

28 June 2019

Territory Plan Section
GPO Box 158
Canberra ACT 2601

By e-mail: terrplan@act.gov.au

Dear Sir/Madam,

RE: Submission on Holt Precinct Code Draft Variation 361 Kippax Group Centre

Thank you for the opportunity to comment on Draft Variation 361 (DV361) to the Territory Plan proposing additional controls within the Holt Precinct Code following the release of the final Kippax Group Centre Master Plan. I am the Lessee of Block 59 Section 51 Holt (Kippax Fair Shopping Centre) and seek to expand the core shopping precinct as outlined in the Master Plan and Territory Plan Variation.

This submission outlines Kippax Fair's concerns and proposes suggestions for amendments to the proposed Precinct Code figures and controls that we consider would facilitate improved development outcomes for the Kippax Group Centre.

Background

Block 59 Section 51 Holt is currently developed as a single storey retail development occupied as the Kippax Fair Shopping Centre, containing a Woolworths supermarket and a number of specialty stores.

Kippax Fair has actively engaged and consulted with the ACT Government and community over a number of years (including the recent Kippax Community Panel) to explore development opportunities for the expansion of the Kippax Group Centre's retail core to cater for the growing community in West Belconnen; now and into the future.

During this time, Kippax Fair has commissioned a number of explorative and more structured design studies, retail analysis, and development feasibility investigations to support our vision for the expansion of the retail core. Following the release of DV361, Kippax Fair reviewed its earlier design work in the context of the exhibited policy documents. In this context we undertook further retail design and consultation with major retailers, updated the design concepts previously conceived and reworked our proposal in an attempt to match the intent of the proposed variation.

We are of the opinion that the proposed variation is largely in keeping with the land and structural planning requirements needed to support an expanded retail core at the Kippax Group Centre. The structural planning generally includes the key ingredients needed to develop a vibrant anchor precinct that will support the larger Group Centre and surrounding community of West Belconnen.

It is imperative that the structural items in DV361 support the vision and requirements that will underpin a viable expansion of the retail hub. However, we wish to express some concern in a few key

matters as expressed in the DV361 that could undermine and hinder the implementation of the objectives and urban design outcomes expressed in the Master Plan and the Draft Variation itself.

The desire to deliver a modern, well planned retail core to underpin the Kippax Group Centre has been a key driver for Kippax Fair from the early phases of this planning project, and we have strongly supported the planning principles and objectives of the Kippax Master Plan and DV361. We have been an active participant in Master Plan development and consultation process and have commissioned our own vision for the centre based on our experience and with the help of a leading team of highly skilled and respected design and development consultants.

Just as importantly, this vision includes implementing the objectives of the Master Plan in a context where the current Kippax Fair Shopping Centre can continue to trade to maintain retail amenity to the community until the future precinct can be occupied and uses decanted to the new centre.

All of this has been undertaken to support our passion for the Kippax Group Centre, the community of West Belconnen, and our desire to continue our long history and legacy of delivering a high standard of retail amenity to this area of Canberra.

Key discussions with Stakeholders

Kippax Fair, in our commitment to engage in open consultation with all key stakeholders met with EPSDD twice to discuss the Master Plan and key matters of concern. We raised our interest in progressing the design of the future retail hub and public works associated with this development in a collaborative process with key Government and public stakeholders, including the Belconnen Community Council and the Canberra community.

Our team attended and/or observed three Belconnen Community Council Meetings at which DV361 was discussed in an attempt to gain a “first-hand” understanding of the community’s concerns to allow consideration of these matters in our design process. We met with a representative of the BCC to discuss our reworked Master Plan and seek their view on this approach. The outcomes from these discussions are detailed in the subsequent section on open space.

We also became aware of the community’s interest in how this proposal integrates with the Ginninderry Estate proposal in terms of provision of open space and recreation opportunity for its future residents and their understanding of the future commercial/retail relationship between an expanded Kippax Group Centre and the commercial opportunities that will be established in the future estate. We initiated a meeting with planning professionals undertaking master planning and other planning approval for Ginninderry estate to discuss these matters and formally sought their views on these questions. Their response is included in this submission at Attachment 2.

We acknowledge that there must be careful consideration of the likely impact of DV361 in terms of current and future open space and recreation opportunities in the West Belconnen area, as well as a clear understanding of how the policy change interacts with the expected relationship between retail centres within this part of Belconnen.

General concerns

Kippax Fair is generally supportive of DV361's intent and implementation, however we wish to focus on a few key matters of concern and highlight other minor matters in the policy that may result in unintended outcomes in design and implementation if these controls are progressed as exhibited. Kippax Fair's concerns largely revolve around the application of the built form controls for the Group Centre expressed without flexibility, and in particular the expanded CZ1 zoning that is intended for the future expansion and upgrade of the shopping centre as expressed in DV361's maps and written text.

