6%	53.8%	34.4%	57.2%	49.2%	39.5%	35.8%	
Renter	22.3%	22.1%	29.2%	21.0%	23.2%	31.0%	30.4%	
Other	0.8%	0.3%	0.1%	0.7%	0.5%	0.6%	0.9%	
Ethnicity (% of population)								
Australian born	77.6%	79.9%	74.1%	74.9%	78.1%	74.7%	74.0%	
Overseas born	22.4%	20.1%	25.9%	25.1%	21.9%	25.3%	26.0%	
• Asia	7.2%	6.5%	10.7%	10.3%	7.4%	10.0%	8.6%	
• Europe	9.4%	8.5%	10.1%	8.4%	9.1%	9.7%	10.5%	
• Other	5.8%	5.1%	5.1%	6.5%	5.4%	5.7%	7.0%	
Family type (% of households)								
Couple with dep't children	45.0%	51.6%	42.6%	46.7%	47.3%	47.8%	45.3%	
Couple with non-dept child.	7.0%	7.4%	6.6%	5.5%	7.1%	6.6%	7.7%	
Couple without children	24.1%	20.6%	26.6%	25.4%	23.1%	23.0%	23.0%	
One parent with dep't child.	9.5%	9.7%	8.2%	8.8%	9.4%	8.3%	9.2%	
One parent w non-dep't chil	3.7%	3.2%	3.0%	3.2%	3.4%	3.1%	3.5%	
Other family	0.9%	0.7%	1.3%	0.8%	0.9%	1.0%	1.1%	
Lone person	9.9%	6.9%	11.8%	9.6%	9.0%	10.1%	10.2%	

* Relative to the socio-demographic profile for the West Balcomran Growth Area
Source: ABS Census of Population & Housing 2011, MacroPlan Dimas



2.4 Retail expenditure capacity

MacroPlan Dimasi estimates retail expenditure capacity generated by the trade area residents based on information sourced from MarketInfo, which utilises a detailed micro simulation model of household expenditure behaviour for all residents of Australia. The model takes into account information from a wide variety of sources including the regular ABS Household Expenditure Surveys, national accounts data, Census data and other information.

Chart 2.1 shows the retail expenditure capacity per person for residents of the identified main trade area for the year 2015/16, and compares these estimates with the average for metropolitan ACT and Australia. Spending estimates are presented inclusive of GST. The following points are noted:

- Retail expenditure per capita is estimated to be 6.2% below the ACT average, though 14.5% above the Australian average.
- Per capita expenditure on fresh food and other food & groceries, the key categories for supermarkets, are 4.1% below and 0.9% above the ACT benchmarks respectively.
- Per capita expenditure on discretionary retail categories is generally below the ACT averages, however still significantly higher than the national averages.

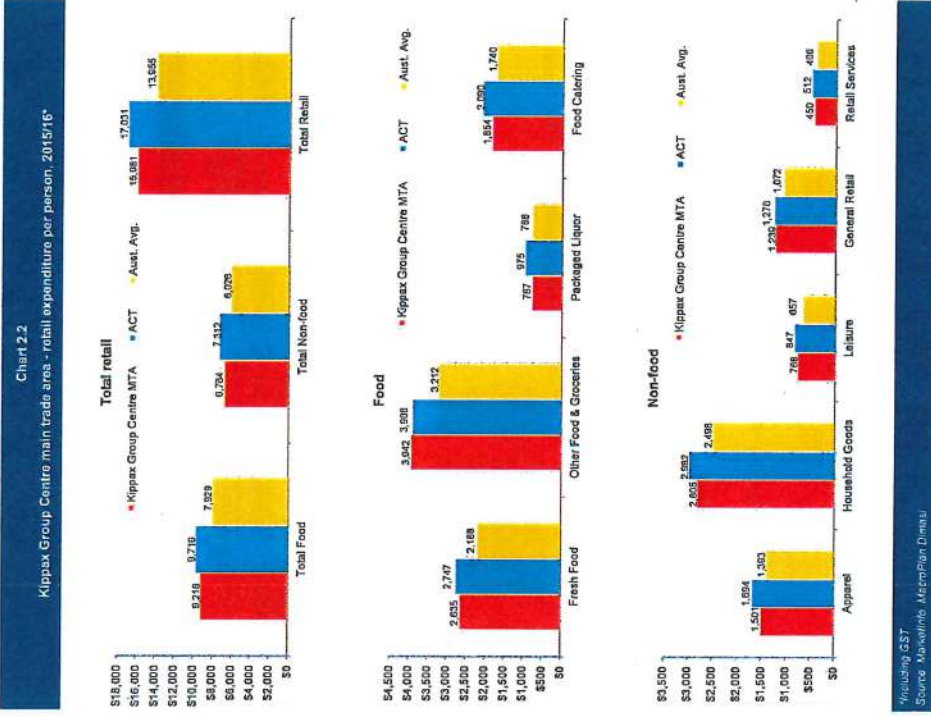


Table 2.3 presents estimates of total retail spending generated by the main trade area population, by trade area sector, over the period from 2016 to 2026. Spending forecasts are presented in constant dollars.

The retail expenditure market is expected to grow from an estimated \$654.8 million in 2016 to \$801.2 million by 2026, at an average annual growth rate of 2.0%. The average annual growth rate of 2.0% comprises two components, as follows:

- Real growth in per capita retail expenditure, which is expected to average 0.9% per annum over the forecast period; and
- The residential population of the main trade area, which is expected to average 1.1% growth per annum over the period to 2026.

Table 2.4 presents projections of spending for the main trade area by retail category. FLG expenditure (i.e. take-home food and groceries including packaged liquor) is estimated at \$302.0 million in 2016, and accounts for 46% of all retail expenditure in the trade area. FLG expenditure by trade area residents is forecast to increase to \$382.1 million by 2026, reflecting average annual growth of 2.4%.

This trade area analysis highlights the (real) growth in available retail expenditure within the Kippax Centre main trade area for at least the next decade, and prior to any retail facilities being made available at West Belconnen. Such growth will offer an excellent opportunity for the Kippax Centre to be progressively improved during this window, which in turn will enable the centre to be very well placed to continue operating viably and effectively once the Stage 1 of the West Belconnen Centre is added.

Table 2.3
Kippax Group Centre main trade area - retail expenditure (\$M), 2016-2026*

Year ending June	Primary sector	North	East	West	Main TA
2016	283.6	274.4	96.4	0.5	654.8
2017	296.5	276.1	96.8	0.5	669.9
2018	313.9	278.0	97.2	0.5	689.6
2019	322.8	280.1	98.2	0.5	701.6
2020	333.5	282.4	99.0	0.8	715.7
2021	344.3	284.7	99.8	2.2	731.0
2022	349.0	287.0	100.6	6.1	742.7
2023	352.5	289.4	101.4	12.2	755.5
2024	356.1	291.7	102.3	17.7	767.8
2025	359.7	294.1	103.1	25.7	782.7
2026	363.4	296.5	103.9	37.3	801.2
Average annual growth (\$M)	8.0	2.2	0.8	3.7	14.6
Average annual growth (%)	2.5%	0.8%	0.8%	12.7%	2.0%

*Constant 2015/16 dollars & including GST
Source: Macquarie, MacroPlanDimasi

Table 2.4
Kippax Group Centre main trade area - retail expenditure by category (\$M), 2016-2026*

Year ending June	FLG	Food catering	Apparel	Household goods	Leisure	General retail	Retail services	Total retail
2016	302.0	78.0	61.0	114.0	31.2	50.4	18.3	654.9
2017	312.2	81.4	61.3	114.7	31.4	50.6	18.4	669.9
2018	322.1	84.8	66.5	115.4	31.5	50.7	18.6	689.6
2019	328.2	86.0	69.4	116.4	31.7	51.1	18.8	701.6
2020	337.7	87.5	68.5	118.8	32.5	51.6	19.1	715.7
2021	345.3	89.2	69.2	120.4	33.4	53.2	20.4	731.0
2022	349.5	90.5	70.5	122.8	34.3	54.4	20.7	742.7
2023	358.6	91.7	71.0	124.3	34.2	54.6	21.1	755.5
2024	365.4	93.0	71.8	126.2	34.7	55.3	21.5	767.8
2025	374.1	94.7	72.9	127.5	35.2	56.2	21.9	782.7
2026	382.1	96.3	74.4	131.9	36.3	57.8	22.4	801.2
Average annual growth, (\$M)								
2016-2026	8.0	1.8	1.3	1.8	0.5	0.7	0.4	14.5
Average annual growth, (%)								
2016-2026	2.4%	2.1%	2.0%	1.5%	1.6%	1.4%	2.1%	2.0%

*Constant 2015/16 dollars & including GST
Source: Marketi96, MacroPlan Dimasi

Retail expenditure category definitions:

- **FLG:** take-home food and groceries, as well as packaged liquor.
- **Food catering:** expenditure at cafes, take-away food outlets and restaurants.
- **Apparel:** clothing, footwear, fashion accessories and jewellery.
- **Household goods:** giftware, electrical, computers, furniture, homewares and hardware goods.
- **Leisure:** sporting goods, music, DVDs, computer games, books, newspapers & magazines, stationery and photography equipment.
- **General retail:** pharmaceutical goods, cosmetics, toys, florists, mobile phones and pets.
- **Retail services:** hair & beauty, optical goods, dry cleaning, key cutting and shoe repairs.

Section 3: Competition

This section of the report outlines the competitive retail context within which Lanyon Marketplace operates.

Under the *ACT Territory Plan 2008*, a hierarchy of commercial centres has been defined, with the aim of providing a level of consistency across the geographic range of commercial locations in the ACT. This hierarchy includes:

- **City Centre (Canberra City)**, which is the principal central business district for Canberra. It also serves as the primary centre for local government, commerce and entertainment.
- **Town Centres (four)**, which provide the main focus for shopping, community, business and recreation activity for the population within the Woden, Belconnen, Gungahlin and Tuggeranong districts.
- **Group Centres**, one of which is Kippax, are shopping centres located throughout Canberra that serve nearby suburbs. They include a range of shopping, community, recreation and business facilities.
- **Local Centres**, which are smaller shopping centres situated throughout Canberra that provide for convenience retailing and other community facilities to meet the daily needs of the local population.

The highest order shopping centre in the region of relevance to the Kippax Group Centre is the **Belconnen Town Centre**. The Belconnen Town Centre is identified as one of only four town centres in the Canberra hierarchy, supporting a significant node of activity across a range of land uses, serving the southern part of the Canberra region. The Town Centre offers an extensive provision of higher order retailing, with Westfield Belconnen, the main enclosed shopping centre, anchored by a Myer department store, Woolworths, Coles and Aldi supermarkets, as well as Kmart, Target and Harris Scarfe discount department stores.

There are two other Woolworths supermarkets Group Centres situated within the main trade area at Charnwood (which was refurbished and expanded by an estimated 1,000 sq.m in December 2013) and Hawker (which opened in December 2013).

There are also a number of small supermarkets provided in local centres situated in the main trade area, serving the convenience needs of respective localised catchments. The nearest is the small IGA store at Holt, situated 1.4 km south-east of the Kippax Group Centre, while a small Woolworths supermarket is also provided at Dunlop.

Analysis of the competitive environment surrounding the Kippax Centre highlights the following:

- The closest and most relevant other Group Centres, at Charnwood and Hawker, are both noticeably smaller than the Kippax Centre, and both serve more limited catchments than is available to the Kippax Centre.
- The Kippax Centre is situated a significant distance from the nearest town centre (Belconnen, some 6 km away).
- The surrounding network of Local Centres, particularly within the primary trade area, is very limited in terms of its scale and provision of supermarket facilities.

All of the above, together with the trade area population growth which will occur at West Belconnen, mean that the Kippax Group Centre is very well placed to establish its role as a significant 'sub-regional' centre for Belconnen, with that role subservient only to the much larger Belconnen Town Centre. In order to achieve this potential, the Kippax Centre will need to seek capital investment which will both increase the amount and range of retail facilities provided within the centre, and deliver other important physical improvements, including pedestrian friendly circulation, public realm improvements focusing on creating a sense of place, and improved traffic circulation.

Table 3.1
Kippax Group Centre - schedule of competing retail facilities

Centre	Retail GLA (sq.m)	Major traders	Dist. by road from Kippax Group Centre (km)
Within trade area			
<u>Kippax Group Centre</u>			
• Kippax Fair	7,000	Woolworths	
• Remainder	3,500	Aldi	
<u>Group Centres</u>			
Charnwood SC	7,000	Woolworths	3.5
Hawker SC	7,200	Woolworths	4.0
<u>Local centres</u>			
Holt SC	1,000	IGA	1.4
Higgins SC	800		1.5
Latham	200		2.7
Scullin	1,400	5-Star Handmarket	3.7
Dunlop	800	Woolworths	4.5
Beyond trade area			
<u>Town Centres</u>			
Westfield Belconnen	84,000	Myer, Kmart, Target, Coles, Woolworths, Aldi	5.5
<u>Group Centres</u>			
Jamison	13,000	Coles, Aldi	6.8
<u>Local Centres</u>			
Meiba	800	IGA	4.9
Fraser	660	Friendly Grocer	5.8
Fleury SC	1,200	Supabarn SuperExpress	6.0
Evatt	900	IGA	7.0
Spence	400		7.4
Spence	1,000	Friendly Grocer	7.5

Source: Property Council of Australia, MacroPlanDimasi

Section 4: Potential developments at Kippax Group Centre

The attached Map 4.1 shows the development sites which are considered in this report. The sites were identified by the EPD to test retail development options for the Kippax Group Centre. The locations of the potential site within the Kippax Group Centre are described as follows:

1. The municipal park and former health services building, situated to the east of the existing Kippax Fair;
2. The service carpark opposite Aldi;
3. The service carpark opposite Woolworths; and
4. The owners of Kippax Fair have provided the EPD with a development proposal that extends Site 1 over the playing fields to the east of the municipal park and former health services building. The proposal would deliver 12,600 sq.m of retail floorspace, allowing for a supermarket of 3,500 sq.m, a discount department store of 5,500 and retail specialities of 3,600 sq.m. A basement carpark with 480 car spaces, over two basement levels, would also be provided (refer Figure 4.1 and Figure 4.2).

Prior to considering the merits of development on each of these alternative sites, a summary of the overall development opportunity for Kippax Group Centre is set out below.

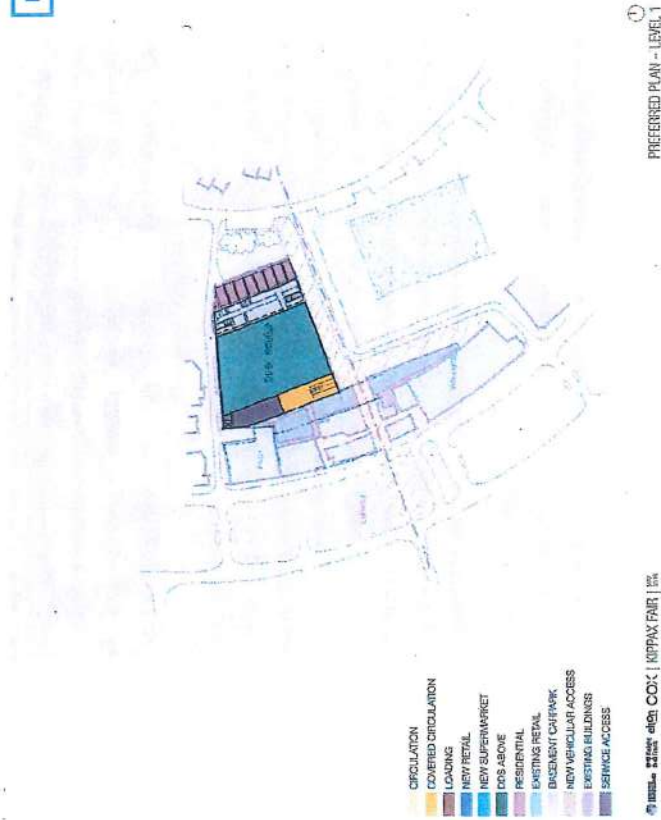


Map 4.1: Kippax Group Centre
Potential development sites

Figure 4.1



Figure 4.2



4.1 Broad development opportunity

The analysis presented in Sections 2 and 3 of this report show that there is/will be sound scope for additional retail floorspace to be added to Kippax Group Centre over the next decade. In particular, such additions could, in our view, successfully include a combination of the following:

- A third supermarket, preferably a full range Coles store. In this regard, given the existing Woolworths supermarket in Kippax Fair is approximately 3,400 sq.m in size, normal competitive behaviour by Coles in this type of situation is that it would expect to open a store of at least comparable size.
- One or more 'mini-major' or 'discount department store (dds)' type anchor stores, which would be unlikely to have the same positive impact on the wellbeing and long term sustainability of the Kippax Group Centre as the addition of the new Coles supermarket, but could still add significantly to the centre's appeal, and help to underpin its future. The list of such mini-majors could include the tenants shown in Table 4.1 below.

Table 4.1
Kippax Group Centre - Indicative mini-major retailers

Retailer	Indicative floorspace (sq.m)	Est. sales (\$/sq.m)	Gross rents (\$/sq.m)	Occ. Cost ratio*		
Kmart	4,500-6,000	4,000	18,000-22,000	260	1,100-1,500	6.5%
Spotlight	1,500-3,000	3,500	6,300-8,400	210	380-500	6.0%
Harris Scarfe	1,500-3,500	3,000	5,400-8,400	300	540-840	10.0%
Best&Less	800-1,600	3,500	3,400-4,800	440	420-600	12.5%
Clotton On Mega	800-1,600	3,000	2,500-4,000	375	360-480	12.5%
Trade Secret	1,500-2,500	3,000	5,000-6,000	250	400-500	8.0%
Chemist Warehouse	250-800	12,500	3,750-8,000	630	200-400	5.0%

*Occupancy ratio = gross retail/sales. The figure represents the percentage of sales spent on leasing the premises. Rent/turnover is a cost of doing business and represents part of the business' underlying cost, which does not change with sales.
Source: Macroplan Dimasi

- The above table also shows the typical rental levels that are paid by the various categories of retailers, and the consequent occupancy cost ratio (i.e. rent paid expressed as a proportion of sales achieved) for each type of trader. Rents are typically paid on a dollar per sq.m basis, and will vary from tenant to tenant, as well as from location to location, dependent on a number of factors, but generally reflecting the size of store (larger, anchor stores normally pay lower rental levels per sq.m than smaller stores), the appetite of each retailer to gain representation, and the typical sales levels achieved by each.
- An enhanced mix of services, such as banks, food & beverage facilities (take-away food, casual dining) and some specialty retailing, all of which would be support facilities to the anchor store or stores to be added.

While additions as described above would add considerably to the Kippax Group Centre, and certainly are highly desirable in order to ensure optimal centre performance into the future, we also note that there is not any immediate urgency for such additions, in the sense that there are no immediate competitive threats to the centre. The emerging residential development in West Belconnen will, for many years, add to the available expenditure market for Kippax Group Centre, since any new retail activity centre to directly service the growing population of West Belconnen will not be supportable, and certainly will not be delivered, for many years into the future.

Urbis has estimated that Stage 1 of such a centre is likely to be supportable by 2025 (i.e. in 9 years' time) and likely to comprise in the order of 5,300 sq.m of retail floorspace, with some limited supporting non-retail facilities. In broad terms, we concur with these findings, and would expect that a small supermarket anchored centre will be supportable as Stage 1 of the West Belconnen Group Centre by around the mid-2020s.

If that were to occur, it implies that for at least the next 8 or 9 years the overall expenditure market available to Kippax Group Centre will be growing significantly, and thus the centre has some time to be re-organised, and ideally expanded, so that it will be in a very strong trading position when Stage 1 of the new West Belconnen Group Centre is built.

Over the longer term, i.e. after Stage 1 of the West Belconnen Group Centre is developed, the overall expenditure market available to both centres will continue to grow significantly. With some 30,000 additional residents expected in the West Belconnen area, and assuming that the Kippax Group Centre undergoes some significant redevelopment and improvement over the next decade, then the Kippax Centre will be very well placed to continue growing after absorbing the one-off trading impacts of Stage 1 of the West Belconnen Group Centre. That would be the case for a number of reasons, in particular the following:

- For many residents of the new West Belconnen residential area, particularly those to be accommodated in the southern parts of that area, Kippax Group Centre will still be a very convenient option, potentially even more so than the new West Belconnen Group Centre.
- The Kippax Group Centre will be considerably larger than the new West Belconnen Group Centre, and will offer much greater choice, particularly for supermarket shopping, for an extended period of time, even after Stage 1 of the West Belconnen Group Centre is opened.
- A total of 30,000 people will generate demand for retail floorspace totalling in the order of 65,000 sq.m. Some of that demand, particularly for higher order retailing, will make its way to Belconnen Town Centre and also to Canberra City Centre, and some of it will be directed to the new West Belconnen Group Centre as noted above. However, Kippax Group Centre is very well situated to achieve its 'fair share' of such increases in available demand – provided the centre is improved over the coming decade.

4.2 Preferred anchor tenants

There is no doubt, in our view, that the preferred anchor tenant for a significant expansion and improvement of the Kippax Centre is a third supermarket – Coles.

Such an addition would generate the highest level of additional sales, and would also stimulate the highest level of additional visitation, given the range of options for new anchor tenants that are likely to be feasible/achievable for a centre such as Kippax.

Our assessment shows that a Coles supermarket to be added at the centre over say, the next few years, could reasonably expect to achieve sales in excess of \$30 million per annum, and possibly \$35 million per annum. Such a sales volume would be a successful level for a new supermarket, particularly in view of steady ongoing growth potential as the West Belconnen residential area continues to be developed.