Defining the specific extent to the zoning map for the CZ1 – Core expansion of the commercial precinct surrounded by land zoned PRZ1 - Urban Open Space, without an opportunity for flexibility and without any reference to a resolved design concept for the future retail core leaves little or no flexibility to respond to design challenges that may be faced in resolving design solutions following variation of the Territory Plan. A shopping centre by necessity requires commercial and design input from a complex array of potentially conflicting requirements, and the challenge will be to optimise the viability of the centre while meeting commercial, environmental, social and urban design objectives of the master plan (as expressed in its objectives and the reasons for the policy variation as expressed in DV361).

A rigid outcome that allows no flexibility along the implementation footprint may well lead to unintended/undesirable development outcomes. It could create missed opportunities in the design outcome whereby the commercial reality compromises the ability to deliver the Master Plan or urban design envisioned.

We urge that the policymakers acknowledge that the Master Plan concept can, by definition, only be a "concept" that upon translation into a development proposal may require design parameters with flexibility to implement the vision and reasons/objectives expressed in the Draft Variation. There are numerous ways to resolve design challenges and maximise opportunities and setting a one-size-fits-all mandatory rule may not deliver the optimum outcome for the precinct.

There are also set design expectations for modern retail premises, and the specific servicing needs of the major supermarket groups are well defined. This should be appreciated in the context where the delivery of new infrastructure is expected to deliver modern retail offerings to serve the community for the next 30-50 years. The approach is to pursue best practice thinking and retail modelling and design at this time to retail accommodation requirements now and over the expected lifespan of the shop. A compromised development solution will not stand the test of time over the lifetime of the retail offering.

The use of "*criteria*" initiatives in expressing planning policy and specifically the crafting of policy elements with layered "*criteria* statements that that express the policy outcomes required often provides a great benefit in encouraging best practice innovative and high-quality design solutions. In such an environment designers and proponent are commonly able to present a design solution well in excess of what the original Master Plan concept envisioned; and designers can almost always deliver an outcome that surpasses the outcomes expressed in the "*rule*" statement. Removing such an opportunity during policymaking would be very unfortunate and potentially detrimental to the project, the precinct, future commercial operations within and around the Group Centre, and ultimately the current and future local community.

In this context Kippax Fair wish to raise for your consideration the following matters, which we detail as proposed changes proposed in the subsequent pages.

- **Changes to the Territory Plan Map**
 - Expanding the CFZ zones land within Part Section 88 and Part 89 to create strengthen Community Hub.
 - Expanding of the flexibility of the CZ1 – Core land use zoning towards the east (Moyes Crescent) side of the current Kippax Fair Shopping Centre along Hardwick Crescent.
 - Rationalising the northern and southern boundaries of the CZ1 zones land expansion to consider the current road geometry and its integration with future loading dock use and future road design.

- **Changes to the Written Text/Precinct Map/Code that include:**
 - Addition of two new MTx areas in Precinct Map
 - Additions to Table 2 of the Precinct Code to detail additional Merit Track Uses permitted.
 - Inclusion of a new rule/criterion to allow flexibility along the development edge where the new retail hub interact with zone boundaries (in association with the proposed MT3 area).
 - Suggestions for Rule 23 (TCCs) endorsement, and criteria associated with offsite-works.
 - Amendments to various rules/criterion relating to residential uses, car parking areas, active frontages, building height, solar access and heat island effect, loading dock, including other minor amendments.

1. Rezoning of public open space to permit the group centre expansion

Kippax Fair welcome the proposed rezoning of part of public open space along the eastern edge of the centre to 'CZ1 – Core' zone to allow for the future expansion of the shopping centre to better service the needs of the growing local community.

We note that the Land Custodian, Transport Canberra and City Services Directorate (TCCS), expressed the following explanatory comments:

- *the rezoning should ensure that direct 'green' links to surrounding open space areas are maintained, and that*
- *Consideration should also be given to the ongoing provision of open space for use by local residents.*

Kippax Fair appreciate the intent of the resulting 50 metre setback and understand the need to preserve the green space corridor and protect adjoining residents' amenity. We agree in the value of retaining the objectives expressed by TCCS in which useable and interconnected open space areas are maintained. However, contest that the proposed implementation of a rigid zoning boundary will support a high quality, viable, feasible and desired precinct development.

The proposed form expressed for the expansion of the zoning on the Territory Plan Map provides no design flexibility along the eastern edge where it meets the PRZ1 – Urban Open Space zoning. Without any flexibility and/or relief expressed in the planning policy of the Precinct Code, the impact of such a rigid zoning implementation that prohibits consideration of development resolution along the edge of the retail core may result in unworkable and/or undesirable design outcomes when a development proposal is progressed.