On the basis of our assessment, we consider that a very good case can be made to Coles to plan a new store at Kippax.

In the absence of the new Coles supermarket, a preferred anchor tenant would be a significant non-food store, the best alternative for such an addition being Kmart. Kmart is now a highly successful everyday discount department store, and would add considerably to the broader appeal of Kippax Group Centre.

However, the addition of Kmart at Kippax is likely to prove problematic, for two key reasons, namely:

- The fact that Kmart is already represented at Belconnen Town Centre – although we consider that a case could be made that a suitably sized catchment or trade area will be available for a discount department store operation at Kippax in due course, particularly as the West Belconnen area continues to progress.
- The fact that in all likelihood a Kmart store would require a minimum floorplate of at least 4,500 sq.m, which is likely to prove difficult, though perhaps not impossible, to accommodate.
- One possibility might be that Kmart could locate at first floor level, e.g. above ground floor retailing, thereby providing a sufficiently large footprint. However, such an approach would complicate a development outcome, as it would necessitate greater need for additional carparking, as well as replacement carparking, and would require a multilevel carpark deck to be provided. That in turn would mean significant additional costs for the development, against which the anticipated rental level that would be paid by a discount department store such as Kmart would be very low.

- Other smaller mini-major alternatives would be able to be accommodated in smaller footprint stores, such as for example Trade Secret, Cotton On Mega, Best & Less, or even a large discount pharmacy operation. While any of these would be welcome additions and would certainly add to the overall appeal of the centre, none of them would be anywhere near as significant, as potential anchors, as either a Coles supermarket or a Kmart discount department store. Furthermore, most of these mini-major stores typically require a larger retail centre, with a larger available catchment, for a successful operation, since they operate more as support facilities rather than genuine anchor facilities.

4.3 Spatial considerations

Analysis of the three development site options shown on Map 4.1, as well as the Kippax Fair proposal shown on Figure 4.1 and 4.2, in our view points to the following conclusions:

- If Site 1 (the existing health facility on the eastern side of Kippax Fair) were to accommodate the development, then the achievement of the masterplan objective of significant activation of Hardwick Crescent East would most likely not be advanced. The much greater likelihood is that activity would be focused essentially within the enclosed Kippax Fair shopping centre, and that the grade carparking on Hardwick Crescent would remain as grade carparking in order to continue to support the retail floorspace generally contained within Kippax Fair. We consider this would be the case in part because, in the absence of a strong anchor such as Coles, a significant retail development would prove very difficult to deliver.

- Selection of either Site 2 or Site 3 would result in much greater activation of Hardwick Crescent, and would provide a greater opportunity to deliver the objectives of the masterplan. We consider there is no particular preference between the two sites in spatial terms, as either would prove to be of considerable assistance in helping to regenerate the Kippax Centre and to activate Hardwick Crescent. Development of Site 2 may impact on access to the laneway and loading facilities to the rear of Aldi. This aspect of the proposal would need to be reviewed by a traffic assessment.

- However, we understand that there is also a possibility that Hardwick Crescent could be closed if Site 3 were to be selected, thereby significantly expanding the potential site available for development. Such an approach could perhaps also assist in resolving some of the vehicular movement and pedestrian access issues around the centre, by channelling vehicular traffic which is seeking to access the centre from the southern end onto Hardwick Crescent West.
- For the Kippax Fair proposal, similar to the development of Site 1, the urban design objectives of significant activation of Hardwick Crescent East would likely not be advanced. In addition, The Kippax Fair expansion plans would require some land from the adjoining sports oval, which is not consistent with Kippax Group Centre draft masterplan. That being said, the internal configuration of the proposal would allow Coles to deliver a full-line supermarket offering. If developed, in combination with existing retail facilities at the Kippax Group Centre, the retail offer of the group centre will include both major supermarket operators and Aldi, creating a point of difference to surrounding group centres and broadening its retail draw.

On Map 4.2 attached a potential indicative development solution assuming Site 3 were to be selected is shown. This plan is very rudimentary, however, the main intention is to demonstrate that such a development alternative is physically possible, and no doubt could be greatly improved with specialist urban design/architectural input.

If closure of Hardwick Crescent East proves to be unrealistic, we consider that an appropriate physical solution could still be found focused around Site 3, such as shown on the attached Map 4.3. Under that alternative, some of the activation of Hardwick Crescent East would need to be achieved by perhaps focusing the entrance to the new supermarket on that frontage, something which we consider can be explored. Alternatively, the footprint could be extended slightly to the north, to enable a store of appropriate size to be delivered, with potential for more flexibility to accommodate additional specialty retail. As noted previously in this report, and given the size of the existing Woolworths supermarket of approximately 3,400 sq.m, we consider that a new supermarket of around 3,200 sq.m minimum should prove to be an acceptable proposition.

Section 4: Potential developments at Kippax Group Centre

A new supermarket with a potential depth of 45 metres, as would be possible on Site 3, does represent a realistic outcome, which a tenant with a real interest in locating at Kippax would be prepared to lease. The more substantive issues though, in terms of physical capabilities of the subject carpark sites, whether it be Site 2 or Site 3, are around the need for the inclusion of specialty floorspace to sleeve at least part of the supermarket boundary, primarily to achieve the urban design objective of street activation.



Map 4.2: Kippax Group Centre Indicative Development (South) – Hardwick Crescent Closure

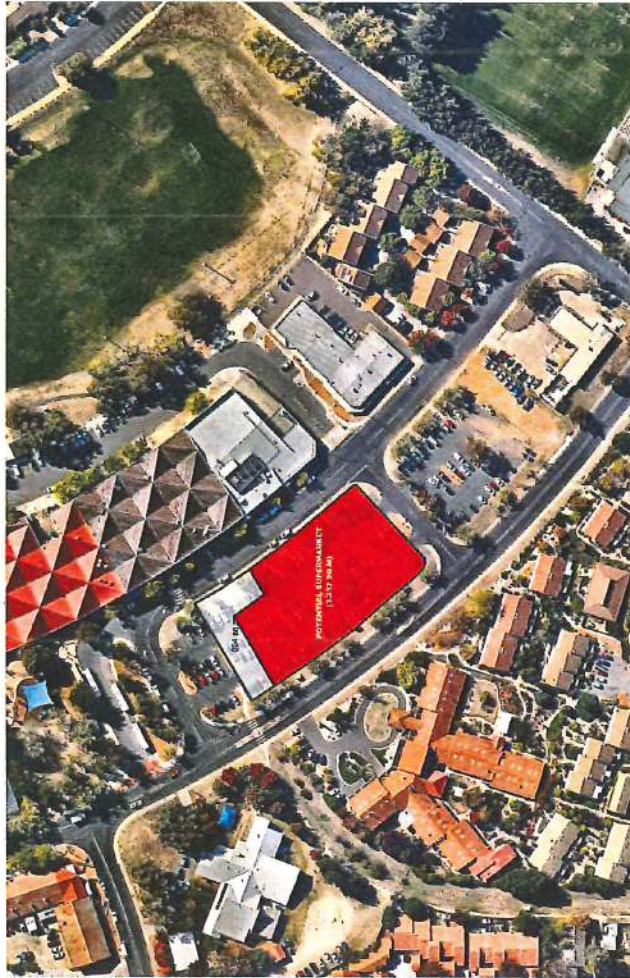


4.4 Market/tenant considerations

More problematic than physical considerations, as established following a number of detailed discussions with Coles in particular, is that the market appetite for a supermarket based development on either of the carpark sites is weak, to the point of making such a development unrealistic, at this point in time, from the perspective of the required retailer, regardless of physical deliverability.

The main reasons for this view, based on our research, are the following:

- Experiences to date on other projects, particularly Dickson.
- Coles' greatly reduced appetite for new supermarket locations in the ACT, as a consequence of both the Dickon development being imminent and the recent acquisition of five Supabarn stores.
- More broadly, the significantly reduced appetite for new supermarket locations generally across the nation, reflecting the views (of both major supermarket brands) that arguably too many marginal developments have been implemented over recent years, and that there is no longer any market imperative or other compelling reasons to do so.
- The perception that with the Kippax Fair development proposal (even though our understanding is that Coles is not yet convinced that the Kippax Fair development proposal will definitely be delivered, at least in the short term) the issues/difficulties around delivering the project will rest with the developer (i.e. the owner of Kippax Fair) and not with Coles.
- The belief that, at least conceptually, the Kippax Fair development proposal would be able to provide Coles with a new supermarket and a first level Kmart store in due course. Again, there is no expectation that such development is likely to happen in the short term, but the potential for it to occur is appealing to Coles.



Map 4.3: Kippax Group Centre Indicative Development (south)

4.5 Preliminary feasibility considerations

With respect to indicative costs, development profits, and residual land value, the attached Tables 4.2-4.5 show the broadly expected outcomes for four potential development alternatives in terms of:

- Gross and net rental (Table 4.2)
- Indicative development costs (Table 4.3 and Table 4.4)
- Indicative value of completed development and consequent residual value (asset value less cost, Table 4.5)

The four development possibilities analysed are:

Scenario 1 – A supermarket of 3,806 sq.m and retail specialities of 1,240 sq.m, plus a basement carpark, providing 320 car spaces over two basement levels, on Site 3 (assuming closure of Hardwick Crescent).

Scenario 2 – A supermarket of 3,257 sq.m and retail specialities of 694 sq.m, plus a basement carpark providing 280 car spaces over two basement levels, also on Site 3, but with no closure of Hardwick Crescent.

Scenario 3 – A supermarket of 3,800 sq.m and retail specialities of 500 sq.m, plus a basement carpark providing 292 car spaces over two basement levels.

Scenario 4 – The Kippax Fair proposal, for Site 1 plus some area from the adjoining ovals, which would deliver, over two levels, a Kmart (dds) of 5,500 sq.m; a Coles supermarket of 3,500 sq.m; and retail specialities of 3,600 sq.m. A basement carpark with 480 car spaces, over two basement levels, would also be provided (refer Figure 4.1 and Figure 4.2).

The differences in indicative building costs per sq.m for Scenario 4 compared to Scenarios 1-3 are due to the estimated higher costs associated with delivering a two level shopping centre, versus a single level centre.

This analysis is indicative only at this stage, but generally demonstrates that there is little or no land value likely to be available with any development on one of the carpark sites, primarily due to the need to replace carparking which already exists on site, and the relatively high costs of both basement and decked carparking, which would be an essential requirement of any development scheme implemented on either of the carpark sites.

For Scenario 4, there is the possibility of some modest residual land value on the basis of these preliminary estimates, but the eventual outcome, from the point of view of the owner of Kippax Fair could be better, for the following reasons:

- Protecting and enhancing an existing investment;
- The possibility that the completed centre could achieve somewhat higher speciality rents than indicated, if it is very well delivered;
- The possibility that the capitalisation rate for the completed asset could be slightly lower (than the indicative 6.5% assumed) and thus the value of the completed centre could be somewhat higher; and
- Potential to include a residential component within the development which might improve the development feasibility.

Table 4.2
Kippax Group Centre - Indicative capitalisation rates for Site 3 scenarios and Kippax Fair proposal

Scenarios	Indicative floorspace (sq.m)	Gross rents (\$/sq.m)	Owner outgoings		Net Rents (\$'000)
			Marketing (\$'000)	Owner cont.(\$'000)	
Scenario 1					
Supermarket	3,806	350	75	190	1,066
Total specialities	1,240	650	25	-	781
Total for Scenario 2	5,046	424	100	190	1,848
Scenario 2					
Supermarket	3,257	350	82	163	885
Total specialities	694	650	18	-	434
Total for Scenario 3	3,951	403	100	163	1,328
Scenario 3					
Supermarket	3,800	350	88	190	1,052
Total specialities	500	325	12	-	313
Total for Scenario 4	4,300	385	100	190	1,365
Scenario 4					
DOS	5,500	300	109	550	991
Supermarket	3,500	350	69	350	806
Total specialities	3,600	650	71	-	2,269
Total for Scenario 1	12,600	414	250	900	4,065

Source: Macroplan Dimasi

Table 4.3
Carpark site (scenario 1-3) - indicative building costs

Item	Leasable area (sq.m)	Leasable area costs (\$/m per sq.m)	Carpark building costs (\$ per sq.m)	Total (\$M)
Preliminaries	141.25		290.75	
Substructure	93.25		313.25	
Superstructure	547.25		669.75	
Finishes	138.75		46.00	
Fittings	25.50		1.25	
Services	553.00		310.75	
External services	7.25		1.25	
Contingencies	38.75		42.00	
Total	1,545.00		1,675.00	
ACT adj. factor	1.14			
Total	1,753.58		1,875.00	
Scenario 1	5,046	8.8	18.8	27.6
Scenario 2	3,951	6.9	16.4	23.3
Scenario 3	4,300	7.5	17.1	24.6

Source: Rawlinson's Australian Construction Handbook, 2014, Macroplan Dimasi
An average of 35 sq.m per parking bay
An additional 4 car-parking spaces for every 100 sq.m of shopping centre floorpace
Carpark building costs are for two underground levels

Table 4.4
Kippax Fair (scenario 4) - indicative building costs

Item	Leasable area (sq.m)	Leasable area costs (\$/per sq.m)	Carpark building costs (\$/per sq.m)	Total (\$M)
Preliminaries	302.50		290.75	
Substructure	50.25		313.25	
Superstructure	807.50		669.75	
Finishes	179.25		46.00	
Fittings	25.00		1.25	
Services	797.75		310.75	
External services	2.25		1.25	
Contingencies	55.50		42.00	
Total	2,220.00		1,675.00	
Scenario 4	12,600	28.0	28.1	56.1

Source: Rawlinson's Australian Construction Handbook, 2014, Macroplan Dimasi
Assumes two underground level car-parks totalling 16,800 sq.m providing 482 car spaces

Table 4.5
Kippax Group Centre - Indicative residual value rate

	Indicative net rent (\$'000)	Cap. rate (%)	Indicative value (\$M)	Building costs (\$M)	Est. residual value (\$M)
Scenario 1	1,848	6.5%	28.4	27.6	0.8
Scenario 2	1,328	6.5%	20.4	23.3	-2.9
Scenario 3	1,365	6.5%	21.0	24.6	-3.6
Scenario 4	4,065	6.5%	62.5	56.1	6.4

Source: MacroPlan Dimasi

Memorandum

To: Mr Nataniel Wolfson, ACT Government
From: Tony Dimasi
Date: Friday, 27 May 2016
Subject: Kippax – Further queries re site layout and developer profits

In response to queries raised in our recent discussions, I provide the following feedback:

Physical suitability of Hardwick Crescent carpark sites for accommodation of a new supermarket

A new supermarket with a potential depth of 45 sq.m does represent a realistic outcome, which a tenant with a real interest in locating at Kippax would be prepared to lease. The more substantive issues though, in terms of physical capabilities of the subject carpark sites, whether it be Site 2 or Site 3, are around the need for the inclusion of speciality floorspace to sleeve at least part of the supermarket boundary.

My conclusion, following a number of detailed discussions with Coles in particular, is that the appetite for a supermarket based development on either of the carpark sites is weak, to the point of making such a development unrealistic, at this point in time, from the perspective of the required retailer, regardless of physical deliverability.

The main reasons for this view are the following:

- Experiences to date on other projects, particularly Dickson.
- Coles' greatly reduced appetite for new supermarket locations in the ACT, as a consequence of both the Dixon development being imminent and the recent acquisition of five Supabarn stores.
- More broadly, the significantly reduced appetite for new supermarket locations generally across the nation, reflecting the views (of both major supermarket brands) that arguably too many marginal developments have been implemented over recent years, and that there is no longer any market imperative to do so.

- The perception that with the Kippax alternative (although my understanding is that Coles is not yet convinced that the Kippax alternative will definitely be delivered, at least in the short term) the issues/difficulties around delivering the project will rest with the developer (i.e. the owner of Kippax Fair) and not with Coles.

- The belief that, at least conceptually, the Kippax Fair alternative would be able to provide Coles with a new supermarket and a first level Kmart store in due course (again, there is no expectation that such development is likely to happen in the short term).

With respect to indicative costs and development profits, etc, the attached Tables 1 – 3 show the broadly expected outcomes in terms of:

- Gross and net rental (Table 1)
- Indicative development costs (Table 2)
- Indicative value of completed development and consequent residual value (asset value less cost, Table 3)

This analysis generally demonstrates that there is little or no land value likely to be available with any development on one of the carpark sites, primarily due to the need to replace carparking which already exists on site, and the relatively high costs of both basement and decked carparking, which would be an essential requirement of any development scheme implemented on one of the carpark sites.

Table 1
Kippax Group Centre - Indicative capitalisation rates for Site 3 scenarios

Site 3	Indicative floorspace (sq.m)	Gross Rents (\$/sq.m)	Outgoings (\$'000)	Net Rents (\$'000)
Scenario 1				
Supermarket	3,806	300	1,142	1,122
Total specialities	1,240	650	808	748
Total for Scenario 1	5,046	386	1,948	1,888
Scenario 2				
Supermarket	3,257	300	977	957
Total specialities	684	650	451	421
Total for Scenario 2	3,951	361	1,428	1,378
Scenario 3				
Supermarket	3,800	300	1,140	1,120
Total specialities	500	650	325	300
Total for Scenario 3	4,300	341	1,465	1,420

Source: Microplan Dima

Table 2
Kippax Group Centre - Indicative building costs

Scenarios for Site 3	Leasable area (sq.m)	Leasable area costs (\$/per sq.m)	Carpark building costs (\$/per sq.m)	Total
Preliminaries		141	281	
Substructure		93	313	
Superstructure		547	670	
Finishes		139	46	
Fittings		26	1	
Services		553	311	
External services		7	1	
Contingencies		39	42	
Total		1,545	1,675	
ACT adj. factor		1.14	-	
Total		1,754	1,675	
	(sq.m)	(\$M)	(\$M)	(\$M)
Scenario 1	5,046	8,800	18,760*	27,560
Scenario 2	3,951	6,900	16,420**	23,320
Scenario 3	4,300	7,500	17,100***	24,600

Source: FAWTSON's Australian Construction Handbook, 2014, Microplan Dima

* An average of 38 sq m per parking bay.

** An additional 4 carparking spaces for every 100 sq m of shopping centre floor space.

*** Carpark building costs are for two underground levels.

**** 1,200 sq m of underground car space required, based on 120 replacement car spaces, and 100 additional car spaces.

***** 800 sq m of underground car space required, based on 120 replacement carparking spaces, and 160 additional car spaces.

***** 220 sq m of underground car space required, based on 130 replacement car spaces and 172 additional car spaces.

Table 3
Kippax Group Centre - Indicative residual value

Scenarios for Site 3	Indicative net rent (\$'000)	Cap. rate (%)	Indicative value (\$M)	Building costs (\$M)	Est. residual value (\$'000)
Scenario 1	1,868	6.5%	28,735	27,560	1,175
Scenario 2	1,378	6.5%	21,203	23,320	-2,117
Scenario 3	1,420	6.5%	21,846	24,600	-2,754

Source: Microplan Dima

Saunders Global is one of the first Australian design and architecture firms to specialize in retail spaces. It provides services locally and internationally in retail architecture, retail master planning, mixed use development to property owners, developers and retailers.

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RETAIL DESIGN SPECIALIST TO INFORM KIPPAX GROUP CENTRE COMMUNITY PANEL

The Independent Retail Design Expert Report
27 April 2018

Prepared for ACT Government



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1 SITE CONTEXT

In the ACT, Kippax Group Centre is within the Belconnen District Centre and situated in Kippax Place, Holt about 15km by road north-west of Canberra Civic and 4.5km west of Belconnen Town Centre. Urban development in Belconnen has been slow in recent years and the suburbs around Kippax Group Centre such as Higgins, Holt and Latham is following this slowdown. However, according to Kippax Fair ACT Market Analysis prepared by *Deep End Services* for Kippax Fair on 3 April 2017, there will be short- and long-term growth areas near Kippax Group Centre that will cater to housing demands as follows:

- Lawson suburb development with expected 1,850 dwellings
- Ginninderry land release project with estimated 6,500 dwellings and a further 5,000 dwellings over the ACT/NSW border
- Rezoned Ginninderry research farm land to house over 20,000 people

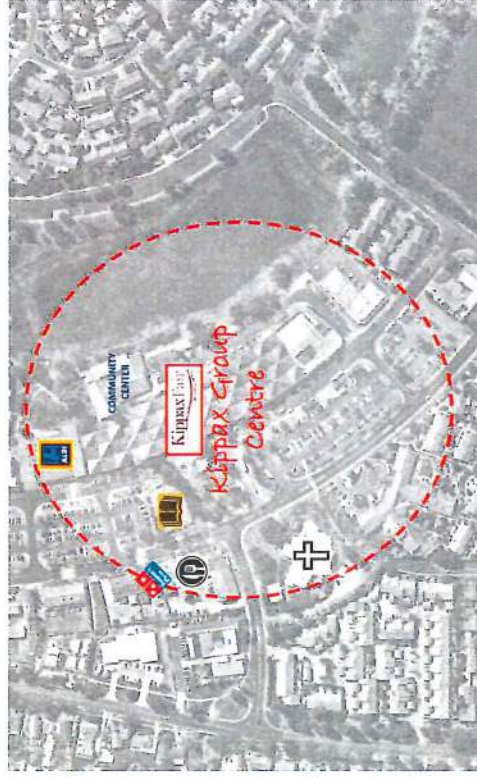


Figure 1.1 Kippax Group Centre vicinity map

Kippax Group Centre comprises of the following elements (refer to figure 1):

- **Kippax Fair** – neighbourhood shopping centre located on Hardwick Crescent with a central open-air car park, owned by the ACT Government.
- **ALDI Supermarket** – a free-standing, separate ownership supermarket adjacently north of Kippax Fair
- **West Strip** of shops, cafes and offices – across Kippax Fair and shares the central parking area.
- **Social Venues** – West Belconnen Leagues Club, the Magpies Sports Club and Kippax Tavern.
- **Community Centres** – Library, community centre, early learning centre, children’s disability services and a church

The Centre is surrounded with playing fields, open parks, low and medium density housing and schools. The travel distance from the centrally located Kippax Fair is on average about 100 metres East-West direction (as shown in figure 1.2) to either the West Strips of shops or the playing fields and community centre. Shopping experience between Kippax Fair and the West Strip of shops requires customers to be exposed to expansive vehicular traffic and the natural elements such as summer heat or heavy rain. This is likely to predispose customers to exert additional time and energy to reach between each shopping district.