Kippax Fair seeks consideration that the Authority (EPSDD) provide some form of flexibility to the rigidity of the zone boundary. This is to allow innovative and viable design outcomes to be identified that have regard for site constraints, additional (residential) uses, and the reality of specialised retail and supermarket precinct design parameters and operational requirements.

Our recent investigations and design review based on the planning policies set out in DV361 (including input from retail design experts and large supermarket providers) demonstrate that several planning principles, objectives and retail requirements stand in conflict when seeking to work within the geometry set by the 50 metre Moyes Crescent buffer.

The proposed geometry of the 50 metre open space buffer appears to have been derived from the Block 47 Section 51 Holt site boundary that mirrors the Moyes Crescent geometry. In contrast, the western edge of Kippax Fair is aligned with the Hardwick Crescent road geometry. These boundaries are at different geometries and create difficulties and areas of conflict (in essence design pinch-points) that impact on the opportunity to set out an optimum retail precinct with residential fringe along its eastern edge as expressed in the Kippax Master Plan and DV361 documents.

Below are some of the considerations relating to this statement to demonstrate that several planning principles and retail requirements cannot be achieved together when trying to achieve the geometry of the 50-metre setback.

- ***For full-line supermarket layout and operational requirements***
 - Operators of full-line supermarkets require a minimum dimension and shape of their supermarket floor plates for their operations to be viable and successful. New

supermarkets in new locations are required to be designed to the current optimum retail models to ensure futureproofing, scaling and flexibility over the lifetime of the new operation.

- The success of a shopping centre that supports two full-line supermarket lies in creation two retail opportunities that are **both optimum in siting, layout and appeal** while providing both operators an **equal and equitable opportunity to establish a thriving operation**. This is critical to the design and future operation of a successful retail hub. It promotes the competitiveness of two full-line supermarkets without disadvantaging or compromising one of them and provide opportunity for supporting retail (mini-major retail offerings), specialities, services and restaurant/café offerings to establish within an integrated and high-quality retail hub.
 - The need to keep the existing full-line supermarket operating whilst construction takes place while not compromising quality of or resulting in loss of trade to the tenant. This ensures the continuous delivery of this service and amenity to the community of West Belconnen and underpinning the commercial viability of other supporting and surrounding commercial tenants that rely on the economics of scale and activity generated by an anchor operator within the Group Centre.
- ***East-west pedestrian spine***
 - The pedestrian spine creates an almost uninterrupted east-west walkway through the expanded retail zoning and aligns with Luke Street to provide a clear connection between the west and east boundaries of the Kippax Group Centre. Its purpose is not only to improve pedestrian connections, but it supports an integration of the surrounding community spaces and facilities.
 - ***Residential-fringe along Moyes Crescent***
 - Resolving the retail building form towards the open space areas to the east (and adjoining residential development along Moyes Crescent) would benefit from residential development concluding the east of the retail hub. This is expressed by the Draft Variation, but the above matters of conflict would undermine the opportunity to create a residential fringe opportunity along the supermarket edges. The benefits in urban design and active/passive surveillance over the open space areas that residential use provides cannot be realised unless a degree of flexibility is allowed for in the planning policy.

Whilst technically it appears that it may be possible to implement a twin-full line supermarket retail core while keeping a set 50 metre setback from Moyes Crescent, it is highly likely that the limitations of the proposed controls will result in an undesirable outcome. The current restriction will either create a retail floor plate with poor supermarket development appeal, or a lost opportunity to create a residential fringe to the eastern edge adjacent to the open space resulting in large areas of blank facades formed by the edge of the supermarket fronting the open space.

Noting the above considerations and the importance of open space connectivity and use objectives, we have explored the principles of an alternative site configuration that could be implemented in DV361. The configuration proposed by Kippax Fair (at Attachment 1) will have **no net change/loss** to the size/area of public open space that is retained along Moyes Crescent compared to that depicted in the draft variation. Importantly, it facilitates the delivery of the Kippax Master Plan's objectives and the basis for DV361.

The design adopts the Hardwick Crescent geometry as the setback control point, as opposed to Moyes Crescent geometry. This will allow some parts of the development to enjoy an offset from Moyes

Crescent in excess of the suggested 50 metres, whilst balancing the geometrically “pinched” part of the development site to encroach somewhat into the 50 metre buffer area. The combination of enlarged setback and encroachment results in the same or a larger quantum of useable open space land to be retained to what is expressed in the Draft Variation presented. It is important to note that as part of our investigations into a varying setback condition along the eastern edge, Kippax Fair has commissioned hydrological studies to consider design options for the green space between the future retail hub and Moyes Crescent in association with stormwater management improvements in this location within Holt.

This approach enables two full-line supermarket operators to conceive and deliver equitable competitive operations in design and implementation. It will have efficiency and excellence in providing retail amenity and competition to the current and future community of West Belconnen and facilitates the opportunity for an integrated offering of supporting retail, food/beverage, services, residential and community uses. It will also facilitate the design and delivery of a quality and useful open space precinct between the retail core and the existing residential community to the east of the Kippax Group Centre.

In the spirit of supporting innovation and high-quality design outcomes, we request EPSDD’s genuine and serious consideration for creating policy opportunities and implementations that will permit alternative site configurations. This will make it possible to achieve and exceed the Master Plan and Draft Variation objective and support the retail hub’s optimum implementation, and more broadly, the Group Centre’s functioning into the future.

Community benefits flowing from open space rezoning

In our discussions with Belconnen Community Council, the community’s interest for a clear and committed description of the community benefits that will be delivered as a result and in conjunction with the development of the envisioned retail hub was strongly expressed.

The apparent loss of Public Open Space land in favour of providing opportunities for expansion of commercially zoned land was expressed as a concern and we were asked to consider what opportunities would exist as part of the development envisioned to address this concern. Key matters of benefit that has interest to the community include:

- A tangible expression and opportunity of no net loss of community services (primarily in relation to the library and community centre) as part of the development of the centre;
- The creation of a large and useful community park to offset the loss of open space zoned land as per the Variation;
- Detail around the tangible deliverables associated with the rebuilt skatepark, construct of new road, construct of new footpaths, community centre and upgrades to open space areas; and
- Detail in relation to accessibility for pedestrians and public transport links (for current and future use including light rail) that will be delivered as part of the development works expressed by DV361.

Particular interest was expressed as to the opportunity to utilise Section 89 for open space and community uses. Interest in relation to the likely impact on availability of recreation/open space assets in the context of a growing West Belconnen population with specific reference to the Ginninderry estate development and the functioning of the commercial hierarchy of an enlarged Group Centre in relation to Ginninderry was also expressed.

Kippax Fair, in response to the inclusions in DV361, the discussions with the Belconnen Community Council, and discussions with representatives from Ginninderry estate prepared the design concept below that seeks to capture the key matters of interest and address matters of concern. Kippax Fair's site configuration (Attachment 1) demonstrates the following:

- The opportunity to deliver an integrated community hub/ recreation space with landscape and play spaces within in the centre of the Kippax Group Centre with spaces and use opportunities from which a range of services can be delivered to the future community;
- The importance of retention and provision of convenient carparking within the centre to support the existing retail offering and tenants and the proposed development.
- The implementation of an expanded twin full-line supermarket retail core that provide an equitable opportunity to future operators based on current supermarket and servicing requirements in a new-build scenario;
- The opportunity to establish major and minor loading docks that allow forward in/out truck movements promoting public safety and opportunities to manage visual and noise amenity;
- An opportunity to retain and keep operational the current retail amenity of Kippax Fair for the community within the Group Centre while the new retail core is being constructed. It is imperative for the survival of the commercial businesses within the centre that there is no loss in trade while the new offering is being constructed as the operation of the anchor use (i.e. supermarket) underpins the commercial viability of the Centre at large;
- Opportunities to create accessible access pathways flowing east/west through the Kippax Group Centre providing accessible grades and pathways between Moyes Crescent and Luke Street;
- An opportunity to provide short/stay drop-off infrastructure in a central location to service both the retail hub, community use core and the Group Centre;
- An opportunity to relocate the library into the Centre to provide it appeal and exposure to visitors in a prominent location within the retail core and address functional problems experienced in the current facility;
- An opportunity to temporarily house the services being delivered from the current Community Centre within the Kippax Fair centre while the new retail code is being constructed and the new community centre is being designed and constructed (if that is the direction chosen by the ACT government). This is imperative to ensure no break in service delivery to the community during the development of new infrastructure;
- The delivery of the Master Plan variation in relation to the active edge and a high-quality open space link along the Moyes Crescent open space buffer;
- Opportunities to address and improve stormwater management through the Group Centre; and
- Improving the levels and recreational value of the open space link between the future centre and Moyes Crescent through it being delivered as a high-quality urban space; not just a grassed stormwater swale.

The proposed site design relies on a few specific matters for consideration being:

- Flexibility to development along the Moyes Crescent open space active edge and its siting;
- Definition of the northern and southern extent of the development parcel to allow sensible integration with the existing road network and providing opportunities to align the new road in an optimal way (again while having regard to the current road network geometry);

- Creation of loading dock spaces that allow both functionality to commercial use while retaining amenity to surrounding use (including nearby residences);
- Upon request from the Belconnen Community Council, the use of part Sections 89 and 88 for Open Space/community use to create a true community focused precinct at the heart of the Kippax Group Centre; and
- Opportunities to reserve Section 89 for community use (if required in the future), again by request of the Belconnen Community Council.