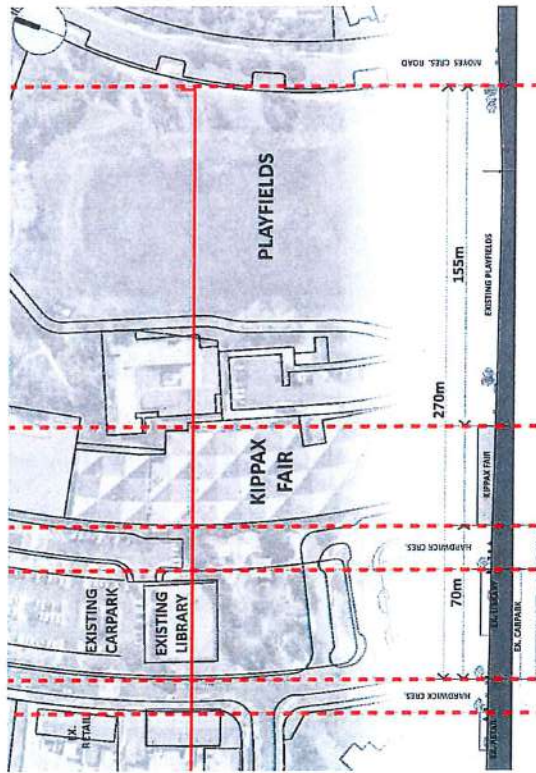


Figure 1.2 travel distance analysis East-West of Kippax Group Centre

Within the enclosed mall of Kippax Fair, the shopping experience is approximately 210 metres end-to-end travel distance (as shown in Figure 1.3). There is a lack of natural lighting such as skylight and open areas within the existing building and the atmosphere (figure 1.4) exudes the white clinical appearance. As a result, the shopping experience within is likely dedicated to short-term errand shopping and the Centre lacks a desirable environment for long-term leisure shopping and dining experience.

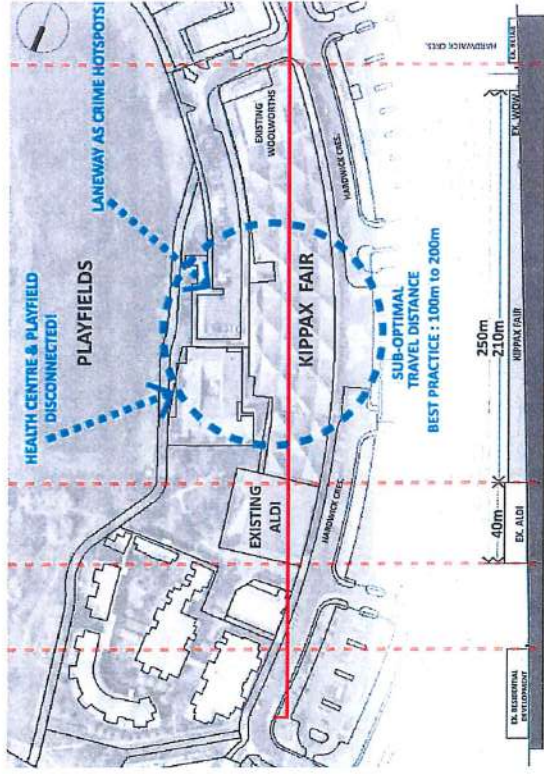


Figure 1.3 Travel distance analysis North-South of Kippax Group Centre



Figure 1.4 Interior images of existing Kippax Fair. Source: Deep End Services Report 2017.

1.1 BACKGROUND PROJECT OBJECTIVES

Saunders Global have 30 years of experience, both locally and internationally, and thanks to the ACT Government and the Kippax Group Centre Community Panel, we have brought this expertise to bear on this development – contained in the presentation and in the recommendations of this report. Saunders Global has been appointed as the Retail Design Specialist to achieve the following objectives:

1. Inform the Kippax Group Centre Community panel (The Panel) about the key principles to be considered in their decision-making to ensure the Centre's vibrancy and viability;
2. Provide information to The Panel about the impact of car parking on the Centre (i.e. surface car parking versus basement car parking); and
3. Support The Panel in reaching a decision regarding how retail expansion can occur in the Kippax Group Centre.

1.2 RECOMMENDATIONS

Saunders Global have included the information presented at The Community Panel meeting #3 and advice on how the Group Centre could best possibly expand to ensure vibrancy and viability for all traders and customers.

These recommendations are explained further in the next pages under the following categories:

1. Opportunities and threats
2. Placemaking
3. Case study

2 OPPORTUNITIES AND THREATS

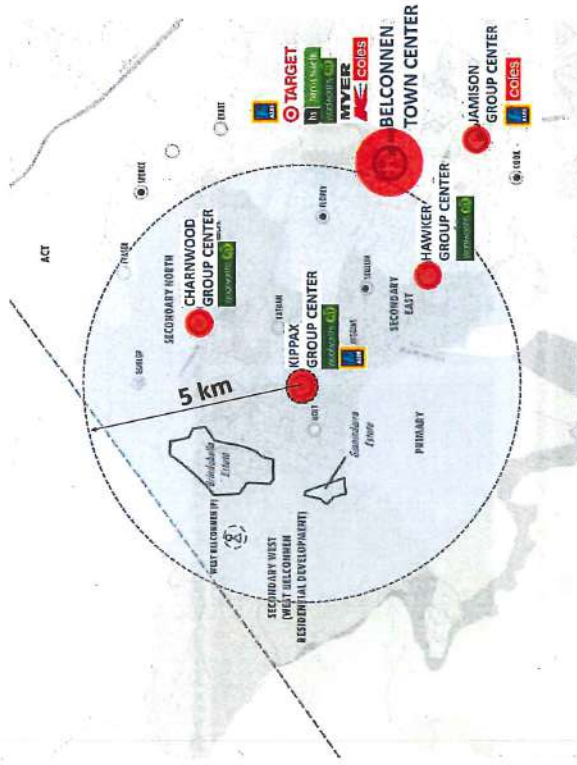


Figure 2.1 Kippax Group Centre's market competition

From a retail perspective, Kippax Group Centre has to compete with alternative shopping locations. There are two existing key centres within the 5km radius catchment - Charwood Group Centre and Hawker Group Centre. Both have Woolworths Supermarkets, but no Aldi or Coles. Belconnen Town Centre (just 5km away) offers both Woolworths and Coles plus a variety of retail in both food and fashion categories.

As such the expansion of Kippax Group Centre is recommended to diversify retail offers available to customers within an easy driving distance. For this reason, adding a new Coles Supermarket to Kippax Place will significantly strengthen the performance of all the retail within the Kippax Group Centre. The additional Coles Supermarket will attract new customers to visit and generate cross shopping opportunities.

Without expansion, we are considering the negatives of development fragmentation. That is, for example, developing retail centres outside of Kippax Group Centre could potentially trigger several civic, social and commercial consequences:

1. Duplication of infrastructures and supporting facilities

The fragmentation of retail developments advocates repetition of public roads, car parking lots and land use. This duplicates resources on building the infrastructure to support the operations of each development. Spending on infrastructure is generating an increased number of short trips. In a town planning perspective, it does not deliver better public infrastructural services. It is in fact, inefficient in social and sustainability terms.

2. Commercial implications

- a. *Inconvenience of shopping, less amenities and reduced services to community.*
Due to limited retail/services establishments in a single retail centre, shoppers are often required to go from one retail centre to another to complete the shopping list. Routine shopping experience can become disrupted and uneasy.
- b. *Loss of Cross Shopping opportunities for existing Kippax Group Centre tenants*
When retail centres are decentralized, this discourages cross shopping opportunities, in particular, for the existing Kippax Group Centre tenants. The lower the traffic in a single retail development, the lesser the chance of encounter-shopping and the lesser the frequency of visitation.
- c. *Loss of competitive influence on major retailers*
Less competition among retailers are in fact disadvantaging them to grow. Competitiveness is critical for retailers to create a point of difference and a strong market positioning for themselves. It is a key driver for growing sales and profits in a sustainable environment.
- d. *Loss of investment and sustainability*
The focus of fragmentation is on duplication of amenities, instead of creation. It is a waste of commercial investment. Our focus for Kippax Group Centre is to create a better place-making opportunity in a sustainable point of difference.

3 PLACE MAKING

Fred Kent of the Project for Public Spaces describes Placemaking in his October 2016 Placemaking booklet as "Strengthening the connection between people and the places they share". Placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying attention to the physical, cultural, and social identities that define a place and support its ongoing evolution."

Placemaking inspires people to collectively re-imagine and re-invent public spaces as the heart of every community.

WHAT MAKES A GREAT PLACE?

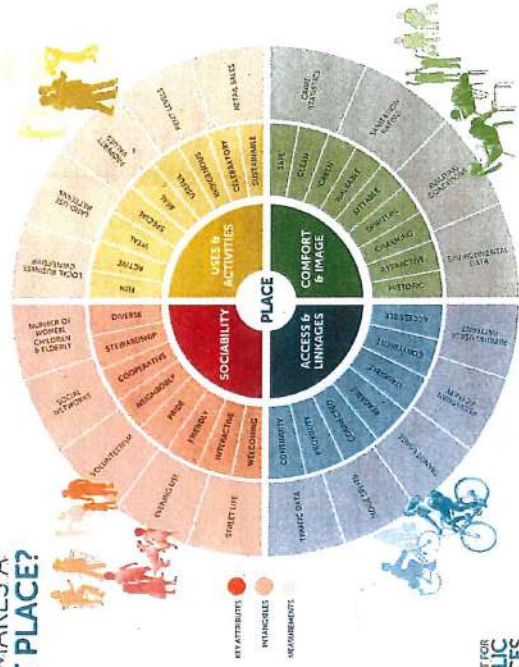


Figure 3.1 Qualities chart of making a successful place. Quote from Fred Kent. Source: Project for Public Spaces booklet Oct-2016 www.pps.org

3.1 THE ROLE OF STREET IN PLACEMAKING



It is important for Kippax Fair to create a distinct personality that is customer friendly to all community members. This also brings with it the opportunity to integrate the retail and non-retail usages, such as the community centre, library and medical facilities.



Figure 3.2 Some attributes of place making

During the panel meeting, it became apparent that there is an ideal opportunity to incorporate a community park that has multiple functions and caters to many user groups including the young. (as shown in Figure 3.2)

This park is ideally located to the front (or west) of the Centre, where it will enjoy a greater sense of community engagement and compliment the place, establishing opportunity in the retail redevelopment. One key quality of an ideal community park is encouraging a range of activities such as bringing ownership of the place, catering to all age groups, and promoting active and passive usage or activity.

"We as a society have the ability to make different choices – starting with the decision to design our streets as comfortable places for people" wrote Fred Kent to encourage placemaking ideas for many North American communities struggling with traffic congestion of private auto use. He inspires to bring back the streets into public spaces for pedestrian use and sharing secondarily with transit, bicyclists and cars.

For Kippax Place, the opportunity to introduce basement car parking will make the Centre a retail best practice format that maintains vehicles away from pedestrian spaces. Basement parking is undercover, so it is cooler in the summer and dry when it rains. Designed correctly, the basement parking will be safer and more convenient to all user groups, particularly mothers with babies and young children, as well as for those with disabilities.

The basement parking should ideally be accessible by travellers that is centrally located. The master plan should ensure the area of exit from the car park is positioned in a manner that these will service all retailers equally, where possible. This should specifically be between the two supermarkets, and not exclude the shops to the street frontage.

The existing open car parking circulation poses the need for a better traffic management in creating a trolley-friendly shopping environment where the main Kippax Fair and West Strip of shops are connected for the customers' shopping experience. This at-grade car parking (figure 3.3) can be substantially improved, with more parking spaces and easier access to the Kippax Group Centre's facilities (the isle directions and the isle curbs need to be omni directional – see alternative diagram figure 3.4).

3.2 THE ROLE OF THE PLAZA IN PLACEMAKING

The plaza is an open urban public space that dates back centuries as a placemaking space in humanizing modern urban development and promoting a sense of community and belonging. Kippax Group Centre should necessitate the creation of a plaza that gathers intergenerational users and promotes various social activity. The latter part of section 4.1 further explains the introduction of a central Core will help invigorate the Group Centre.

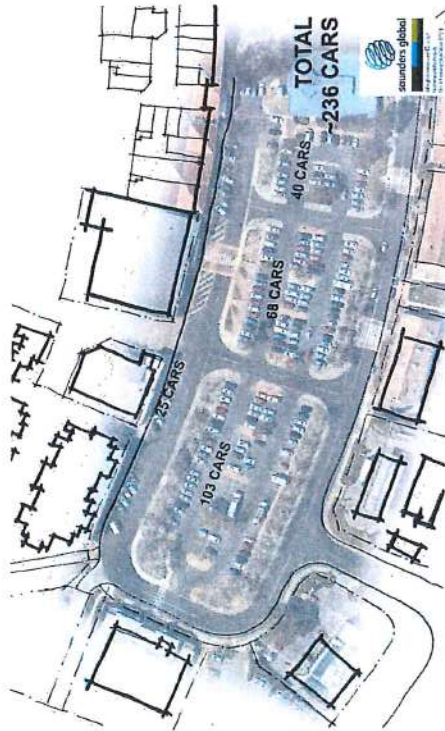


Figure 3.3 Existing at-grade car parking layout

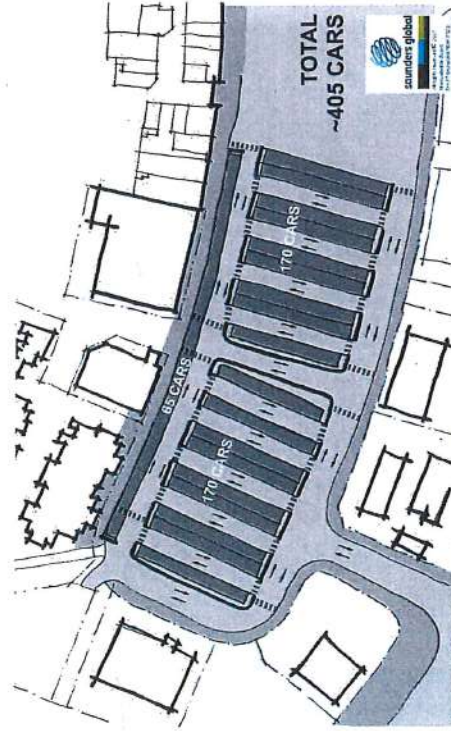


Figure 3.4 Recommended at-grade car parking layout * (Potential Efficiency Increase by at least 70% compared to existing car parking layout)

4 CASE STUDY

Kippax Group Centre can benefit from case studies of successful retail centres that promote community connection. The following precedents of town centre come in different scales of retail development yet share common attributes on placemaking:

1. Rouse Hill Town Centre, NSW
2. Robina Town Centre, QLD
3. Kiaora Lane, Double Bay, NSW



Figure 4.1 community promoting areas in Rouse Hill Town Centre, NSW. Images taken from internet

Firstly, Rouse Hill Town Centre is a pedestrian dominated place (see figure 4.1) where vehicles are less prioritized. This generates opportunities for more fluid community activities linked into the shopping environment. With medium density residential developments injected into the town centre, a dynamic live-dine-play-shop movement is bundled into a vibrant community place.

Robina Town Centre which is a comparatively large-scale development, maintains a degree of placemaking spaces by locating all vehicles around the perimeters of its development (figure 4.2). This facilitates smooth shopping experience with opportunities to add on catchment zones to promote community interests such as learning to cook, exploring new cuisines and dining.

4.1 RECOMMENDATIONS FOR DETAILED DESIGN

Saunders Global having analyzed the Master Planning options of the ACT Government's Kippax Group Centre Draft Masterplan 2015 and Kippax Fair's alternative development proposal, the following attributes below are identified with placemaking considerations. (Refer the *Placemaking Chart of Project for Public Spaces* (p.9 figure 3.1).

ATTRIBUTES	KIPPAX FAIR	
	EXISTING KIPPAX CENTER	ACT Government's Kippax Group Centre DRAFT MASTERPLAN 2015
01 ACCESS & LINKAGES		
Visual Proximity	FAIR	FAIR
Pedestrian friendliness	FAIR	POOR
Vehicle Access	EXCELLENT	EXCELLENT
Proportionate Carpark Distribution	POOR	POOR
Neighbourhood Connectivity	FAIR	POOR
02 COMFORT & IMAGE		
Identity creation	FAIR	FAIR
Public Safety	POOR	POOR
Vehicle dominated environment	POOR	POOR
Walkable travel distances	POOR	POOR
Destinational	EXCELLENT	EXCELLENT
03 USES & ACTIVITIES		
Quality of mixed used functions	FAIR	FAIR
Open space usage	POOR	FAIR
Number of crowd	FAIR	FAIR
Quality of empty public spaces	POOR	POOR
04 SOCIABILITY		
People interaction	POOR	POOR
Different age group usage	FAIR	FAIR
People participation in events	FAIR	FAIR
Mixed age and ethnic groups	FAIR	FAIR

The Kippax Fair's Alternative Development Proposal (figure 4.4) identifies two key attributes of placemaking peculiar to the subject precinct:

- Introducing a Central Open Public Domain
- Providing a rear Urban connection to the playing field.

Existing Open Car Park shall be reconfigured to facilitate efficient and safe parking layout with dedicated pedestrian line-marked crossing paths leading to the Centre and strips of retail along Hardwick Cres. In figure 4.5, further detail design in upgrading the street frontage along Hardwick Crescent is recommended to activate and engage people creating a placemaking environment.

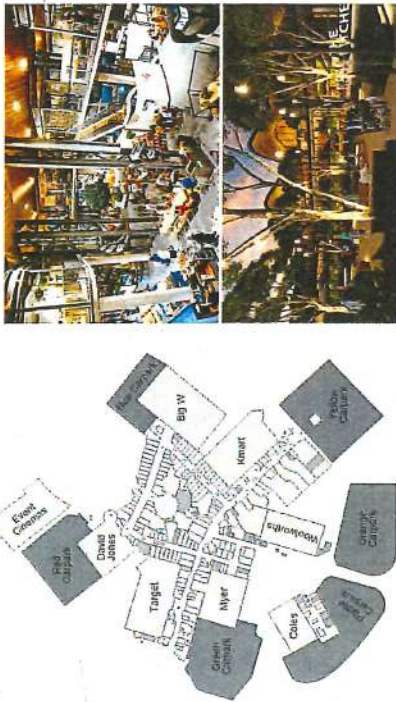


Figure 4.2 Plan and community promoting areas in Robina Town Centre, QLD. Images taken from

Lastly, the recent redevelopment of Kiaora Lane in Double Bay successfully intermingles with a range of activities from different retail and community spaces. This pedestrian only laneway (with the exception of occasional service access) is a modest space promotes constant long-term visitations most of the day and intergenerational usage (figure 4.3) to include visiting speciality retail shops, reading books in the library, people-watching at a café, playing inside the childcare and shopping at the supermarket.

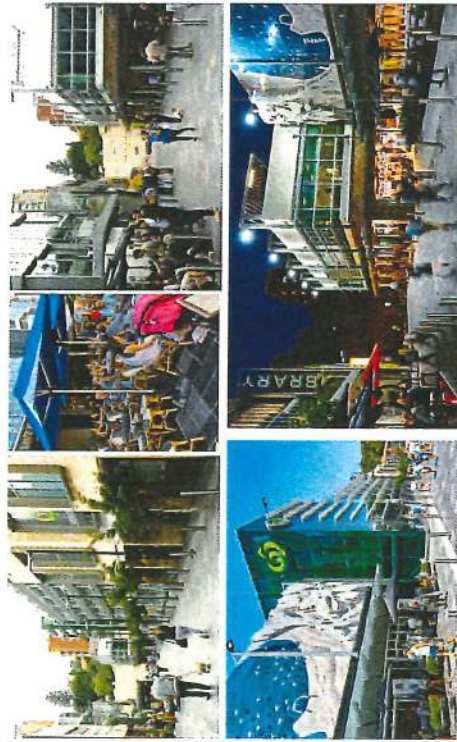


Figure 4.3 Pedestrian Laneway at Kiaora Lane, Double Bay NSW. Images taken from internet

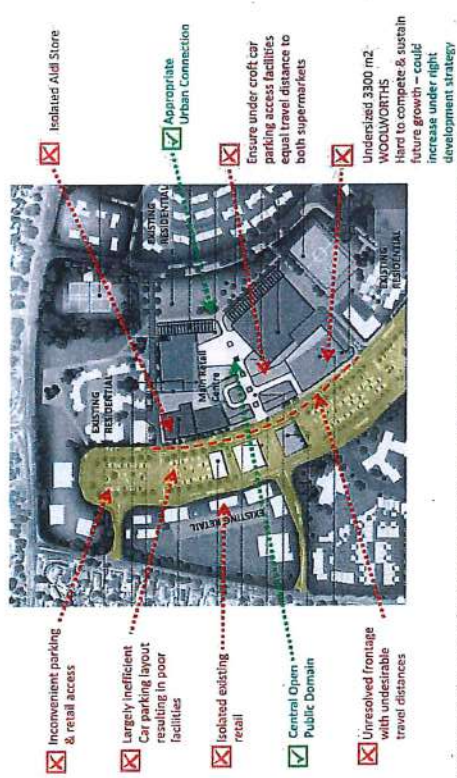


FIGURE 4.4 Kippax Fair's Alternative Development Proposal – Retail Review by Saunders Global

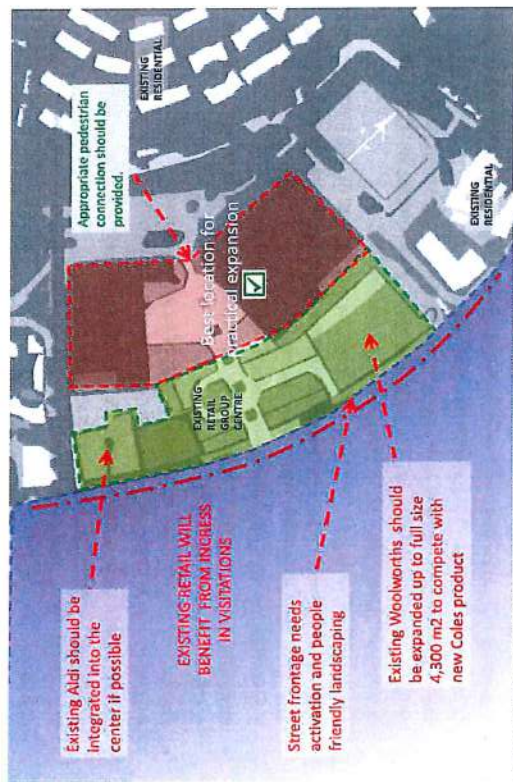


FIGURE 4.5 Kippax Fair's Alternative Development Proposal – Retail Review by Saunders Global

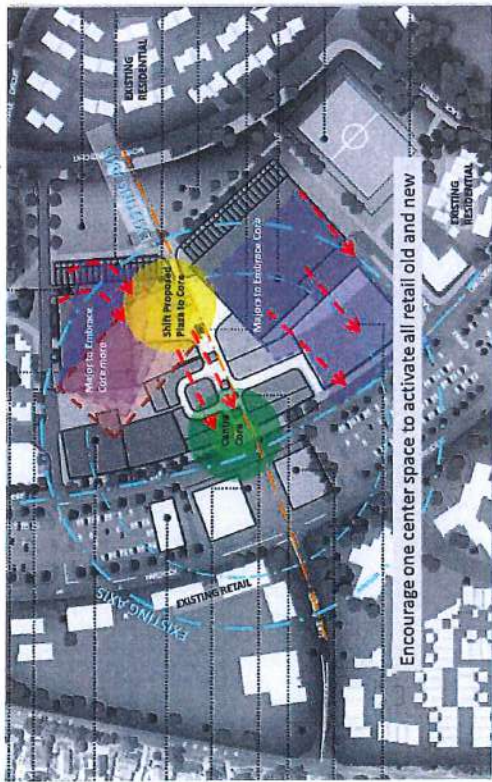


FIGURE 4.6 Kippax Fair's Alternative Development Proposal – Retail Review by Saunders Global

Further development of the ACT Governments Kippax Group Centre Master Plan is recommended to consider the integration of the existing and new development (as shown in figure 4.6). These recommendations include

1. The relocation of the Centre Core towards west and closer to the existing Kippax Fair; and
2. The Centre Core to follow an existing axis from Luke Street into the redevelopment.

5 CONCLUSION

Saunders Global is confident that the recommendations contained in the community panel meeting #3 represent the best outcome moving forward. Provided that the recommendations made above are embraced, Saunders Global foresees a successful and vibrant community centre with an incredibly popular and convenient retail precinct. To further complement this redevelopment, Saunders Global also strongly recommends the zoning of the Master Plan to include residential mixed-use development scaled proportionately to include medium density buildings for retail, residential, cultural and social uses. This shifts the focus to an integrated and functional centre that is physically and socially connected between different uses.

4.2 PREFERENCE: ALTERNATIVE DEVELOPMENT PROPOSAL

Saunders Global's preference is Kippax Fair's alternative development proposal plan which will expand east over the Holt District Playing Fields. Saunders Global expects this will best serve all the community members and existing businesses within the Kippax Group Centre. There are several specific points that need to be addressed in the detailed design, and these should include the following:

- Basement car park access and vertical transportation to exit centrally within the Centre, and not favour one supermarket over the other.
- The expansion should integrate wholly with the existing centre, and not only be added onto the rear fragmentary, therefore the existing centre should be "atmosphere" refurbished in the same architectural language and finishes.
- The existing Woolworths Supermarket should be expanded to a full line format Woolworths so that it can compete with the new Coles on an equal footing. This will also give the customers the best design offering and shopping experience, substantially adding to the Kippax Fair competitive advantage.
- Integration of the existing Community Centre and library with retail component to create a unified Group Centre.
- Embrace the opportunity raised at meeting #3 to replace part of the existing surface parking (South of the existing library), into a green space/park for the community.
- The park and the shopping centre atrium will create the perfect interface for Al Fresco dining, and a community meet and greet destination.
- The Master Plan should incorporate contemporary landscape designs for water

- and pop fountains for children to play in, as well as a variety of seating and street furniture (see figure 4.7 for inspiration concept images).



FIGURE 4.7 Placemaking spaces encourage community



saunders global

END OF REPORT



KIPPAX GROUP CENTRE MASTER PLAN

COMMUNITY PANEL OUTCOMES REPORT

ENVIRONMENT, PLANNING AND SUSTAINABLE
DEVELOPMENT DIRECTORATE

DECEMBER 2017

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INTRODUCTION

The ACT Government is preparing a master plan for the Kippax group centre. The master plan will draw on the centre's existing strengths and will outline a vision, planning principles and strategies to guide growth and development in the centre. It is being developed with input from the community and stakeholders, including traders and lessees, and ACT Government Directorates.

To help finalise the Kippax Group Centre Master Plan the ACT Government established a community panel process to discuss the development and redevelopment opportunities for the centre. The panel met three times and facilitated discussion on the future of the centre, particularly regarding retail expansion to the east of the existing Kippax Fair shopping centre.

The community panel process was designed to bring the community, lessees, owners, developers and government together to share information, hold respectful and robust discussions and look for shared outcomes. This report summarises the community panel process including the outcomes and recommendations of the panel and how the process was established and operated.

BACKGROUND

In early 2016, the ACT Government concluded community engagement on the Kippax Group Centre Draft Master Plan (the draft master plan). The draft master plan included recommendations such as allowing for new mixed-use residential development, establishing a community hub and allowing for retail expansion within the centre.

Separately to the ACT Government's master plan process, the owners of the Kippax Fair shopping centre conducted their own community engagement about their alternative development proposal for retail expansion to the east of the existing centre. Through their engagement, Kippax Fair found a high level of support for their proposal, which suggested a different approach to retail expansion in the centre than the ACT Government's draft master plan.

While both proposals allowed for future retail expansion, the draft master plan recommended retail expansion to the west of Kippax Fair over an existing surface car park (see Map 1). Kippax Fair's alternative development proposal recommended expansion to the east of Kippax Fair over the existing Holt District Playing Fields (see Map 2). Please note all maps are indicative.

In response to Kippax Fair's alternative development proposal the ACT Government established a community panel process to discuss the development and redevelopment opportunities for the centre and the differences between the draft master plan and that proposed by Kippax Fair.

Map 1: Kippax Group Centre Draft Master Plan proposed development and redevelopment potential including retail expansion



Map 2: Revised draft master plan development and redevelopment potential



ADMINISTRATION

MEMBERSHIP

Selection of community panel members

The following criteria was developed to assist with the selection of stakeholders for the community panel:

- Variety of stakeholder types (community groups, tenants, leasees, developers, users of the centre)
- Representation from the older demographic (65+ age group)
- Representation from the younger demographic (25 years and under age group, defined as youth)
- Representation for children and families
- Gender balance
- Peak industry groups that can provide a broader strategic perspective on issues at play.

COMMUNITY PANEL MEMBERS

Initially, sixteen people agreed to join the community panel process to represent their organisation or interest group. Over the course of the meetings there was minor membership changes due to the unavailability of some members. This ensured organisations and interests groups (see Table 1 below) maintained representation throughout the process. The panel included community and business observers who attended the meetings. Observers including a representative from Ginninderry. A summary of attendance at each panel meeting is included in the meeting summaries at Attachment B.

Table 1: The below table indicates the organisations and interest groups that were represented in the community panel process.

Stakeholder group

ACT Government Architect
Belconnen Community Council
Belconnen Community Services
Council of the Ageing
Kalparrin Aged Care Facility/Canberra Masonic Village
Kingsford Smith School
Kippax Fair
Kippax Uniting Church
Lucky Shot Espresso Bar
Maggies Sports Club, a sport and social club in the Centre
National Health Co-op
Pedal Power
West Belconnen Leagues Club/Raiders Belconnen
Youth Advisory Council (not present, but provided advice as needed)

COMMUNITY PANEL TERMS OF REFERENCE

The terms of reference outline the aim of the community panel and include guidelines and responsibilities for the panel members (Attachment A). The panel agreed to the terms of reference at the first meeting.

The terms of reference specified that the community panel is to agree upon two or three options to take to the broader community for comment. At the second meeting the panel agreed to take one option to the community for engagement. This decision was made due to the concern that a way forward may not be achieved by presenting multiple options to the community for comment at this stage.

COMMUNITY PANEL MEETING FORMAT

The community panel meetings were hosted by the ACT Government's Environment, Planning and Sustainable Development Directorate (EPSDD). The panel met three times through the process at the Belconnen Raiders Club, Hardwick Crescent Holt. The panel meetings were framed around the master plan process, development proposals, infrastructure and things that make the area special to the community and business in the area.

The content and discussion of each panel meeting was documented and a draft meeting summary circulated to each member for comment following each meeting. Following support from the community panel, the summary was then made publicly available on the ACT Government's Your Say website. See all meeting summaries at Attachment B.

KEY DISCUSSIONS

A short summary of each community panel meeting follows. For a full summary of each meeting, see Attachment B.

MEETING 1

The first panel meeting included feedback on a retail demand report commissioned by the ACT Government for the centre. The report concluded there is a growing demand for additional retail space in the Kippax group centre. This is due to population growth and the influences of nearby residential development, including Ginninderry. To meet this demand, retail expansion could provide an excellent outcome for the centre in allowing for additional retail space that may include another major supermarket, anchor store and a mix of new services and smaller retail outlets. With this information, the panel agreed that additional retail in the centre is necessary.

Discussion was held on the appetite for new supermarket development on existing surface car park sites. This proposal wasn't well accepted as parking demand was high and there would be a requirement to replace car parking in this part of the centre.

The panel raised concerns about the impact of retail expansion on existing traders and clubs, particularly those on the western side of the centre. The panel noted that Kippax Fair's alternative development proposal does not consider retailers outside of Kippax Fair. It was also agreed that if existing green space (i.e. existing Holt District Playing Fields) is to be provided for retail expansion, the green space must be replaced and enhanced.

MEETING 2

The second community panel meeting included feedback on the cost of car parking and how public transport connections may change as a result of Kippax Fair's alternative development proposal. The owners of Kippax Fair provided details about the impact of their alternative development proposal on other traders and how it responds to the principles outlined in the draft master plan.

A student from Kingsford Smith School provided input about how youth use the centre and what their vision for the future of the centre is. Currently youth perceive the centre as only addressing the needs of older people, there are no facilities or activities for young people.

The panel requested that additional meetings be held with the stakeholders of the sport and recreation facilities, including community facilities buildings, to establish how the replacement of these facilities could occur.

At the meeting the panel agreed to settle on a main master plan option rather than go forward with multiple options to the broader community for comment.

MEETING 3

The third and final community panel meeting included feedback on traffic modelling and studies that were commissioned by the ACT Government for the centre, and from meetings with stakeholders about sport and recreation and community facilities.

An independent retail design expert provided information on retail expansion in the centre that included advice on how retail could best expand and what modern shopping centres require to thrive.

The meeting included a presentation from Kingsford Smith School students on what youth would like to see change in the centre. A member of the Belconnen Community Council presented on the impact of Kippax Fair's alternative development proposal on the existing centre, including concerns about the potential urban heat island affect and loss of urban open space.

The panel discussed the issues raised throughout the community panel process and largely agreed that retail expansion to the east of Kippax Fair over the Holt District Playing Fields could result in a good outcome for the centre. A suggestion was also made to investigate the possibility of transforming part of the existing surface car park to the south of the existing library into a people's park or plaza for the community.

OUTCOMES

The community panel meetings provided a positive forum for open discussion about the future of the Kippax group centre. The third and final meeting confirmed the key points of agreement for the community panel process. These included:

- retail expansion to the east of the centre over the existing Holt District Playing Fields as indicated in Kippax Fair's alternative development proposal could result in an excellent outcome if done well (see Map 2)
- existing sport, recreation and community facilities affected by any retail expansion to the east of the centre would need to be relocated and the community should not be disadvantaged as part of this process (see Map 3 and 4)
- the costs and mechanisms for the transfer of existing sport, recreation and community facilities still requires consideration; however this replacement must occur (see below for more details)
- the Kippax group centre should accommodate a broad age and community uses
- improved public transport, cyclist and pedestrian connections are required to and throughout the centre
- additional residential development will benefit the centre and will increase safety, and
- to doing nothing at this centre is the least desired option.

Map 3: Relocated communities facilities building



Map 4: Relocated sport and recreation facilities



REPLACEMENT OF EXISTING SPORT, RECREATION AND COMMUNITY FACILITIES

Retail expansion to the east of the centre is contingent on:

- the existing Holt District Playing Fields be relocated so there is no disadvantage to the local community;
- the existing Higgins Ovals to the south of Starke Street being reactivated (see Map 4) to replace the existing playing fields lost as part of the retail expansion; and
- the existing community facilities building to the east of Kippax Fair, which houses community organisations, be relocated to the south of the existing library to create a community hub in this location which is consistent with the recommendations in the Kippax Group Centre Draft Master Plan (see Map 3).

NEXT STEPS

STAGE 4 COMMUNITY ENGAGEMENT

Engagement on the outcomes of the community panel process and revised draft master plan is underway. Posters outlining the community panel recommendations and revised draft master plan can be viewed in the Kippax Library and in Kippax Fair next to Woolworths. EPSDD will also host a number of community engagement opportunities including two 'Meet the Planners' sessions (to be scheduled for February 2018). An online engagement tool has been launched that provides an opportunity for the community to express their ideas and concerns.

To allow for the Christmas and New Year period, community engagement on the revisions to the draft master plan will run for an extended period from Thursday 14 December 2017 to Wednesday 14 March 2018.

The yoursay.act.gov.au website will include opportunities for online feedback.

The community can also provide feedback via individual submissions to kippax@act.gov.au

For further information, please refer to the project website, www.act.gov.au/kippax

Engagement will close COB Wednesday 14 March 2018.

ONGOING INVESTIGATIONS

As mentioned above, the community panel process provided a forum for discussion about the future of the centre. In relation to informing the completion of the Kippax Group Centre Master Plan, further investigations are required to:

- investigate the potential urban heat island effect impacts and how this could be mitigated in the centre
- consider the need for additional space for new community uses throughout the centre i.e. exercise and recreation space
- investigate how the existing surface car parks can be reconfigured to improve parking and circulation efficiencies
- investigate the possibility of transforming some or all of the existing surface car park on Block 1 and 2 Section 89 into a green space/park (people's park or plaza) in close association with a new community facilities building. A people's park or plaza would only be constructed following the replacement of car parking in association with a retail expansion.

FINALISATION OF THE MASTER PLAN

EPSDD will develop a final master plan for the Curtin group centre, taking community and whole-of-government feedback into consideration.

IMPLEMENTATION OF THE MASTER PLAN

Implementation of development set out in the master plan will be progressive over the longer term as it is dependent on capital works funding from the ACT Government, investment decisions by private business and land availability.

It can be implemented through:

- a Territory Plan variation, including a revised Curtin Precinct Code with updated development controls and changes to the Territory Plan land use map
- the sale of Territory-owned land, otherwise known as land release
- capital works, including public domain upgrades, to be considered in context of future budgets
- further studies, and
- uptake of opportunities by private developers and the community.

ATTACHMENTS

ATTACHMENT A - TERMS OF REFERENCE

PURPOSE

The community panel will draw on a variety of community expertise and views to discuss the future of the Kippax group centre and to agree on 2-3 development options for the centre. These may then be tested with the broader community for a six week engagement period to inform the finalisation of the Kippax Group Centre Master Plan.

TERMS OF REFERENCE

In relation to the development of the Kippax Group Centre Master Plan the community panel will:

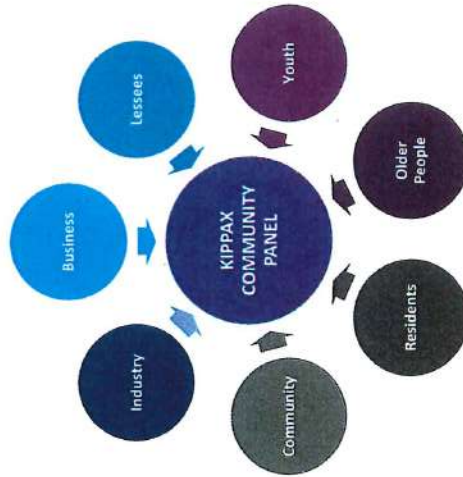
- hold respectful and robust discussions about how the Kippax group centre should evolve and develop into the future;
- provide a vehicle for community feedback to the ACT Government;
- be a way of sharing information and identifying what additional information is needed to make decisions about a way forward for the group centre; and
- agree on 2-3 development options for a six week community engagement period.

GUIDELINES

- The community panel is made up of invited stakeholders who are representative of a group, organisation or association that has an 'interest' in the Kippax group centre.
- Members of the community panel are encouraged to consult and represent the views of that group and, in turn, convey the considerations and outcomes of the community panel to their members.
- Participation in the panel does not in any way bind individual panel members to the decisions or views expressed on behalf of the panel.
- Members of the community panel are not authorised to speak on behalf of the community panel to the media or in public forums unless prior approval has been given by the ACT Government.

COMMUNITY PANEL MEMBERSHIP

Stakeholder group	Nominated representative
ACT Government Architect	Catherine Townsend
Belconnen Community Council	Damien Heas or Michael Bakos or Elizabeth Hirst
Belconnen Community Services Council of the Ageing	Simone Penkethman Jenny Mobbs
Kaiparrin Aged Care Facility/Canberra Masonic Village	Sanjila Verma
Kingsford Smith School	2 x students, names to be confirmed
Kippax Fair	Anastasia Stramarkos
Kippax Uniting Church	Karyl Davison
Lucky Shot Espresso Bar	Paul Elderidge
Maggies Sports Club – Sport and social club in the Centre	Ray Baguley
National Health Co-op	Blake Wilson
Pedal Power	Melinda Tynan
Resident and member of Belconnen Community Council	Glen Hyde
West Belconnen Leagues Club/Raiders Belconnen	Mark Vergano
Youth Advisory Council (not present, but will provide advice as needed)	Rebecca Adams



THE CHAIRPERSON

Mr Brett Phillips, Acting Deputy Director-General, Sustainability and the Built Environment will chair and facilitate the community panel:

- The chairperson will guide participation and engagement of members, help guide the setting of agendas and approve reports to government, advocate on behalf of and represent the views of the panel.
- The chairperson will guide workshops and discussions within the meeting agenda.

EXPERTS

- The community panel will seek the input of external experts as required.

COMMUNITY PANEL MEETINGS

- It is anticipated that the community panel will meet up to three times and meetings will be held in the evening; however, this will be guided by the panel through the chairperson.
- Presentations and meeting summaries of the panel will be made public through the EPSDD website, unless otherwise determined by the panel.
- The community panel will operate from July 2017 for a period of three months at which point the panel will be reviewed.

PANELIST RESPONSIBILITIES

- Adopt a constructive and cooperative approach and respect and listen to all members.
- Commit to attending meetings and actively participate in discussions. If unable to attend, the relevant member may arrange for a substitute to attend.
- Review and consider material provided as pre-reading for the panel meetings in advance of meetings.
- Consult and represent the views of the group they represent and, in turn, convey the considerations and outcomes of the community panel to their members.
- Abide by the Terms of Reference and the panelist responsibilities outlined in this document.
- Respect the position they hold with regard to access to information, and not use this position in any way for individual personal gain.

ACT GOVERNMENT RESPONSIBILITIES

- Adopt a constructive and cooperative approach and respect and listen to all members.
- Ensure a high level of organisational support for community panel activities and outcomes, including passing on the community panel feedback to relevant representatives within ACT Government.
- Provide feedback to the community panel on how their contributions and issues have been incorporated or used to inform decisions and activities relating to the Kippax group centre.
- Provide appropriate level of administrative support to the community panel to enable effective administration of the meetings and support the work of the community panel.

DEFINITIONS

- The community panel refers to members appointed to Kippax group centre community panel.
- Public refers to individuals, groups or organisations, and includes media.
- Information refers to documentation, conversations, publications and materials shown or made known to community panel members in meetings or provided by the project team.
- Release refers to the distribution or display of written or spoken information.