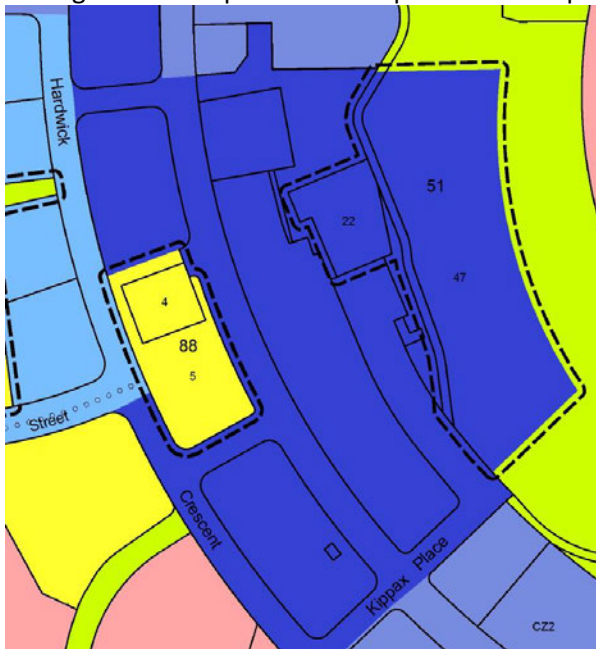
In light of the discussion above, we offer the following suggestions as solutions that could be implemented in the Holt Precinct Code/Map to facilitate the Kippax Fair proposed site configuration/design while addressing the community interests as set out above.:

Suggested change to the Territory Plan map

Retain zoning expression as per DV suggestion. However, to enshrine the opportunity for part Section 88 and part Section 89 to be used for community use we suggest the following change to be implemented.

- Extend the CFZ Community Facility zone extent over part Section 89 and a larger part of Section 88;
- Alter the northern boundary of the extended CZ1 – Core zoning over Section 47 to retain Public Open space zoning; and
- Extend the CZ1- Core zoning to the south to allow integration of future loading dock use with existing road geometry.

The figures below provide a comparison of the proposed Territory Map change against DV361.



Territory Plan Map variation as per DV361

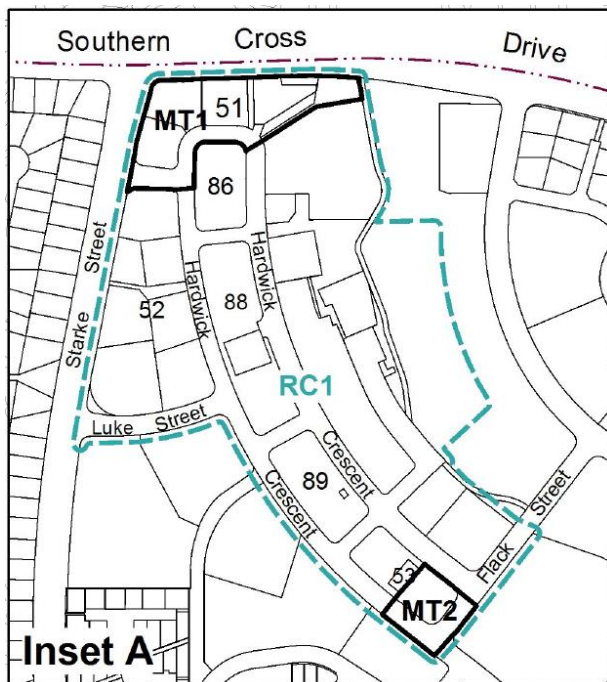


Territory Plan Map with suggested amendment

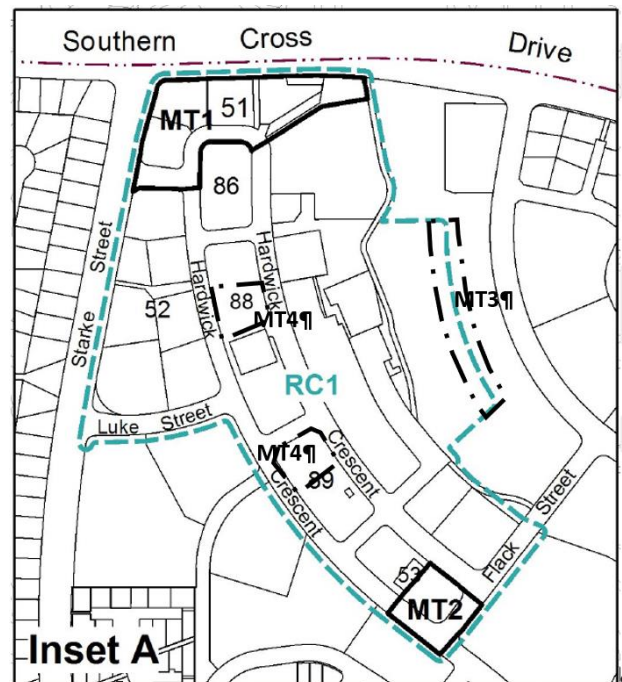
Suggested change to the Holt Precinct Map/Code

In order to provide flexibility over the existing Section 88 and 89 carparking areas for potential expansion of the central community hub offering we suggest the change in zoning while retaining the existing car parking use by introducing an MT4 overlay to these areas allow the current use over CFZ-Community Zoned land.

We also propose the introduction of an MT3 overlay area with associated uses and creation of new rule/criteria (see below) detaining the development opportunity within this area as a way to provide flexibility to the zoning map boundaries that will limit design resolution and development outcomes as set out above.



Inset A, Holt Precinct Map as per DV361



Inset A, Holt Precinct Map with suggested amendments

Amend Table 2 – Additional Merit Track Development as follows:

Additional merit track development that may be approved subject to assessment		
Suburb precinct map label	Zone	Development
MT1	CZ2	funeral parlour light industry service station veterinary hospital
MT2	CZ2	service station
MT3	PRZ1	RESIDENTIAL USE Shop Restaurant Indoor Recreation Facility Non-retail Commercial Community Activity Centre

		Craft Workshop
MT4	CFZ	Car Park

Add a new Control in the RC1 part of the Precinct Code (most likely in Element 1)

Rules	Criteria
1.x Implementation of Uses in the MT3 area	
<p>Rx This rule applies to the area depicted as MT3 in the Precinct Map and uses permitted in Table 2 for this area.</p> <p>All uses are required to be setback at least 50m from the western kerb-line of Moyes Crescent measured perpendicular to the road edge at any/every point along this area.</p>	<p>Cx Development and uses are permitted within the MT3 area on the basis that:</p> <ol style="list-style-type: none"> a) The development and uses proposed deliver an active edge and/or passive surveillance over the adjoining public open space area; b) Development has a coverage of less than 50%. c) The development forms a logical and integrated expression to the adjoining retail centre as well as the public open space area. d) Development proposed demonstrate a high level of design quality, innovation and resolution of both the retail centre and public open space offering.

2. Commentary relating to the proposed implementation of residential uses

In line with providing innovative development opportunities including exploration of a variety of residential typologies within the Centre especially facing Moyes Crescent, the inclusion of a maximum building depth would limit design opportunity and innovation. We suggest that *no depth is specified* as this prevents good design outcomes from being achieved and explored.

Rule/criteria as proposed in DV361:

Rules	Criteria
1.1 Ground floor uses	
<p>R3 This rule applies to the ground floor residential area shown in Figure 2.</p> <p>Residential uses are permitted at the ground floor level to a maximum depth of 20 metres measured from the frontage addressing urban open space towards Moyes Crescent.</p>	<p>C3 Ground floor residential uses comply with all of the following:</p> <ul style="list-style-type: none"> a) are located generally in accordance with the area shown in Figure 2. b) front and address the open space between the group centre and Moyes Crescent. c) do not dominate ground floor commercial spaces

Suggested amendments:

We suggest that R3 is removed and the criterion retained to require an innovative and imaginative design outcome as the only option for implementation of residential use and typologies.

3. Development of nominated carparking areas (Section 86, 88 and 89)

Kippax Fair are not concerned with the requirement to provide replacement car parking on nominated sites should these be subject to redevelopment. We do, however, note that the nominated parking area identified in Figure 3 conflicts with provision of open space and conflicts with the proposed community site rezoning. We note the community's request to allow certainty to enshrining the central community hub opportunity whilst allowing the current carparking to continue in place until such time as the sites are to be developed. On this basis, we suggest the introduction of an MTx overlay as set out above.

Rule/criteria as proposed in DV361:

Rules	Criteria
1.2 Development on nominated car parking areas	
<p>R4 This rule applies to the shaded area shown in Figure 3. Development complies with all of the following:</p>	<p>C4 Development achieves all of the following:</p> <ul style="list-style-type: none"> a) any additional parking provision requirements (under the Parking and

<p>a) the existing number of car parking spaces is retained on the site and made available for public use at all times</p> <p>b) provides car parking that is generated by the development on site in accordance with the Parking and Vehicular Access General Code in addition to the spaces required by item a)</p>	<p>Vehicular Access General Code) for the development</p> <p>b) makes a substantial contribution to the long term publicly accessible parking supply at the group centre.</p>
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Suggested amendments:

Amend Figure 3 to be consistent with other Figures in the proposed Code, and introduction of the MTx overlay.

4. Depiction of active frontages

We wish to express some concern in relation to Rule 5 and Rule/Criteria 6.

For R5, it is noted that although the rule appears to be consistent with similar policy statements for other Group Centres, the Kippax Group Centre context is different and warrants special consideration as there are difficulties in achieving the practical application of the rule for the Shopping Centre. The size and shape of Block 59 Section 51 (especially along the Hardwick Crescent frontage) presents a significant change in level across the site create a challenge in achieving a compliant design outcome.