ATTACHMENT B – MEETING SUMMARIES

MEETING 1

Date:	Thursday 27 July 2017, 6:30pm – 8:30pm
Location:	Belconnen Raiders, 155 Hardwick Crescent, Holt
Attendees:	<ul style="list-style-type: none"> Anastasia Stramarkos, Kippax Fair Blake Wilson, National Health Co-op Brett Phillips, Acting Deputy Director-General, Sustainability and the Built Environment, ESPDD Damien Haas, Belconnen Community Council Fleur Flanery, A/Executive Director, Planning Policy Division, EPSDD Gary Rake, Acting Chief Executive Officer, City Renewal Authority Glen Hyde, Resident and member of Belconnen Community Council Helena Seagrott, Senior Project Officer, EPSDD Jenny Mobbs, Council of the Ageing Karyl Davison, Kippax United Church Mark Vergano, West Belconnen Leagues Club/Raiders Belconnen Melinda Tynan, Pedal Power Michael Bakos, Belconnen Community Council Mirek Ciolek, Pedal Power Natalie Coyles, Cox Architecture Paul Elderidge, Lucky Shot Espresso Bar Phillip Christodoulou, Kippax Fair Ray Baguley, Magpies Sports Club Simone Penkethman, Belconnen Community Services Tony Adams, representing Ginnindery Tony Mollett, Communications Officer – Media, Communications Team, EPSDD Catherine Townsend, ACT Government Architect Dan Stewart, Elton Consulting Elizabeth Hirst, Belconnen Community Council Sanjiva Verma, Kalparrin Aged Care Facility/Camberra Masonic Village
Apologies:	

PRESENTATIONS

- Gary Rake, Interim Chief Executive Officer, City Renewal Authority, provided an introduction and overview of the Community Panel process. The Terms of Reference were discussed and agreed by the panel.
- Helena Seagrott, Senior Project Officer, Environment Planning and Sustainable Development Directorate (EPSDD), gave an overview of challenges and opportunities for the centre and the key recommendations and community engagement outcomes from the draft Master Plan. The presentation also covered advice provided by MacroPlan Dimasi advising that additional retail floor space in the centre is viable. There is not a strong market appetite for supermarket development on car park sites in Kippax due to the need and cost to replace existing car parking.
- Natalie Coyles, Cox Architecture, on behalf of Kippax Fair, gave a presentation on the history of the Kippax group centre and Kippax Fair's alternative proposal to expand over the playing fields. The alternative proposal includes enough retail space for a 3,500m² supermarket, a 5,500m² discount department store, residential apartments, basement car parking and opening up the centre to allow an east/west pedestrian connection. Kippax Fair has investigated the possibility of relocating the two playing fields, which would be lost as part of their alternative proposal, to the Higgins Ovals to the south. The Higgins Ovals are currently not being used. The presentation also covered the consultation Kippax Fair had undertaken with the community on their alternative proposal in late 2016.
- Natalie noted that the Christodoulou/Stramarkos family have been located in the area for 50 years and would like to ensure that development contributes to the improvement and future prosperity of the centre. Their alternative proposal aims to deliver a high-quality development that will provide for new retail opportunities and residential choices in the centre.

- Brett Phillips, Acting Deputy Director-General, Sustainability and the Built Environment, ESPDD then lead a discussion about planning for the future of the Kippax group centre. Details of this discussion are in the table below.

Summary of discussion		Outstanding questions/actions to addressed for meeting 2
Theme	Discussion	
Kippax Group Centre Draft Master Plan	<ul style="list-style-type: none"> Panel is broadly supportive of the high level ideas in the ACT Government's Kippax Group Centre Draft Master Plan. Panel agrees that additional retail is highly desirable in the Kippax group centre. Panel agrees that whatever retail is recommended by the master plan needs to be economically viable. Need to consider viability of existing retail during any construction in the centre. 	<ul style="list-style-type: none"> EPSDD – To find out if the MacroPlan Dimasi retail analysis shared from June 2016 can be used with the panel. EPSDD – To engage an independent expert in retail design to provide advice to the panel about retail in the centre and retail viability.
Retail in the Kippax group centre	<ul style="list-style-type: none"> The panel would like to understand how Kippax Fair's alternative proposal would impact on the existing traders and clubs, particularly those on the western side of the centre outside Kippax Fair. Kippax Fair currently does not pay enough attention to Hardwick Crescent. Panel would like to understand how the alternative proposal would benefit the community. 	<ul style="list-style-type: none"> Kippax Fair – To provide further clarification about their alternative proposal and how it connects to other traders (particularly western traders). Kippax Fair – To explain contribution of their alternative proposal to the planning principles in the Kippax Group Centre Draft Master Plan. Kippax Fair – To provide approximate number of residences generated by the alternative proposal.
Kippax Fair's alternative proposal	<ul style="list-style-type: none"> Much discussion around car parking and in particular pros and cons of multistorey car parking vs. surface car parks in centres. General consensus was that surface car parking is convenient and preferable in group centres like Kippax. 	<ul style="list-style-type: none"> EPSDD – To provide comparisons of local cost of constructing surface car parking vs. basement car parking (cost per car parking space).
Car parking	<ul style="list-style-type: none"> Agreed that the centre is currently disconnected from the green space. Kippax Fair's proposal has merit in that it integrates the centre into the green space. If green space is "traded" for retail expansion then the replacement green space must be truly useable and promote connectivity. Connectivity throughout the centre critical for vulnerable and mobility challenged users i.e. disabled, 	<ul style="list-style-type: none"> EPSDD – To provide advice on who pays for reinstatement of the Higgins Ovals which are currently not being used. EPSDD – To explain future replacement of sporting facilities.
Green space/open space/ovals	<ul style="list-style-type: none"> Connectivity throughout the centre critical for vulnerable and mobility challenged users i.e. disabled, 	
Pedestrians and cyclists		

Summary of discussion	
children and elderly. So it should be useable for pedestrians, pushbikes, prams and bus travellers.	
Public transport	<ul style="list-style-type: none"> Panel agrees that connectivity to public transport in the centre needs to be better and would like more detail on this.
Traffic	<ul style="list-style-type: none"> Are there ways to improve traffic? E.g. slower, one-way shared zone. Any game-changes? Bicycle + pedestrian.
Timeframes	<ul style="list-style-type: none"> EPSDD to provide timetables for making a decision and when it can be built.

MEETING 2

Date:	Wednesday 6 September 2017, 6.30pm – 8.30pm
Location:	Belconnen Raiders, 155 Hardwick Crescent, Holt
Attendees:	<ul style="list-style-type: none"> Anastasia Stramarkos, Kippax Fair Dan Stewart, Elton Consulting (representing Kippax Fair) Dira Horne, Belconnen Community Services Fleur Flanery, A/g Executive Director, Planning Policy Division, EPSDD Helena Seagrott, Senior Project Officer, EPSDD Jenny Dow, Kingsford Smith School Karyl Davison, Kippax Uniting Church Mark Metters, Communications Officer – Engagement, EPSDD Mark Vergano, West Belconnen Leagues Club/Raiders Belconnen Michael Bakos, Belconnen Community Council Mirek Ciolek, Pedal Power Monique Valent, Planning Officer, EPSDD Natalie Coyles, Cox Architecture (representing Kippax Fair) Paul Elderidge, Lucky Shot Espresso Bar Phillip Christodoulou, Kippax Fair Ray Baguley, Magpies Sports Club Rodney Thompson, Project Manager, Suburban Land Agency Susan Davis, Kingsford Smith School Tony Adams, representing Ginninderry Blake Wilson, National Health Co-op Brett Phillips, A/g Deputy Director-General, Sustainability and the Built Environment, EPSDD Catherine Townsend, ACT Government Architect Damien Haas, Belconnen Community Council Elizabeth Hirst, Belconnen Community Council Glen Hyde, Resident and member of Belconnen Community Council Jenny Mobbs, Council of the Ageing Melinda Tynan, Pedal Power Simone Penkethman, Belconnen Community Services
Apologies:	

PRESENTATIONS

- Fleur Flanery, A/g Executive Director, Planning Policy, Environment, Planning and Sustainable Development Directorate (EPSDD), opened the meeting and provided a summary of what was agreed at Meeting 1 and outlined the nine questions asked at that meeting (details are listed in the 'summary of discussion' table below).
- Helena Seagrott, Senior Project Officer, EPSDD, reported on the five questions asked of EPSDD at meeting 1. This presentation included the cost of basement car parking, pedestrian and cyclist connections to public transport, the replacement of sporting fields and who pays, and timelines for the remainder of the master plan project (details are listed in the 'summary discussion' table below).
- Dan Stewart, Elton Consulting, on behalf of Kippax Fair, gave a presentation on the economic impact of Kippax Fair's alternative development proposal on the centre as a whole. This presentation responded to the first question asked of Kippax Fair at Meeting 1. (details are listed in the 'summary discussion' table below).
- Natalie Coyles, Cox Architecture, on behalf of Kippax Fair, reported on the final three questions asked of Kippax Fair at Meeting 1. (details are listed in the 'summary discussion' table below).

- Fleur Flanery, A/g Executive Director, Planning Policy, ESPDD then led a discussion about the issues raised during the presentations and sought information on what else needs to be resolved before a decision can be made. (details of this discussion are listed in the table below).

Summary of discussion	
Theme	Outstanding questions/actions to addressed for Meeting 3
Agreed elements at Meeting 1	<p>Discussion</p> <ul style="list-style-type: none"> • Panel is broadly supportive of the vision and high level ideas in the ACT Government's Kippax Group Centre Draft Master Plan. • Additional retail is highly desirable. • If green space is 'traded' the replacement must be truly useable and promote connectivity.
Helena Seagratt's presentation	
Qu1: Retail in the Kippax group centre	<ul style="list-style-type: none"> • Macropian Dimasi provided retail analysis advice to EPSDD in June 2016. EPSDD made available three hard copies of the report to read at Meeting 2. EPSDB are unable to distribute copies of the report to individual panel members. • At grade parking = \$2,678 per space. • Underground (basement) parking (1 level) = can range from approx \$25,000 to \$55,000 per space. • Cost of construction depends on soil and construction techniques required.
Qu2: Car parking construction costs – Surface vs. basement	
Qu3: Connections to public transport	<ul style="list-style-type: none"> • A number of images were presented showing how pedestrian and cyclist connections will be made to public transport. These images can be found under 'EPSDD presentation' at: www.yoursav.act.gov.au
Qu4: Future replacement of sporting facilities	<ul style="list-style-type: none"> • Exactly how sporting facilities will be replaced in the future and who would pay for the facilities is a matter that will be negotiated between the ACT Government and the purchaser of land at the time of sale. It is dependent on many factors that we don't know at this time such as the value of land. • Before that discussion can be had the ACT Government need to determine the centre layout and if/how retail expansion will occur which is what this process is about.
Qu5: Timeline	<ul style="list-style-type: none"> • The timeline for the way forward for the master plan was presented. This can be found below this table.
Dan Stewart's presentation (on behalf of Kippax Fair)	

<p>Qu 1: Clarification about Kippax Fair's alternative development proposal and how it connects to other traders (particularly western traders).</p> <p>Natalie Coyle's presentation (on behalf of Kippax Fair)</p> <p>Qu 2: Contribution of the alternative development proposal to the planning principles in the Kippax Group Centre Draft Master Plan.</p> <p>Qu 3: Approximate number of residences generated by the alternative development proposal.</p> <p>Qu 4: Clarity on what would happen to traffic flows and safety of vulnerable users (cyclists and pedestrians) as a result of the alternative development proposal.</p> <p>Discussion Community facilities</p>	<ul style="list-style-type: none"> • Dan presented an 'Impact Assessment Matrix' outlining the impact of Kippax Fair's alternative development proposal on other traders. The matrix can be found under 'Impact Assessment Matrix' at: www.yoursav.act.gov.au <p>• Natalie talked about how Kippax Fair's alternative development proposal responds to the planning principles outlined in the Kippax Group Centre Draft Master Plan. Detail of this can be found in 'Response to planning principles' at: www.yoursav.act.gov.au</p> <ul style="list-style-type: none"> • Approximately 50 residential apartments in Kippax Fair's alternative development proposal. <p>• Kippax Fair are supportive of the policy direction of the ACT Government's Transport for Canberra Policy being implemented in the Kippax Group Centre. This would see public transport, cycling and pedestrian being prioritised in the centre.</p> <p>• Kippax Fair support:</p> <ul style="list-style-type: none"> – creating Hardwick Cres as Shared Zone (10 – 20km/hr limit + dedicated crossing points); – making sure rapid transport stops are accessible, well lit and safe places; and – providing 2m-wide high quality active transport routes for pedestrians and cyclist. 	<ul style="list-style-type: none"> • Dan will circulate social impact assessment prior to Meeting 3.
		<ul style="list-style-type: none"> • Dira would welcome discussion prior to meeting 3. Helena to arrange a meeting between Dira, Fleur,

<p>Sport and Recreation</p>	<p>community facilities would be relocated to.</p> <ul style="list-style-type: none"> • Dira pointed out that the current building is "old", but great for purpose. • Meeting about Sport and Recreation and how playing fields could be relocated – David Jefferies, Jenny Priest, Mark Vergano, Natalie Coyles, Fleur Flanery, Helena Seagrott. 	<p>Anastasia, Natalie and a specialist in community facilities from EPSDD.</p> <ul style="list-style-type: none"> • Will report back at Meeting 3 on the outcomes of the meeting.
<p>Youth</p>	<ul style="list-style-type: none"> • Jenny Dow: <ul style="list-style-type: none"> – Would be good to see a stage area for small performances and art space. Needs attractors to get youth into centre. – Need a community space and a space to hang out. Perception is that Kippax Fair is for old people. – There is no live music. – There should be a multipurpose space which includes shade. 	<ul style="list-style-type: none"> • Will report back at Meeting 3 on the outcomes of the meeting.
<p>Movement (pedestrians, cyclists, public transport, traffic)</p>		<ul style="list-style-type: none"> • EPSDD will investigate mode share and patronage for Meeting 3. • EPSDD to prepare a traffic study model (vehicular, pedestrian, cyclist), where do we need traffic calming, one way, connections? • EPSDD to raise with Roads ACT that the Luke Street pedestrian crossing is a potential safety issue. Some drivers fail to stop making it potentially dangerous.
<p>Meeting 3</p>	<ul style="list-style-type: none"> • Agreed that at Meeting 3 the community panel would like to agree on one option to take to the community for six weeks of engagement. This is to remove the potential risk of the community supporting parts of 2 or 3 options and not reaching a clear decision. • Need to be able to explain the community panel's decision (why we have chosen the option we have). 	<ul style="list-style-type: none"> • The community asked for a different venue, as the noise at the club was distracting.
<p>Hardwick Crescent</p>	<ul style="list-style-type: none"> • Merrick – Make Hardwick Crescent one way. • Natalie – There are a number of ways Hardwick Crescent could be dealt with. • Tony – Could make the whole Kippax area 40km per hour. 	

TIMELINES FROM HELENA SEAGROTT'S PRESENTATION

Task	Approximate date/time frame
Meeting 2	6 September 2017
Meeting 3	26 October 2017
Start 6 weeks of engagement	Mid December 2017
Master plan endorsed by Government	1st or 2nd quarter 2018
Territory Plan variation process	12-18 months

MEETING 3

Date:	Thursday 26 October, 6:30pm – 8:30pm
Location:	Belconnen Raiders, 155 Hardwick Crescent, Holt
Attendees	<ul style="list-style-type: none"> Adam Azzopardi, Senior Design Manager, Planning Policy Division, EPSDD Bea Brockmeyer, Student, Kingsford Smith School Damien Haas, Chair, Belconnen Community Council Dan Stewart, Elton Consulting, (representing Kippax Fair) Deanna Gifford, Student, Kingsford Smith School Dira Horne, CEO, Belconnen Community Services Emma Sckrabei, Minter, Kingsford Smith School Fleur Flanery, A/g Executive Director, Planning Policy Division, EPSDD Gary Rake, Deputy Director-General, Sustainability and the Built Environment, EPSDD Helena Seagratt, Senior Project Officer, Planning Policy Division, EPSDD Jenny Priest, Director, Active Canberra, CMTEDD Mark Metters, Communications Officer – Engagement, EPSDD Mark Vergano, West Belconnen Leagues Club/Raiders Belconnen Michael Bakos, Committee Member, Belconnen Community Council Monique Valenti, Planning Officer, Planning Policy Division, EPSDD Natalie Coyles, Cox Architecture (representing Kippax Fair) Paul Elderidge, Lucky Shot Espresso Bar Paul Saunders, CEO, Saunders Global Phillip Christodoulou, Kippax Fair Anastasia Stramarkos, Kippax Fair Blake Wilson, National Health Co-op Catherine Townsend, ACT Government Architect Elizabeth Hirst, Committee Member, Belconnen Community Council Glen Hyde, Committee Member, Belconnen Community Council Jenny Dow, Student, Kingsford Smith School Jenny Mobbs, Council of the Ageing Karyl Davison, Kippax Uniting Church Melinda Tynan, Pedal Power Mirek Ciolek, Pedal Power Ray Baguley, Magpies Sports Club Simone Penkethman, Belconnen Community Services
Apologies	

PRESENTATIONS

- Gary Rake, Deputy Director-General, Sustainability and the Built Environment, Environment, Planning and Sustainable Development Directorate (EPSDD), opened the final meeting and outlined the agenda for the evening. Gary also sought approval of the Summary of Meeting 2. The summary was agreed to by the panel.
- Helena Seagratt, Senior Project Officer, EPSDD, reported on the four questions/actions arising from Meeting 2 for EPSDD. This presentation included reporting back on traffic and transport within the area, the safety of the pedestrian crossing at Luke Street, and meetings with key stakeholders regarding the relocation of existing ovals and existing community facilities building (details are listed in the 'summary of discussion' table below).
- Deanna Gifford and Bea Brockmeyer, students from Kingsford Smith School, provided a presentation on what the local youth would like to see within the centre (details are listed in the 'summary of discussion' table below).

- Damien Haas, Chair, Belconnen Community Council, provided a presentation on green space in the centre and the potential for heat island effect from large scale developments (details are listed in the 'summary of discussion' table below).
- Dan Stewart, Elton Consulting, on behalf of Kippax Fair, gave a presentation on the Social Impact Statement of Kippax Fair's Alternative Development Proposal on the centre (details are listed in the 'summary of discussion' table below).
- Paul Saunders, CEO, Saunders Global, provided a presentation on the potential retail design and viability in the centre. Paul is a retail design expert engaged by the ACT Government (details are listed in the 'summary of discussion' table below).
- Gary Rake, Deputy Director-General, Sustainability and the Built Environment, EPSDD then led a discussion about the issues raised during the presentations and what the points of agreement are for the way forward. Gary also outlined the next steps for the completion of the Kippax Group Centre Master Plan (details are listed in the 'summary of discussion' table below).

Summary of discussion	
Topic	Discussion
Presentation by Helena Seagratt	
Action 1: Traffic and transport.	<ul style="list-style-type: none"> Traffic modelling and transport studies have been previously undertaken and include a number of recommendations to improve traffic and transport in the centre. In particular, the traffic and transport studies recommended that public transport stops be located as close to the heart of the centre as possible. Further traffic modelling may be required to finalise the master plan.
Action 2: Follow up on improving safety of pedestrian crossing on Luke Street.	<ul style="list-style-type: none"> Roads ACT have advised that they have monitored the pedestrian crossing and will paint chevron extensions on both sides of Luke Street at its intersection with Harwick Crescent. This will aim to ensure that vehicles take a path 1 to 2 metres from the curb which will give the drivers more time to see pedestrians on this crossing. Roads ACT will continue to monitor this intersection.
Action 3: Arrange meeting with key stakeholders to discuss relocation of existing ovals to the east of Kippax Fair.	<p>Outcomes of meeting:</p> <ul style="list-style-type: none"> Ovals could be relocated to the currently disused Higgins Ovals. This would likely involve establishing two football fields and a cricket pitch. If the proposed retail expansion to the east occurs, the ACT Government will determine what needs to be replaced as part of the reinstatement of the existing ovals that are lost as part of the expansion. Further discussions are required to determine the detail of: <ul style="list-style-type: none"> who reinstates the ovals (i.e. ACT Government, developers or a private consultant engaged by developer who reports to the ACT Government); and the value of reinstating the new ovals.
Action 4: Arrange meeting with key stakeholders to discuss relocation of	<p>Outcomes of meeting:</p> <ul style="list-style-type: none"> For retail development to occur to the east of the centre it will be necessary to relocate the existing community facilities building to the western side of Kippax Fair as recommended in the Kippax Group Centre Draft Master Plan. This building is currently tenanted by Belconnen Community Services, Ginninderry Catchment Group and a dentist.

<p>existing community facilities building to the east of Kippax Fair.</p> <ul style="list-style-type: none"> • A new community facilities building could be located to the south of the library where the current bus stop is. • A new/expanded community facilities building will likely be required at some point in the future to allow for the increased population generated from the Ginninderry development in West Belconnen. • A joint venture could be used to deliver the new community facility. There have been other examples of this successfully delivered in Canberra including The Griffin Centre in the city and the Ricky Stewart House in Chifley. Additional options to deliver the new community facilities building include it being undertaken by the developer or by the ACT Government. Further investigation and discussion regarding the options is required in conjunction with finalisation of the Kippax Group Centre Master Plan. • Belconnen Community Services could be temporarily located in vacant tenancies within Kippax Fair while a new community facilities building is constructed. There is also the possibility that all or part of Belconnen Community Services could be located within Kippax Fair permanently. 	<p>Presentation by Bea Brockmeyer and Deanna Gifford</p> <p>Youth in the centre.</p> <ul style="list-style-type: none"> • Expressed the need for additional activities for the youth in the centre. There are currently limited attractors for young people to visit or stay in the centre. <p>Bea and Deanna suggested a number of attractors for the centre including:</p> <ul style="list-style-type: none"> • a games arcade; • a stage located in a public space that could be used for performances. The current stage in the centre is limited and therefore has little use. A new stage should have a back to it and should sit nicely within the public space. It could be used for concerts, festivals and drama performances from local schools; • an enclosed fish pond for the community to enjoy; and • outdoor fitness equipment. • Make places where young people want to be, that are welcoming to all and don't exclude people. • Need to collect young people's views for Development Applications as well. • The panel added to the discussion and spoke about the potential for the provision of a youth space within the new community facilities building.
<p>Presentation by Damien Haas</p> <p>Green space in the centre (Urban heat island effects).</p> <ul style="list-style-type: none"> • Expressed that Kippax Fair's alternative development proposal increases the urban heat island effect by decreasing green space in this area. This conflicts with ACT Government policy and planning intentions and contradicts the Kippax Group Centre Draft Master Plan. • The group centre already has lots of surface car parking which already contributes to the urban heat island effect. • Greenspace retention is a key objective of the Kippax Group Centre Draft Master Plan. The green ovals in the centre help to reduce the urban heat island effect. • Concerned that Kippax Fair's alternative development proposal does not meet with the ACT Government's Triple Bottom Line assessment. 	<p>Presentation by Dan Stewart (on behalf of Kippax Fair)</p> <p>Social Impact assessment.</p> <ul style="list-style-type: none"> • Confirmed that a social impact assessment report had been prepared on behalf of Kippax Fair. • Mentioned that there are opportunities to activate alternative sports facilities including the existing idle Higgins Ovals. • The term 'Kippax Fair's alternative master plan' has caused confusion in the community as the ACT Government is preparing the 'Kippax Group Centre Master Plan'. It was agreed that in the future Kippax Fair's proposal would be referred to as 'Kippax Fair's alternative development proposal'. • Added to the discussion the possibility of turning some or all of the existing car park on Block 1 and 2 Section 89 into a multi-purpose parkland (people's park or plaza) in close association with a new community facilities building and community core for the centre. <p>Presentation by Paul Saunders</p> <p>Retail design and viability.</p> <ul style="list-style-type: none"> • There is demand for additional retail space in this centre. If it is not accommodated in the Kippax group centre it will be developed elsewhere due to the rising demand for retail. • Additional retail will attract more people and will support the existing retail. • Place making is critical to the success of any development in the centre. Modern shopping centres understand the need to focus on place making to ensure increased visitation and longer dwell times. • Retail expansion is best placed to the east of the existing centre as the existing north/south distances for Kippax Fair are already too great to walk and would therefore limit the viability of the centre if further developed in that direction. There is also no appetite from the major retailers (Coles) to develop on existing carparks to the west of Kippax Fair. • Recommended concentrating the 'Centre Core' at the area immediately to the south of the Library. The 'Centre Core' should not occur within Kippax Fair or Kippax Fair's alternative development proposal. • Whilst it was presented by Damien Haas (Belconnen Community Council) that an additional supermarket could be accommodated on Block 1 and 2 Section 89, further consideration needs to include that: <ul style="list-style-type: none"> • a standalone box on this existing car park site would result in three blank external walls that is not considered a good outcome for the centre; • major supermarkets no longer develop standalone boxes as they are more successful if they co-located with other uses and attractors;

<ul style="list-style-type: none"> • Believes that an additional supermarket could be accommodated on the existing surface car park to the west of Kippax Fair and to the south of the Library (Block 1 and 2 Section 89) and this wouldn't increase the urban heat island effect. • Concern that consultation has been side tracked by Kippax Fair's alternative development proposal that seeks to subsume existing greenspace. • The objectives of the Kippax Group Centre Draft Master Plan cannot be met by Kippax Fair's alternative development proposal. • Surrendering the existing green space to the east of Kippax Fair will result in a reduction in the local microclimate. <p>Presentation by Dan Stewart (on behalf of Kippax Fair)</p> <p>Social Impact assessment.</p> <ul style="list-style-type: none"> • Confirmed that a social impact assessment report had been prepared on behalf of Kippax Fair. • Mentioned that there are opportunities to activate alternative sports facilities including the existing idle Higgins Ovals. • The term 'Kippax Fair's alternative master plan' has caused confusion in the community as the ACT Government is preparing the 'Kippax Group Centre Master Plan'. It was agreed that in the future Kippax Fair's proposal would be referred to as 'Kippax Fair's alternative development proposal'. • Added to the discussion the possibility of turning some or all of the existing car park on Block 1 and 2 Section 89 into a multi-purpose parkland (people's park or plaza) in close association with a new community facilities building and community core for the centre. 	<p>Presentation by Paul Saunders</p> <p>Retail design and viability.</p> <ul style="list-style-type: none"> • There is demand for additional retail space in this centre. If it is not accommodated in the Kippax group centre it will be developed elsewhere due to the rising demand for retail. • Additional retail will attract more people and will support the existing retail. • Place making is critical to the success of any development in the centre. Modern shopping centres understand the need to focus on place making to ensure increased visitation and longer dwell times. • Retail expansion is best placed to the east of the existing centre as the existing north/south distances for Kippax Fair are already too great to walk and would therefore limit the viability of the centre if further developed in that direction. There is also no appetite from the major retailers (Coles) to develop on existing carparks to the west of Kippax Fair. • Recommended concentrating the 'Centre Core' at the area immediately to the south of the Library. The 'Centre Core' should not occur within Kippax Fair or Kippax Fair's alternative development proposal. • Whilst it was presented by Damien Haas (Belconnen Community Council) that an additional supermarket could be accommodated on Block 1 and 2 Section 89, further consideration needs to include that: <ul style="list-style-type: none"> • a standalone box on this existing car park site would result in three blank external walls that is not considered a good outcome for the centre; • major supermarkets no longer develop standalone boxes as they are more successful if they co-located with other uses and attractors;
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- major supermarkets have a very specific sized box that is too large to fit on this existing surface car park and consequently there is no additional area for the supermarket to be "skinned" by other smaller retail outlets; and
- new buildings perform far better than older buildings (say circa 1970's) in relation green building efficiencies.
- Ensure that any new undercroft car parking access facilities equal travel distances to both supermarkets.
- Best practice shopping centres have an outwards focus.
- Existing car parking efficiencies can be made by reconfiguring the existing car park layouts.

Discussion and welcome MIA's

- Gary Rake welcomed Ms Caroline Le Couteur MLA and Mr Gordon Ramsay MLA.

Summary of meeting and discussion by Gary Rake

- Gary Rake summarised the discussion and confirmed the themes as agreed by the community panel as:
 - Needs to be a centre for all ages and community uses.
 - Costs and mechanisms for the transfer of facilities require consideration.
 - Doing nothing is not an option.
 - Need to engage with all stakeholders.
 - Excellent public transport, cyclist and pedestrian connections are required.
 - Replacement of sporting, recreation and community facilities needs to happen.
 - Additional residential development in the centre is positive and will increase safety.
- Gary discussed a potential mechanism for any Territory owned land that may be sold in relation to an eastern development proposal. This included that the existing Territory owned land which may be sold by the ACT Government at an increased land use rate and that the community should not be disadvantaged by this process.

Further works to be investigated

In relation to the completion of the Kippax Group Centre Master Plan, further works are required to:

- Investigate how the existing surface car parks can be reconfigured to improve parking and circulation efficiencies.
- Investigate how potential urban heat island effect may be mitigated in the centre.
- Consider the need for additional space for new community uses i.e. exercise and recreation space.
- Investigate the possibility of turning some or all of the existing car park on Block 1 and 2 Section 89 into a multi-purpose parkland (people's park) in close association with a new community facilities building.

Next steps and meeting close by Gary Rake

- Gary thanked the community panel members for their attendance and work over the past 3 meetings. The panel members commented on the positive process and thanked the ACT Government for hosting the series of meetings.

- EPSSD will provide a report on Meeting 3 for circulation and agreement.
- EPSSD will prepare a Kippax Group Centre Community Panel Report that consolidates and reports on the community panel process. This will be circulated to all panel members where they will have an opportunity to comment prior to finalisation. The panel report will then be made publically available through the Your Say webpage.
- EPSSD will undertake a final round of community engagement with the broader community on the outcomes from the community panel process. This process will indicate the changes to the master plan showing retail expansion to the east. Feedback from this engagement will then inform finalisation of the Kippax Group Centre Master Plan.
- The final Kippax Group Centre Master Plan will be released following government consideration and endorsement. A draft variation to the Territory Plan that implements the recommendations of the master plan will then be released for further community engagement.



ENVIRONMENT, PLANNING AND SUSTAINABLE
DEVELOPMENT DIRECTORATE
DECEMBER 2017



KIPPAX GROUP CENTRE MASTER PLAN

Community Engagement Report - Stage 2, 3 and 4
MARCH 2019

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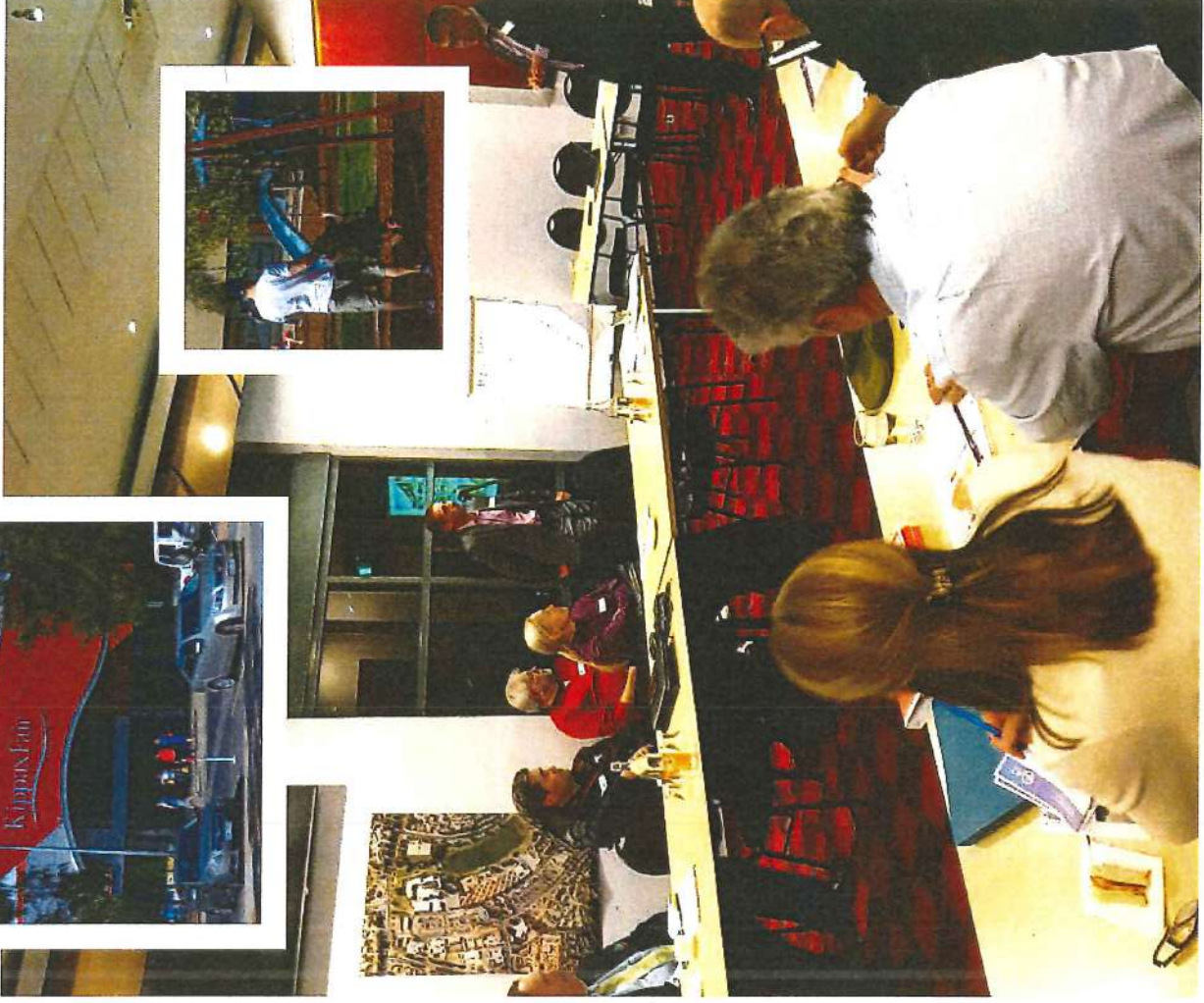
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EXECUTIVE SUMMARY

The ACT Government has completed a master plan for the Kippax group centre. The Kippax Group Centre Master Plan sets out a vision, spatial framework, planning principles, planning strategies and policies to guide growth and development of the centre into the future.

The Kippax Group Centre Master Plan (the master plan) aims to guide the future development and redevelopment of the Kippax group centre (the centre) by providing strategies to protect and to build upon its existing character. The master plan has been prepared in response to actions outlined in the ACT Planning Strategy (2012). This includes providing opportunities for urban intensification in and around the centre, ensuring that the unique character of the centre is retained and to reinforce its role, with access to a range of facilities, services and opportunities for social interaction.

Stage 1 community engagement for the master plan was undertaken between February and May 2014. Feedback from the community, together with background studies and input from private stakeholders and ACT Government agencies informed the development of the draft master plan. For a report on the key findings of the Stage 1 engagement visit www.planning.act.gov.au.

Stage 2 community engagement on the draft master plan was undertaken between November 2015 and February 2016 to seek feedback from the community. Feedback from the second stage of community engagement was gathered through a range of activities including the use of information displays, two 'Meet the Planners' sessions, feedback forms, individual written/ emailed submissions, meetings with community groups, individual stakeholders and government interagency meetings.

Key messages from the Stage 2 community engagement included:

- the proposal to establish a central hub with new community facilities, play space, trees and cafés next to the Kippax Library was strongly supported
- a high number of comments related to the accessibility by walking, cycling and public transport to and within the centre. This includes between the car parks and the shops. Suggestions were made to improve the infrastructure for cycling and walking to cater for all ages and abilities
- the ovals and open/green spaces are highly valued with suggestions for enhancing these spaces by offering more recreational facilities e.g. BBQs, off-leash areas for dogs, skate park, spaces for community gatherings/markets
- convenient and accessible parking at Kippax is of central importance and concerns were raised about the impact of development on disruption and demand for parking
- concerns were raised about proposed new roads and traffic management at the intersections and pedestrian/cyclist safety, and
- there were mixed views about the proposed building heights.

During Stage 2 community engagement and separately to the ACT Government's master plan process, the owners of the Kippax Fair shopping centre conducted their own community engagement about an alternative development proposal for retail expansion. Through that engagement, Kippax Fair found a high level of community support for their proposal, which suggested a different approach to retail expansion in the centre than the ACT Government's draft master plan. While both proposals allowed for future retail expansion, the draft master plan recommended expansion to the west of Kippax Fair over an existing surface car park and Kippax Fair's alternative development proposal recommended expansion to the east of Kippax Fair over part of the existing Holt District Playing Fields.

In response to Kippax Fair's alternative development proposal, the ACT Government undertook to expand on the community engagement process for the master plan by establishing a community panel (Stage 3) to discuss the different development and redevelopment opportunities for the centre. This process was designed to bring the people together to look for shared outcomes and to facilitate discussion on the future of the centre with representation from the community, lessees, owners, young people, developers and government.

The community panel met three times between July and October 2017 and agreed on a number of key points that included:

- retail expansion to the east of the centre over part of the existing Holt District Playing Fields as indicated in the Kippax Fair's alternative development proposal could result in an excellent outcome if done well
- existing sport, recreation and community facilities affected by any retail expansion to the east of the centre would need to be relocated and the community should not be disadvantaged as part of this process, and
- doing nothing at this centre is the least desired option.

A full summary of the community panel and the outcomes from the process can be found in the Kippax Group Centre Master Plan Community Panel Outcomes Report at www.planning.act.gov.au

Stage 4 community engagement was undertaken between December 2017 and March 2018. This final stage of engagement was as a result of the community panel process where revisions to the Kippax Group Centre Draft Master Plan were recommended. Feedback from this stage of community engagement was gathered through a range of activities including the use of information displays, two 'Meet the Planners' sessions, focussed face to face meetings, feedback forms, individual written/ emailed submissions, meetings with community groups, individual stakeholders and government interagency meetings.

Key messages from Stage 4 of community engagement included:

- the skate ramp is used regularly and is valued by the community, if it is demolished as part of any development it should be replaced and improved
- parking in the centre is highly valued. There should be ample parking which is located close to services and facilities
- the services and facilities in the centre such as the Kippax Library and tennis courts need to be able to expand in the future when the need arises
- the majority of people support extending retail over part of the existing Holt District Playing Fields to the east of Kippax Fair
- there is support of a new road from Moyes Crescent to Hardwick Crescent east
- there are concerns around the impact of retail expansion on existing businesses
- the volume and safety of traffic is a key concern for the centre
- there are concerns about noise generated by new development and noise during construction
- concerns were raised in regards to the 'people's park' proposed in the revised draft master plan. This was due to the loss of surface car parking spaces
- concerns were also raised about how flooding and drainage issues on the Holt District Playing Fields would be dealt with if retail expansion does occur, and
- the increased urban heat island effect created by new developments was raised several times.

Community engagement will also be undertaken on any changes to the Territory Plan as outlined in the master plan, through a separate engagement process.

Map 1: Master plan study area



LEGEND

- | | | | | | |
|---|-----------------------|---|------------------------------|----|--------------------------|
| 1 | KIPPAX GROUP CENTRE | 5 | WEST BELCONNEN FAMILY CENTRE | 9 | SOUTHERN CROSS DRIVE |
| 2 | KIPPAX LIBRARY | 6 | KALPARRIN AGED CARE | 10 | HARDWICK CRESCENT (WEST) |
| 3 | KIPPAX FAIR | 7 | HOLT DISTRICT PLAYING FIELDS | 11 | STARKE STREET |
| 4 | KIPPAX UNITING CHURCH | 8 | RINGSFORD SMITH SCHOOL | 12 | MOYES CRESCENT |

INTRODUCTION

The ACT Government has prepared a master plan for the Kippax group centre to provide a new vision, planning framework, planning principles and planning strategies to guide growth and development of the centre over time. The master plan is the result of extensive community and stakeholder engagement and has been informed by background studies and analysis. The master plan outlines strategies and makes recommendations with the aim to provide an integrated and community supported vision for the centre.

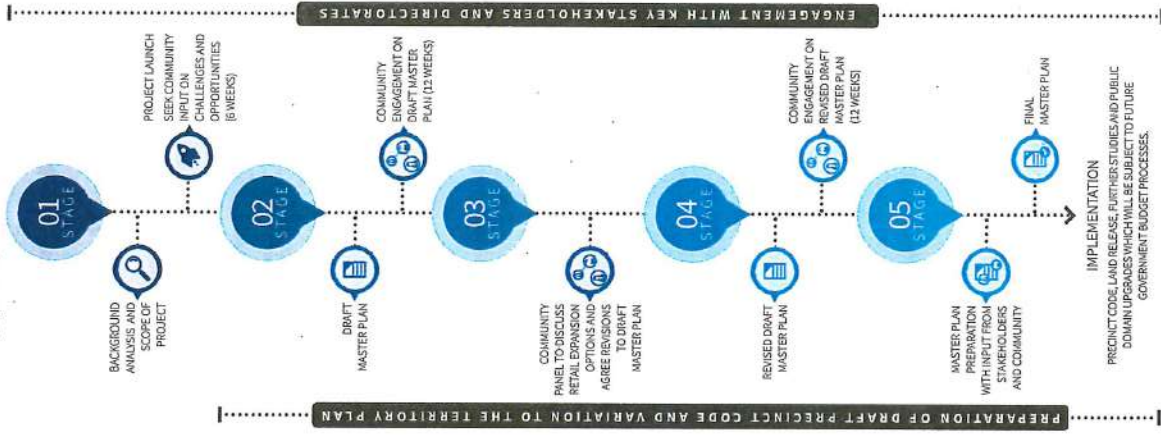
In 2012, key strategic planning documents for the ACT were introduced including the ACT Planning Strategy, Transport for Canberra and AP2: A New Climate Change Strategy and Action Plan for the ACT. The ACT Planning Strategy encourages a more compact city by focusing urban intensification in town centres, group centres and along major public transport routes.

The master plan study area is shown in Map 1.

The master plan sets out a vision, spatial framework, planning principles, and planning strategies to guide the centre's long term growth sustainable future depending on the progress of development and budget constraints. The process used to prepare the master plan is outlined in

Figure 1. Community engagement forms an important part of the research and helps identify what is important about a place and how its character and quality can be conserved, improved and enhanced.

Figure 1: Master plan and community engagement process



During the development of the master plan, four stages of community engagement were undertaken. The first stage of engagement identified the issues, challenges and opportunities for the centre. The second stage of engagement sought community feedback on the draft master plan and the following third stage of engagement established a community panel process to discuss development and redevelopment opportunities for centre. The fourth and final stage of engagement sought community feedback on revisions to the Kippax Group Centre Draft Master Plan as recommended by the community panel process.

This engagement report presents the findings from Stages 2, 3, and 4 engagement for the Kippax Group Centre Master Plan. It summarises the activities undertaken and the key outcomes that were used to inform the development of the master plan. Details of Stage 1 community engagement can be found at www.yoursay.act.gov.au.

COMMUNITY ENGAGEMENT APPROACH

The community engagement process for the master plan aimed to inform, consult and involve key stakeholders and the community at important stages of the planning process.