In relation to R6, we seek clarity on a couple of matters, specifically:

- The design condition required in instances where the depicted secondary active frontage is not fronting a street.
- Further to this, how the rule/criteria is intended to apply along the Moyes Crescent frontage in relation to the proposed retail expansion site.

Rule/criteria as proposed in DV361:

Rules	Criteria
<p>2.1 Active frontages</p>	
<p>R5 For buildings located along primary active frontage areas identified in figure 1, frontages and building design comply with all of the following:</p> <p>a) development is oriented towards the street</p> <p>b) buildings incorporate clear display windows and/or shop fronts at the ground floor level</p> <p>c) buildings incorporate direct pedestrian access at grade with the verge level for</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

<p>access and egress for persons with disabilities</p> <p>d) any small areas of walls without windows contain displays, showcases and/or public art, with a maximum of 30% blank frontage per tenancy.</p>	
<p>R6 For buildings located along secondary active frontage areas identified in Figure 1, frontages and building design complies with all of the following:</p> <p>a) be oriented towards the street</p> <p>b) where residential uses are permitted at the ground floor level, individual entries are provided at street level to allow for physical interaction and passive surveillance.</p>	<p>C6 Development at ground floor level achieves all of the following:</p> <p>a) is adaptable for shops</p> <p>b) where building access is provided, direct pedestrian access at street level</p> <p>c) provide opportunities for views into and out of the building.</p>

Suggested amendment:

For R5, we suggest that there is an opportunity to introduce a criterion in this location to provide opportunity to require equitable access to the Shopping Centre along the Block 51 frontage and/or a design solution that demonstrate equitable access to all tenancies while resolving a good design outcome along the Hardwick Crescent frontage.

5. Description of building height controls across the Group Centre

We wish to express concern in relation to the height limit expressed for area "b". There seems to be little rationale to the expression of building height for area b to be limited to 11m. Other areas and development limits in Canberra provide for up to 12.5m for 3 storey development; especially where development may be commercial in nature and/or may require high ceiling implementation.

The 11m height limit imposed represents a significant impact on the built form and construction methodology for the upgrade of the Shopping Centre, especially when considering the ground condition that presents a 5m to 7m level change in topography along Hardwick Crescent and level differences that will be encountered towards the intersection of the existing Kippax Fair building and the eastern expansion of the Centre.

Rule/criteria as proposed in DV361:

Rules	Criteria
2.4 Building heights	
<p>R11 The maximum height of buildings is two storeys, except for the following areas shown in Figure 4:</p> <p>a) area 'a' — six storeys and a maximum of 20 metres in height.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

<p>b) area 'b'— three storeys and a maximum of 11 metres in height.</p> <p>c) Area 'c' – five storeys and a maximum of 17 metres in height.</p> <p>Plant room set back a minimum of 3 metres from the building facade of the floor immediately below is not included in the number of storeys.</p>	
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Suggested amendment:

We suggest that the building height areas should be made to apply to all areas of the Group Centre identified in Figure 4 for clarity and consistency. New height limits should acknowledge existing ground condition constraints and allow flexibility for future changes to be implemented where existing development is to be retained and blended with new section of the centre as the precinct is redeveloped. We further suggest that a maximum building height should be expressed in metres and not storeys.

6. Planning Policy relating to solar access and heat island effect

We support the principles relating to solar access and heat island effect expressed in Criteria 18 and 19. We do however wish to express our concern in relation to how the policy requirements are expressed in the wording expressed.

We also note that Rule/Criteria 17 seems redundant as the existing Shopping Centre already partly overshadows the central plaza during the Winter Solstice.

In terms of criteria 19 that relate to heat island effect , it is imperative that the extent of the heat island study to be undertaken be clearly defined in the Code in order to express the requirement clearly, set the grain of assessment considered, guide the parameters of the study to be undertaken and accurately quantify impacts to be considered. We sought advice from an expert qualified in the assessment of heat island impacts and their responses/ comments in relation to the expression of C19 is as follows:

- Are there any guidelines required to be followed in undertaking this work? If not, what methodology is EPSDD using to assess the microclimate assessment report to confirm it is accuracy and correctness?
- Does a proponent have to prove there is no net gain to the UHI? If so, when and how? What timespan (10-15 years?) When planting young trees for example their impact on the UHI can be minimal until they mature which means it can take years before one notices a difference.
- Are EPSDD expecting 30% tree coverage from the outset, or will they for example accept 10% on implementation and 30% when trees are fully mature?
- Measuring the UHI is a timely process as multiple recordings are required over several days to really establish the actual UHI effect. Modelling also requires costly and specialised software programs. Are parameters proposed to be issued, similar to MUSIC modelling for stormwater to guide the acceptable modelling outcomes to be considered as a benchmark?
- What qualification or required/profession is classified as a suitably qualified professional?