The master plan project team engaged with businesses, building owners and lessees, community groups and residents to ensure concerns and aspirations were understood for the development of the master plan. Engagement provided the community with an opportunity to meet with planners face-to-face at all four stages of the master plan development to discuss issues and ideas and respond to the planning proposals in the draft master plan and revised draft master plan. While all feedback was considered, it should be noted that consensus could not always be achieved and not every comment could be accommodated within the master plan.

All engagement activities reflect the ACT Government's policies and guidelines on community engagement. Please refer to www.yoursay.act.gov.au for information about our approach to engagement.

COMMUNITY ENGAGEMENT OBJECTIVES

The objectives of community engagement on the master plan:

- Gather information from the community to inform the preparation of the master plan.
- Receive feedback on the draft master plan and revised draft master plans about the issues of interest for consideration in the final master plan.
- Inform the public on the master planning process and what a master plan can and cannot do.
- Inform the public on how the master plan will implement key ACT Government policies, such as the ACT Planning Strategy, Transport for Canberra and the ACT's climate action plan, APZ.
- Identify and consult with all key stakeholders.
- Communicate and consult with users of the centre and the community surrounding the centre.
- Provide an opportunity to consult broadly with the whole of Canberra community via online engagement techniques.
- Explore development and redevelopment opportunities for the centre.

COMMUNITY ENGAGEMENT ACTIVITIES AND OUTCOMES

The development of the master plan was informed by the four stages of community engagement. Community engagement in Stage 2 and Stage 4 specifically sought community feedback on the draft master plan and revisions to the draft master plan as an outcome from the community panel process in Stage 3. This feedback was used to help refine the master plan before it was finalised for government consideration.

This section of the report outlines the engagement activities undertaken as part of the master plan process and the outcomes from each stage of community engagement. The outcomes of all stages of community engagement are summarised in the following sections.

Some comments may not be able to be resolved through the master plan process and will require EPSDD to discuss further with the responsible ACT Government directorates. Therefore, not all community feedback received throughout the process may be directly reflected in the master plan.

ACT GOVERNMENT

Agencies responsible for service delivery and consequently the implementation of the master plan in the long term include the following:

- Chief Minister, Treasury and Economic Development Directorate (CMTEDD) identifies Territory-owned land appropriate to release for sale. ACT Sport and Recreation Services (SRS) are contained within CMTEDD, and are responsible for planning and management of sports facilities.
- Transport Canberra and City Services Directorate (TCCS) maintain path and road infrastructure and urban open spaces, including playgrounds, parkland and libraries.
- The Territory Plan unit within the Environment, Planning and Sustainable Development Directorate (EPSDD) translates the final endorsed master plan recommendations into the Territory Plan in the form of renewed precinct codes.
- The Environment Protection Authority (EPA) considers noise pollution and environmental pollution and relationships between different land uses.
- The Education Directorate (ED) is responsible for public schools in the area.
- The Justice and Community Safety Directorate (JACS) are responsible for the Emergency Services, infrastructure and crime prevention.
- Health Directorate (HD) provides a comprehensive range of health services and sets policy and plans the delivery of health services to ensure these services meet community needs.
- Community Services Directorate (CSD) is responsible for a wide range of human services functions in the ACT including public and community housing.



OUTCOMES FROM STAGE 1 OF COMMUNITY ENGAGEMENT

The following table summarises the key messages from the community during Stage 1 of community engagement and how these issues were addressed in the draft master plan.

Table 1: Summary of key messages from Stage 1 engagement activities

KEY MESSAGES	DRAFT MASTER PLAN RESPONSE
1. Ensure a wide variety of shops is retained and enable retail expansion in the future.	The draft master plan identified several development opportunities for additional retail space within the centre which would allow and encourage diversity of shopping and other activities.
2. Retain convenient parking and ensure there is adequate parking in the future (including at peak times and with any future development).	Additional parking supply was proposed to be delivered by construction of a 3-storey structured car park. Future development of that removes surface parking should provide for the replacement of that parking, as well as additional parking to cater for future demand (subject to further traffic and parking analysis). It was proposed to improve the efficiency of use of existing car parks (e.g. by relocating Park and Ride and other long stay parking to the periphery of the centre). Improved walking, cycling and public transport access was proposed to reduce pressure for car parking.
3. The design and layout of Kippax Fair was considered by many to be an issue. The centre has an internal focus, several in-active frontages that detract from the centre overall and poor east-west permeability through the building.	Encourage active frontages on Hardwick Crescent (east) to add vibrancy with space for outdoor dining, enhancing the public square adjacent to the library to function as a key public space and community hub. Enrich the centre's relationship with the Holt District Playing Fields with active frontages on the eastern side of Kippax Fair and improving pedestrian links between the playing fields and the centre core.
4. The centre is fragmented and difficult for pedestrians to navigate.	A key priority was to improve connections for pedestrians within the group centre by improving pedestrian links across the Hardwick Crescent car parks, enhancing permeability (particularly within the centre core), and strengthening links between Starke Street, Moyes Crescent and the centre core.
5. Co-location of community and health related providers.	It was proposed to cluster/co-locate community facilities by establishing a family and community precinct.
6. Improve safety and traffic management on nearby streets, including for pedestrians and cyclists.	It was proposed to improve identified pedestrian paths and cycle links surrounding the centre. Improvements to traffic distribution were proposed within the centre through the construction of a new road linking Moyes and Hardwick Crescents. A secondary link was also proposed along the eastern interface of Kippax Fair.
7. Improve and upgrade the public spaces/places.	Encourage active frontages when new development occurs along main pedestrian routes and plazas. Develop a design manual to establish a standard for the public domain to ensure consistent, functional and attractive spaces/places. The draft master plan also proposed the relocation of the bus layover in order to improve the amenity of the central plaza.

INTERNET AND SOCIAL MEDIA

The internet and social media were used throughout community engagement to provide project information, 'Meet the Planners' session details and opportunities for engagement and feedback.

The master plan project page on the EPSDD website provided users with links to the directorate's engagement tool 'Have your say' and 'YourSay'. These websites enabled discussion by providing users with interactive tools such as surveys and public forums. Information on these websites included the draft master plans, information posters, study area maps, relevant imagery and reference material. As part of this engagement, the ACT Government's previous Time-to-Talk consultation portal also included relevant links to the EPSDD's 'Have your say' website.

The ACT Government no longer uses 'Have your Say'; 'YourSay' replaced 'Have your Say' on the 2 August 2016 and is found at the following link www.yoursay.act.gov.au

Relevant links and social media contacts included:

- EPSDD project website: http://www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/master_plans/kippax
- 'YourSay' website: <http://www.yoursay.act.gov.au>
- Facebook: <https://www.facebook.com/EnvironPlan>
- Twitter: <https://twitter.com/EnvironPlan>
- Project email: Kippax@act.gov.au

COMMUNITY ENGAGEMENT ACTIVITIES STAGE 2

The table below provides an overview of participation in the different engagement activities in Stage 2 that specifically sought community feedback on the draft master plan.

Table 2: Overview of number of people who participated in Stage 2 engagement activities

ENGAGEMENT ACTIVITY	DATE	PARTICIPANTS
Display Posters Kippax Library and Kippax Fair shopping centre	13 November 2015 – 5 February 2016	Unknown
'Meet the Planners' sessions	10 December 2015 12 December 2015	Approximately 120 people
Postcards Mailed to residential addresses in Kippax and surrounding suburbs	23 November 2015 – 27 November 2015	6648 households <ul style="list-style-type: none"> Higgins: 1009 Holt: 2312 Latham: 1258 Macgregor: 2069
Online	1 January 2016 – 5 February 2016	849 Page views ¹ 591 Downloads
Survey responses	1 January 2016 – 5 February 2016	87 participants <ul style="list-style-type: none"> 63 online responses 24 hardcopy responses
Other Submissions (email, hard copy, by phone)		19 submissions
<small>1. the number of times a visitor (who is only counted once) has visited the page.</small>		
INDIVIDUAL STAKEHOLDER MEETINGS		
Meetings were held with key stakeholders to gain further insight and follow up Stage 1 input into issues that could be addressed in the master plan. The key stakeholders are stated below:		
DATE	PARTICIPANT	ATTENDED
24 June 2015	Belconnen Community Council	10
16 December 2015	Belconnen Community Council	40
July/August 2015	Uniting Care Kippax, YMCA Early Learning Centre, National Health Co-op, Aldi Supermarket, Maggies Sports Club, Kingsford Smith School, Cranleigh School, ACT Police, Kalparin Aged Care, Raiders Belconnen Club, West Belconnen Child and Family Centre, Anglicare – Canberra Regional Office, Belconnen Community Services, Kippax Fair Centre Manager, Woolworths Supermarket and ACT Government	Various
November 2015 – December 2016	Kippax Fair owners and representatives	Various
2 May 2016	Coles supermarkets	Various

OUTCOMES FROM STAGE 2 OF COMMUNITY ENGAGEMENT

INFORMATION DISPLAYS

Information displays included a series of posters illustrating the key proposals included in the draft master plan. The displays also provided information about the various options available to provide feedback and hard copy feedback forms were made available on site.

Table 3: Information displays

LOCATION	DATE	LENGTH OF TIME
Kippax Library	13 November 2015 – 5 February 2016	12 weeks
Kippax Fair shopping centre	13 November 2015 – 5 February 2016	12 weeks

'MEET THE PLANNERS' SESSIONS

The key messages received from the two 'Meet the Planners' sessions held in December 2015 are shown below:

- There is strong support to retain the existing 'green belt' and open spaces in the centre including the desire to provide facilities within these spaces such as BBQ areas and community gardens. Access to parkland is considered important.
- There is strong support for the strategies aimed to enhance and activate the central square opposite the Kippax Library including the proposal for a community hub for the centre.
- There is general support for the proposed building heights, however some felt that six storeys may be too high for the centre.
- There is general support for the retail expansion over the existing surface car park to the west of the Kippax Fair shopping centre.
- There is general support for the proposed improvement to accessibility across the centre, however some felt that there needs to be improved and safer links to the centre, particularly to the east and south (in association with the existing Holt District Playing Fields).
- There is concern that additional residential development in the retail core would change the suburban character of the centre.
- There is concern about the potential loss of car parking in the centre due to future development and the increased demand from the residents of Ginninderry. Easy and convenient parking access within the centre is considered important.
- There is concern about potential traffic congestion and road safety from a growing population, particularly along Moyes Crescent, Starke Street/ Southern Cross Drive.
- Concern about the proposed new access road across part of the existing Holt District Playing Fields.
- There is some concern about the potential impact of taller buildings within the centre, particularly in relation to overshadowing and wind tunnelling.
- There is some concern in relation to access to public transport.

SURVEY RESPONSES

Survey forms were made available in paper format to the public at the information displays at the Kippax Fair shopping centre, Kippax Library, 'Meet the Planners' sessions and also as an online survey. All comments were considered during the development of the master plan. Not all questions were mandatory. Not all questions were answered by all of the participants. A total of 86 people completed the survey form. The key findings are outlined in the next section.

SURVEY RESULTS

QUESTION 1: An important element of the draft master plan involves a proposal to establish a central hub with new community facilities, play space, trees and cafes next to the Kippax Library. Do you agree with this proposal?



All 86 survey participants responded to this question and the greater majority (74%) agreed with this proposal, as shown in the figure above.

Respondents were given the opportunity to provide any additional comments or suggestions on this question. Forty-three (43) respondents added suggestions/comments. Five (5) participants specifically indicated strong support for this proposal.

Key suggestions include:

- To provide cafes looking out to the playground, similar to Jamison.
- Kippax has a good multicultural food vibe with more specialised shops catering for international and gourmet food, fresh fruit and vegetables, organic and health food shops.
- Important to maintain the amenity of the Kippax centre.
- Any new development should not impact on solar access or access to recreational open spaces.
- More trees for shade should be introduced.

Key concerns include:

- Traffic safety and access around Kippax. Safety in regards to access from major roads to green spaces.
- The need to improve safety for pedestrians and cyclists, particularly around Kippax centre.
- The location of public transport particularly the bus station and bus layover.
- More night time surveillance for safety.

QUESTION 2: A key outcome of the master plan will be to establish clear building height controls. What do you think, in general, about the proposed building heights?



A key outcome of the master plan is to establish clear building height controls. The draft master plan proposed to increase some building heights in areas of the centre fronting Hardwick Crescent, the community hub and pedestrian plaza. The proposal included:

- an increase in some building heights, to six storeys, to allow for new residential mixed-use development; and
- maintaining lower building heights (two to three storeys) within much of the centre, particularly in areas fronting existing low-density residential development.

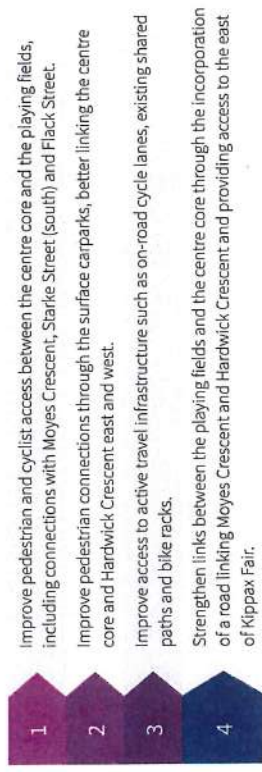
Survey participants were asked to select one of three responses (too low, too high and about right) to indicate how they felt about the proposed building height controls.

Respondents were given the opportunity to provide any additional comments or suggestions. Forty-one (41) respondents chose to make further comments as summarised below:

- A substantial amount of comments were made about retaining the amenity of the centre. Concerns were raised about solar access, overshadowing, impact on nearby residents and the effects of wind tunnelling caused by tall buildings.
- There were mixed views about proposed building heights. Five submissions supported an increase in building height and seven submissions clearly opposed increased building height. Thirteen submissions suggested building heights between 2 and 6 storeys.
- Concerns were raised about the aesthetics, specifically increases in noise and traffic associated with higher density living.
- There was concern regarding the demand for parking and traffic congestion. It was suggested to improve public transport services and provide additional parking if there was to be an expansion to retail.

QUESTION 3: Poster 6 shows key pedestrian and cycle routes along with new road connections, which seek to improve links to and within the centre. Which areas should be prioritised for improvement?

Survey participants were asked to consider a number of statements about pedestrian and cycling links within and around the centre and rank the statement options in order of priority for improvement (1 for highest, 5 for lowest).



Respondents were also given the opportunity to list other priorities. There were thirty (30) further comments.

Key messages include:

- Provide safe access to and around the Kippax centre. Ensure ease of access and safety between shops.
- Allow for accessibility for wheelchairs, prams and shopping trolleys.
- Suggestions were made to improving the active travel links by maintaining and upgrading cycle and pedestrian paths to the centre.
- The new road connecting Moyes Crescent to the northern end of Hardwick Crescent might be a hazard to people participating in sports on the ovals.
- Concerns were raised about the increase in traffic congestion and the demand on parking. Ensure that with any future development that hard surface parking be retained and keep parking close to the bus interchange and Holt District Playing Fields. Concern was raised regarding the impact of additional traffic on the intersection of Moyes Crescent and Starke Street onto Southern Cross Drive.

QUESTION 4: Final opportunity to provide other comments

Respondents were given the opportunity to provide any general additional comments or suggestions about the Kippax Group Centre Draft Master Plan. Fifty-five (55) respondents made further comments:

- There was general support for the Kippax Group Centre Draft Master Plan.
- The most popular topic raised was about the amenity of the centre highlighting quality development, aesthetics, active frontages with outdoor café culture, public art and recreational facilities.
- Greater diversity of specialty shops. There was mixed views about adding another supermarket. There was support for the existing retailers and suggestion for a place for youth outreach programs.
- Ensure easy and safe access to the centre for pedestrians and cyclists. Convenient parking to allow for easy access for pedestrians. Provide wider paths to the Holt District Playing Fields and to the main roads.
- Provide for more bicycle facilities.
- The need for reliable, regular and improved public transport services and facilities.
- Green spaces are considered to be very important.
- Concerns regarding the road safety for Moyes Crescent.

BACKGROUND AND DEMOGRAPHICS

Of the 86 survey participants, about half of the survey participants were male and the other half female. More males (51%) than females (45%) participated in the survey. 4% of participants chose not to answer the question. Figure 5 shows the gender of the survey respondents.



Figure 6: Gender

A total of 78 respondents completed a question asking about their household composition. Each of the categories listed was represented as follows in Figure 7.

Figure 8: Household composition

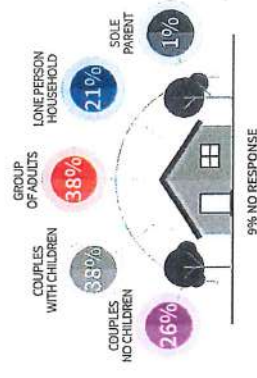


Figure 6 shows the age of respondents. There was a reasonable spread of representation across most age groups, but no respondents from the 0-19 age group. The highest number of respondents were in the 20 to 39 year age group, closely followed by the 40-50 year age group.

Figure 7: Demographics



ONLINE FORUM QUESTIONS

The online forum offered the following topics.

The first topic was 'What are the qualities that make Kippax special?'

Two (2) people responded:

- Kippax is a friendly local shopping centre, the traders are friendly and chatty. There is a good range of products and services available. There is rarely any need to go to other centres to shop. The convenient parking and access is appreciated. Kippax is a slow-paced centre which is appreciated, it doesn't need to be vibrant or busy.

The second forum topic was 'Provide a centre that is convenient, well connected and accessible.'

Three (3) people responded to this topic:

- Provide an integrated health centre.
- Provide a link between Hardwick and Moyes Crescents by incorporating an underpass. If parking near the Magpies Club is to become the main parking area, shoppers will need to cross two roads instead of one. Address the pedestrian and car conflict on Flack Street. The traffic on Starke Street, Moyes Crescent and Southern Cross Drive needs to be managed carefully. Traffic lights were a suggestion. Keep the current road infrastructure and add a new entrance road connecting Moyes Crescent to reduce traffic on Starke Street.
- Moving the bus interchange a short walking distance away from the shopping hub is a great idea.

Table 9: Common themes of Stage 2 submission comments

THEME	COMMENT	COMMON RESPONSE
Parking	Concern was raised regarding the loss of parking with the proposed development. If structured parking or underground parking was proposed then it would need to be accessible. Suggestions were also made for the type of parking to be made available to the public. Concern was that parking was reaching capacity in its current form.	18
Movement (Active Travel)	There was a call for more and improved cyclist and pedestrian infrastructure to improve safety and amenity in and around the centre. Concern was raised regarding the potential road and how that would impact onto cyclist and pedestrian movement. Strong support for enhanced cyclist and pedestrian access into the centre.	14
Open/ green spaces, ovals, recreation	There is strong support to enhance amenities and social interaction within the centre. Improving and providing additional facilities was also a key priority.	8
Traffic/traffic management	There is support to retain the open spaces which was also highlighted. Suggestions highlighted the need to undertake traffic analysis around the Kippax area. Concern was raised regarding the safety of pedestrians and cyclists at the intersection of Moyes Crescent and Starke Street onto Southern Cross Drive.	5
Commercial/retail	Whilst there was support for the retail expansion over the surface car park there was concern regarding availability of parking, heavy vehicle movement and overall size and fall of the retail expansion. Suggestions were made for more cafés looking onto Holt District Playing Fields.	8
Public transport	It was suggested that Kippax become the transport hub for West Belconnen. Concern was raised regarding the location of the light rail station and the location of the park and ride. Suggestions were made regarding the location of the bus stop making sure it was accessible with easy access to community facilities and the shops.	8
Development	Development to support more retail and government services such as health facilities and government agency support. The master plan should identify areas suitable for commercial and mixed use residential development. Concern was raised about building height and development over the existing car parks.	7
Community facilities	There was strong support for the improvement of community facilities in the centre. Support was also provided for the relocation of the former Kippax Health Centre building but there was concern with how the proposed community hub would interact with the existing community facilities.	6
Kippax Group Centre Draft Master Plan	There was broad support for the draft master plan.	4

THEME	COMMENT	COMMON RESPONSE
Amenity	There was support for more public art in and around the centre. There was concern with the amount of noise and air pollution that would be created from Moyes Crescent. If development was over the carparks there was concern of loss of visual connection.	4
Kippax Fair alternative development proposal	Concern was raised regarding Kippax Fair alternative development proposal to build over part of the existing Holt District Playing Fields and the impact it would have on sporting activities. Concern was also raised on the impact the development would have on existing business particularly to the west of Kippax.	3

COMMUNITY ENGAGEMENT ACTIVITIES STAGE 3

ACT Government established a community panel process to help finalise the master plan. The panel met three times between July and October 2017 to discuss the future of the centre, particularly regarding retail expansion in the centre. The process was designed to bring the developers and community together to look for shared outcomes. The panel format facilitated discussion on the future of the centre with representation from the community, lessees, business owners, young people, developers and government.

These included:

- retail expansion to the east of the centre over the existing Holt District Playing Fields as indicated in Kippax Fair's alternative development proposal could result in an excellent outcome if done well
- existing sport, recreation and community facilities affected by any retail expansion to the east of the centre would need to be relocated and the community should not be disadvantaged as part of this process
- the costs and mechanisms for the transfer of existing sport, recreation and community facilities still requires consideration; however this replacement must occur
- the Kippax group centre should accommodate for a broad range of age and community uses
- improved public transport, cyclist and pedestrian connections are required to and throughout the centre
- additional residential development will benefit the centre and will increase safety, and
- to doing nothing at this centre is the least desired option.

For a report outlining the outcomes of the community panel in detail refer to the Kippax Group Centre Master Plan Community Panel Outcomes Report at www.yoursay.act.gov.au and www.planning.act.gov.au.

OUTCOMES FROM STAGE 3 OF COMMUNITY ENGAGEMENT

Through the community panel process, the panel largely supported retail expansion to the east of the Kippax Fair shopping centre and agreed that it could result in an excellent outcome for the area that would draw more people to the centre and support the existing and expanded retail. The third and final meeting confirmed the key points of agreement for the community panel process.

COMMUNITY ENGAGEMENT ACTIVITIES STAGE 4

The table below provides an overview of participation in the different engagement activities in Stage 4 that specifically sought community feedback on the revisions to the draft master plan as an outcome from the community panel process in Stage 3.

Table 4: Overview of number of people who participated in Stage 4 engagement activities

ENGAGEMENT ACTIVITY	DATE	PARTICIPANTS
Display Posters	2 January 2018 –	Unknown
Kippax Library and Kippax Fair shopping centre	16 March 2018	
*Meet the Planners' sessions	1 March 2018 3 March 2018	120 people
Postcards	14 February 2018 –	6648 households
Mailed to residential addresses in Kippax and surrounding suburbs	16 February 2018	<ul style="list-style-type: none"> Higgins 1009 Holt 2312 Latham 1258 Macgregor 2069
Online	1 January 2016 –	2,749 Page views ¹
	5 February 2016	
Quick polls		Poll 1: 243 contributions Poll 2: 188 contributions Poll 3: 42 contributions Poll 4: 35 contributions
Other Submissions (email, hard copy, by phone)	23 December 2017 –	74 emailed submissions
	16 March 2018	

1. the number of times a visitor (who is only counted once) has visited the page.

INDIVIDUAL STAKEHOLDER MEETINGS

Meetings were held with key stakeholders to gain further insight and follow up about issues that could be addressed by the master plan. The key stakeholders are stated below:

DATE	PARTICIPANT	ATTENDED
22 February 2018	Concerned residents at the Kippax Library	13
9 March 2018	Canberra Skateboarding Association	4
16 March 2018	Owner of a building within the centre	2

OUTCOMES FROM STAGE 4 OF COMMUNITY ENGAGEMENT

INFORMATION DISPLAYS

Information displays included a series of posters illustrating the key proposals and changes included in the revised draft master plan. The displays also provided information about the various options available to provide feedback.

Table 10: Information displays

LOCATION	DATE	LENGTH OF TIME
Kippax Library	2 January 2018 – 16 March 2018	10 weeks
Kippax Fair shopping centre	2 January 2018 – 16 March 2018	10 weeks

'MEET THE PLANNERS' SESSIONS

The key messages received from the two 'Meet the Planners' sessions held in March 2018 are shown below:

- General support for the proposed retail expansion to the east over part of the existing Holt District Playing Fields.
- There is support for the relocation of the bus station.
- Support for the relocation of the former Kippax Health Centre building.
- Most support building heights up to 4 storeys but some people are concerned about 6 storey high buildings.
- The existing Holt District Playing Fields are well used and should remain and not be developed on.
- There is a call for better public transport in and around Kippax.
- Safety concerns regarding some of the intersections around Kippax.
- Make sure there is accessibility for the elderly.
- There is a call for the planting of more trees around Kippax.
- Concerns that there is not and will not be adequate car parking.
- There is concern with flooding of the playing fields.

MEETING WITH CONCERNED RESIDENTS

ACT Government planners facilitated a meeting with a senior group of residents to allow a focussed discussion about their aspirations and concerns for the centre. The key messages received from this meeting are shown below:

- The ovals on the eastern side of Kippax are utilised for open space recreation purposes.
- Happy with Kippax as it is.
- Want the car parking and the playground remaining where they currently stand.
- Want increased security and safety to the rear of Kippax Fair regarding the former Kippax Health Centre building.
- Leave the former Kippax Health Centre building where it is and don't relocate it.
- Make the library bigger.
- The concerned residents would like to see the ovals retained and not used for development.
- Concern that the Community Panel was not representative of the community.
- Concern that there is currently not enough car parking in the centre.
- Concern about the current location of the bus station in regards to safety.
- Concern that more retail to the east will not support the retail to the west.

ONLINE QUICK POLL QUESTIONS

The online Quick Poll offered questions about the Kippax group centre where respondents were given the opportunity to answer yes or no to each question. The following is a summary of the key comments made.

During the analysis of this data, large numbers of responses were identified from the same IP addresses, suggesting the same people had voted multiple times. Consequently, to ensure the integrity of the process and reduce the impact of bias, duplicate responses received from a single IP address were removed from the results.

QUESTION 1: Do you agree with an expansion of the existing Kippax Fair shopping centre to the east over part of the Holt District Playing Fields?

RESPONSES	YES	NO
243	65%	35%

QUESTION 2: Do you agree with the revisions to the draft master plan?

RESPONSES	YES	NO
188	62%	38%

QUESTION 3: Do you support the addition of more retail for the Kippax group centre?

RESPONSES	YES	NO
42	57%	43%

There was no evidence of duplicate IP addresses for question 3.

QUESTION 4: Do you support the creation of a community hub for the centre centrally located with the existing Kippax Library?

RESPONSES	YES	NO
35	69%	31%

There was no evidence of duplicate IP addresses for question 4.

SOCIAL MEDIA

Community posts on the EPSDD Facebook Page

QUESTION: Is Kippax your stamping ground?

DATE POSTED	REACH	LIKES	SHARES	LINK CLICKS
29 January 2018	295	4	0	4
21 January 2018	814	17	5	37

OTHER SUBMISSIONS

This section includes email written submissions, as well as phoned in feedback.

A project web page was created and project specific email addresses were provided as follows:

- EPSDD project web page: www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/master_plans/kippax
- 'Your say' project web page: <https://www.yoursay.act.gov.au>
- Project email: kippax@act.gov.au

The project email address and information on the web pages allowed people to raise individual concerns and submit their proposals in more detail. All ideas and proposals were considered as part of the preparation of the final master plan. All comments were categorised in **Table 9** under common themes. Where a number of feedback items were repeatedly raised by separate individuals, these numbers have been identified.

Seventy four (74) email submissions were received and can be viewed at www.planning.act.gov.au. Of those submissions, 13 specifically supported the revisions to the draft master plan indicating retail expansion over part of the Holt District Playing Fields and 20 specifically did not support the revisions. The remaining 41 submissions suggested how the proposed retail expansion could work better or sought the replacement of existing community facilities such as the skate ramp.

As there were few formal submissions, it should be noted that these comments may not be representative of the broader population's viewpoint.

Table 11: Common themes of Stage 4 submission comments:

THEME	SUB THEME	COMMENTS	COMMON RESPONSE
N/A		Specifically state they do not support the revisions to the draft master plan showing retail expansion over the Holt District Playing Fields.	20
		Specifically state they support the revisions to the draft master plan showing retail expansion over the Holt District Playing Fields.	13
		Support adoption of the 2015 Kippax Group Centre Draft Master Plan which showed retail expansion over a surface car park.	4
		Want a commitment in the master plan that whoever develops the retail to the east of Kippax Fair is required to fund the replacement/upgrades of the former Kippax Health Centre building and playing fields. All costs arising are to be borne by the developer of the retail expansion.	3

REVISIONS TO THE KIPPAX GROUP CENTRE DRAFT MASTER PLAN

THEME	SUB THEME	COMMENTS	COMMON RESPONSE
	Retail	Concerned about the impact of retail development to the east and on existing business to the west. Believe retail expansion will upset Canberra's retail hierarchy and impact on the Belconnen town centre.	6
	Residential	Kippax is lacking decent shops and boutique bars. More residential is not needed in the centre. Not convinced it will increase safety, apartments above commercial space are at increased risk of fire damage. Support proposal for mixed use residential development.	1 3
	Recreation and community facilities	Ensure the Kippax Tennis Club can expand to the west. Ensure the Kippax Library can also expand.	2
LAND USE	Holt District Playing Fields	Do not remove Holt District Playing Fields. They are heavily used by sporting groups and provide green space and amenity for surrounding residents. The remaining green space may not be sufficient to allow the general public to use when seasonal sports are being played.	13
	Higgins Oval	Higgins oval has a dedicated off leash dog area and I would like it to remain as it is.	1
	Skate ramp	The Kippax skate ramp is highly valued. If it is removed as part of development it should be replaced.	18
	People's park	Support the people's park however are concerned about the loss of car parking spaces.	3
	Public transport	Future public transport options i.e. light rail, should not be impacted. Light rail should be made a high priority.	2
	Traffic	Traffic will become worse as a result of the revisions to the draft master plan. Concerned about additional traffic on Southern Cross Drive and how this will be dealt with. Support new road linking Moyes Crescent and Hardwick Crescent.	4 1
		There should be a 40km speed limit and speed humps extending along the entire length of Stark Street.	1
		Need a comprehensive traffic, transport and parking study to assess impacts of retail expansion.	1

MOVEMENT

THEME	SUB-THEME	COMMENTS	COMMON RESPONSE
MOVEMENT	Parking	There is insufficient car parking in the centre and when sport is on.	2
		Surface car parking should be kept. The only building allowed on them should be multistorey car parks.	1
		Do not want paid parking in the centre.	1
		Need different types of parking e.g. short stay, long stay and drop off and pick up zones.	1
		Parking needs to be as close as possible to services and facilities.	3
		Basement car parking or multistorey car parking could allow for the consolidation of fragmented car parking.	1
		New developments should be required to provide sufficient parking.	3
		Ensure motorcycle parking is provided.	1
		Has consideration been taken in redesign of Kippax regarding the illegal parking problem in Hardwick Crescent stretching from the Aldi store to the Kippax Library?	1
		Building a multistorey car park will reduce available car parks during construction.	1
Park and ride	The park and ride is too far from the centre and too far from the bus interchange. Ensure park and ride is provided to support the centre becoming a public transport hub.	2	
	The east/west pedestrian connection through the proposed retail expansion is supported.	1	
Walking and cycling	Do not support making part of Hardwick Crescent a car free space. Believe this be disruptive to the circulation of traffic and access to convenient on-street parking. Better to have low speed shared space.	2	
	Support making part of Hardwick Crescent a pedestrian orientated street.	1	
ENVIRONMENT	Flooding/drainage/ water quality	Increase pedestrian and cyclists safety.	1
		Development on the Holt District Playing Fields should not occur as it provides drainage. Development here will increase run off and potential flooding. Given global warming and increased incidents of severe storms, it would seem wise to preserve the flood mitigation measures that already exist.	3
	The Holt District Playing Fields incorporate water sensitive urban design features which assist with managing water quality.	1	
	Urban heat island	The loss of the Holt District Playing Fields to retail development will increase the urban heat island effect.	3
Climate change	Ensure the centre is resilient to climate change.	2	

THEME	SUB-THEME	COMMENTS	COMMON RESPONSE	
BUILDING FORM	Building heights	Support buildings of 6 storeys.	1	
		Do not support buildings of 6 storeys.	2	
		Support buildings of 3-6 storeys.	1	
		Support buildings 3 storeys high or less.	2	
		Extend opportunity for 6 storeys along Hardwick Street.	1	
		Ensure new development does not create over shadowing or overlooking issues for public spaces and residential areas.	3	
BUILDING DESIGN	Building design	New architecture should be inspiring, modern and visually appealing while incorporating nicely with the environment.	1	
		Views	Make use of the awesome views out to the ovals.	1
		Process	Kippax Fair's alternative development proposal have created a delay in the master planning process.	1
ENGAGEMENT	Engagement	The 'YourSay' webpage is producing biased results because of flawed consultation process followed by the Community Panel.	1	
		The Community Panel process favoured Kippax Fair's alternative development proposal. The membership of the community panel was not inclusive, open or representative, no local residents.	6	
MASTER PLAN PROCESS	Community Panel	Congratulate the ACT Government and the EPSDD for initiating the panel to gather feedback on the draft plan.	1	
		The community panel did not follow their terms of reference.	1	
		Retail report by Macro I believe this report, commissioned by the ACT Government, is flawed. I want it made available to the public.	1	
		Noise	Residential apartments above commercial space can have noise issues. Also concerned about construction noise.	5
AMENITY	Landscaping	Centre and surroundings should have an emphasis on the natural environmental ambience. Encourage green walls, rooftop gardens and more trees and shrubs.	2	



SUMMARY OF ANALYSIS

The following summary highlights the key messages from Stages 2, 3 and 4 of community engagement and how they are addressed in the final Kippax Group Centre Master Plan. Some comments may not be able to be resolved through the master plan process and will require EPSDD to discuss further with the responsible ACT Government Directorates. Therefore, not all community feedback received throughout the process may be directly reflected in the master plan.

Table 12: Summary of key messages and how the master plan responds:

KEY MESSAGES FROM ENGAGEMENT	PROPOSALS AND ACTIONS OF THE MASTER PLAN
PARKING	
<ul style="list-style-type: none"> • Access to sufficient, free, convenient parking close to the shops is very highly valued and appreciated by those who use the shops and facilities at the centre. • Concern that parking is reaching capacity, and development proposed in and around the centre will increase demand for parking. • Concern about the loss of car parking spaces to the proposed 'people's park'. • Concern about proposed multi-storey/ underground car parking and the potential negative impact on the ability to easily access the facilities (retail, commercial, community) – especially for seniors, mobility impaired and parents with prams. 	<p>The master plan recommends improving the pedestrian access within the centre, which will enable better utilisation of car parking at the edge of the centre.</p> <p>The master plan also recommends improving their car parking efficiency in the centre by:</p> <ul style="list-style-type: none"> • relocating long term parking to the periphery of the centre, including Park and Ride spaces • relocating bus layover out of the centre core area, and • reconfiguring the layout and access arrangements of existing surface car parking. <p>The master plan supports requirements that future development should provide for car parking on-site, and that eventual redevelopment of existing surface car park areas would be required to provide replacement car parks.</p>
ACCESSIBILITY (WALKING, TRANSPORT – WALKING AND CYCLING)	
<ul style="list-style-type: none"> • There are concerns that safe road access (e.g. Starke and Flack Streets, Moyes Crescent and Southern Cross Drive) into the centre safety is already problematic and will further decline with increased population and development. Further investigation and road treatments to ensure safe access for all users was suggested through feedback. • Improving pedestrian and cycling access/ facilities to and within the centre is well supported. Several requested more bicycle parking facilities. • It was raised that people of various age groups use the centre and it should be made accessible for everyone - young, seniors and those with mobility issues, parents with prams etc. 	<p>The master plan recommends public domain upgrades to improve walking and cycling conditions in the centre and surrounding suburbs.</p> <p>The master plan recommends improvements to pedestrian connections across the surface car parks on Hardwick Crescent and improvements to ensure safer and more convenient road crossings at key locations surrounding the centre.</p> <p>The master plan identifies primary and secondary active frontages (that typically will be highly pedestrianised areas) and recommends that new development be required to positively address these frontages.</p> <p>The master plan makes recommendations to improve east to west pedestrian connections.</p> <p>The proposed new road between Moyes Crescent and Hardwick Crescent east will be required to include pedestrian and cyclist access. This new connection will provide a formalised east-west pedestrian and cyclist link.</p>

KEY MESSAGES FROM ENGAGEMENT PROPOSALS AND ACTIONS OF THE MASTER PLAN

TRAFFIC/Traffic Management

- There are concerns about the impact of development on local residents with respect to traffic and congestion – particularly on Moyes Crescent e.g. with increasing noise pollution, traffic and heavy vehicles making deliveries to the centre.
- There were concerns about the new roads as proposed in the draft master plan mostly to do with pedestrian and cycling safety and flow on effects to other street intersections/residences.
- The need for safer road crossings was commonly raised.
- The new road from Moyes Crescent to Hardwick Crescent was supported particularly if it provides good quality pedestrian and cyclist connection as well.

The final master plan continues to recommend that a new road between Moyes Crescent and Hardwick Crescent east be provided. This will reduce traffic approaching the centre from the west. Traffic at the north end of Moyes Crescent will be managed through road design to minimise impacts on adjoining properties. This new road is to include pedestrian and cyclist paths as well. Intersection upgrades to Southern Cross Drive/Stark Street and Macnaughton Crescent/Drake Brockman Drive intersections will assist with managing traffic congestion in the area.

The master plan also focuses on encouraging walking, cycling and use of public transport to reduce the reliance on cars and impacts of traffic.

DEVELOPMENT BUILDING HEIGHTS AND AMENITY

- In Stages 2, 3 and 4 of community engagement views regarding building heights were mixed. Some felt the proposed heights were about right, whilst other feedback received was mixed.
- A number of participants requested that the design of taller buildings consider amenity (solar access, minimal wind tunnelling impacts, atmosphere and aesthetics, active frontages), and not hinder the ability to navigate around and access the centre.

The master plan identifies site-specific building heights to ensure that taller buildings are placed within an appropriate urban context and that a human scale is achieved throughout the centre.

The proposed building heights have been tested to ensure solar access is protected for key public spaces.

Podium setbacks are required to retain a human scale.

AMENITY – KIPPAX IS THE FOCUS OF IMPROVEMENTS AND MODERNISATION

- Strong concerns around drainage and flooding on the Holt District Playing Fields were raised in regards to developing over these areas.
- Concerns were raised about increased noise and construction noise from any new developments.
- Concerns were raised about the heat island effect of any new developments were raised.

Any new developments will be required to comply with the latest standards for construction noise and noise attenuation.

To mitigate the heat island effect reflective roofs, light-coloured building materials, more energy efficient buildings and planting of large canopy trees are to be used throughout the centre.

KEY MESSAGES FROM ENGAGEMENT PROPOSALS AND ACTIONS OF THE MASTER PLAN

OPEN/GREEN SPACES/OVALS/RECREATION FACILITIES

- There is a mix of views on the value of the Holt District Playing Fields. Some people say they are highly valued and heavily used. User groups advise that the Holt District Playing Fields directly to the east of Kippax Fair are of poor quality and suffer from poor drainage which make them unusable from time to time. Some residents indicated that they don't use the playing fields and would prefer the convenience of additional retail and services.
- The skate ramp is regularly used and there is strong support for its replacement and improvement if it is demolished as part of any redevelopment.
- There were requests to improve the amenity of open spaces – with more trees/shade, public art, more recreational facilities for all age groups e.g. playground/skate park, BBQs, spaces for community markets/events, community garden, pool.
- The 'people's park' in the revised draft master plan was not strongly supported due to a loss of surface car parking spaces.
- Interest was expressed in ensuring the tennis courts could expand in the future if there is demand.

The master plan recommends that retail development be allowed on part of the existing Holt District Playing Fields to the east of the centre. To ensure the community is not disadvantaged the master plan specifies that the developer of this land will be required to contribute to the following:

- Upgrade currently unused open space close to the centre, this could include turf, irrigation, pavilion, lighting, seating etc. to replace the approximately 15,000m² of sport and recreation space lost as part of the potential retail expansion.

- Remove the existing skate ramp at the rear of the centre and construct a new skate ramp on the existing Holt District Playing Fields on the corner of Moyes Crescent and Flack Street.

The master plan recommends a number of public domain upgrades focused on improving the amenity of the centre including providing more landscaping through the centre. The final master plan has not included the 'people's park' because it would require loss of surface car parking spaces and it was also decided that it would be better to make the focus on achieving high quality public spaces when Hardwick Crescent east is established as a main street and the public space to the south of the Kippax Library is upgraded.

The master plan retains space for the tennis courts to expand.

COMMUNITY FACILITIES

- It was expressed that the potential for the Kippax Library to expand should be protected so it can increase in size in the future should there be demand.

Space has been reserved to the north of the Kippax Library to allow it expand should it need to in the future.

KEY MESSAGES FROM ENGAGEMENT
COMMERCIAL/RETAIL

PROPOSALS AND ACTIONS OF THE MASTER PLAN

- There was support for retail expansion to the east over the part of the existing Holt District Playing Fields.
- There was concern about the viability/competition impacts with the proposal to increase the retail/community services (including another supermarket).
- There was strong support to establish a community hub to the south of the Kippax Library.
- More active street frontages are considered desirable.
- Existing retail and community services are appreciated – these should not be compromised by future development.

The master plan allows for retail expansion to the east over part of the existing Holt District Playing Fields.

To ensure existing retail and services in the centre are not impacted it is proposed to require active frontages Hardwick Crescent east and facing the community hub. Clear visual connections between Hardwick Crescent west and the community hub will be required.

It is proposed to relocate the Kippax Bus Station to the north of the Kippax Library and construct a new community facility building just to the south of the playground on part of Block 5 and road reserve Section 88. These recommendations will support the establishment of the community hub.

The master plan identifies where active frontages should occur to increase vitality of the centre. Hardwick Crescent east in particular is identified as a main street where activity is to be promoted.

PUBLIC TRANSPORT

- Concerns were raised by those with a mobility issue continuing to have easy access to the new bus station.
- The importance of easy cycling access to public transport was raised.
- Concerns were raised that public transport services will need to be reliable with improved services and facilities – particularly with the potential increase in demand with future development (such as Ginninderry).

The master plan supports Kippax to enhance its role as a public transport hub, with a relocated and expanded Kippax Bus Station. Any new public transport facilities will be required to comply with the latest standards for disabled access to public transport.

The bus station is proposed to be relocated to the north of the Kippax Library, with provision for bus layover relocated out of the centre core precinct. Park & Ride will be relocated to Moyes Crescent.

Upgrade of the Starke Street/Southern Cross Drive intersection will enable faster and more reliable bus access to the centre.

NEXT STAGE

All comments and submissions received from the community, stakeholders and government agencies were analysed and considered in the development of the Kippax Group Centre Master Plan.

Information on the master plan is available at www.planning.act.gov.au

APPENDIX

Where permitted, the submissions received can be viewed on the Kippax Group Centre Master Plan page at www.planning.act.gov.au



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