- Does EPSDD have a template or information/fact sheet of what is to be provided in the microclimate assessment report?

The first four items above are fairly commonly accepted urban heat island mitigation strategies however it will be hard to achieve no net gain of UHI for predeveloped compared to post developed temperatures; especially for a development that seeks to establish a new commercial precinct.

Similarly, in relation to criteria 18 solar access –, the requirement to minimise potential impacts on the microclimate of the centre (C16(c)) would be impossible to achieve through any form of development if this criterion is to be satisfied. The use of terminology such as minimise suggest that any change would not be acceptable as no development would be the minimum impact/effect.

Rule/criteria as proposed in DV361:

Rules	Criteria
2.8 Solar access	
R17 This rule applies to development adjoining future central plaza and open space as shown on Figure 5. Public places and open spaces are not overshadowed between 10am and 2pm on the Winter Solstice (21 June).	C17 Development retains reasonable solar access to public places and open spaces.
There is no applicable rule	C18 Development is designed, oriented and incorporates use of landscaping and sun shading devices to achieve all of the following: <ul style="list-style-type: none"> a) promote passive solar access in winter. b) promote passive cooling in summer. c) mitigate and minimise potential impacts on the microclimate of the centre.
2.9 Heat island effect	
There is no applicable rule	C19 Development ensures no net gain of urban heat as measured on the 2017 urban heat map. Compliance with this criterion is demonstrated in a microclimate assessment report by a qualified professional which gives consideration of mitigating measures including: <ul style="list-style-type: none"> a) low thermal mass building materials and building colours. b) inclusion of canopy trees to achieve an overall minimum of 30% shade of the precinct. c) use of permeable surfaces. d) use of water features.

Suggested amendment:

In relation to Rule 17, it is considered that certainty in overshadowing is provided through other controls. We suggest this rule is removed as the rule cannot be met given the existing buildings within the Centre and the requirement to provide a community building adjacent to the central plaza that will have some impact on overshadowing of this place. We support the criterion to be retained.

For both criteria C19 and C18 (c), we suggest that the Authority clarify the application of the policies and provide guidance on the appropriate format of assessment and acceptable benchmarks that may be achieved and the context in which these are to be achieved (including scale of assessment and timeframe for impact to be achieved) More specifically, for C18 (c), we suggest the word “minimise” be removed from that part of the criteria.

7. Loading dock design and implementation

Loading docks are the lifeblood of supermarket and retail shopping centres. The successful and efficient operation of the retail anchors are highly dependent on the design and operation of these infrastructure pieces.

We appreciate the need for on-site vehicle turning (with safety in mind) and acoustic sealing for surrounding residential development, however there may be opportunities to explore innovative alternative design solutions that achieve the same outcome and better meet the servicing needs of retail operators while retaining amenity and safety outcomes to the adjoining residents, retailers and the broader community. In addition, there is a significant cross fall of 5m across the site requiring an innovative design approach to designing the loadings docks to service the retail expansion that requires a consistent floor level.

Rule/criteria as proposed in DV361:

Rules	Criteria
2.8 Loading docks	
R21 This rule applies to any loading dock located fully or partly within the group centre expansion area shown in Figure 5. The loading dock complies with all of the following: a) loading dock is designed as forward in and forward out. b) Loading dock is acoustically sealable.	This is a mandatory requirement. There is no applicable criterion.

Suggested amendments:

We suggest the introduction of a criterion that provides opportunities to explore alternative outcomes for provision of a loading dock facilities that will achieve the amenity and safety outcomes demanded

by the rule. The opportunity to explore innovative design solutions that is different from the narrow rule expression could well deliver a superior design outcome to the centre and address the design constraints presented by the change in grade across the site.

This should be made in conjunction to the changes proposed to the geometry to the extent of CZ1-Core zone land to permit implementation of safe and functional high amenity loading dock spaces to the new retail hub that integrates with the existing road network.

8. Rule 23 – TCCS endorsement

It is most unusual to enshrine the endorsement of a government agency into the Territory Plan. The Planning and Development Act already contemplates the role of the referral agencies and the ability for the Authority to take those referral comments into account. There is no need to contemplate an inconsistent provision in the Territory Plan.

Suggested amendment:

Remove R23.

9. Off-site works for the development of the group centre expansion area

While we are supportive of the goal of improving community amenities and facilities in association with any approved development, we have some concerns with the prescriptive nature of the offsite works described in criterion 25 and suggest amendment of this criterion as described below.

The community will benefit most from off-site works that are contemplated in concert with any approved development at the time of that development.

We do not consider that these works should be proscriptively pre-empted within the Territory Plan, but should be provided for in an appropriately negotiated agreement in accordance with future ACT government entity requirements.

Rule/criteria as proposed in DV361:

Rules	Criteria
4.2 Off-site works for the development of the group centre expansion area	
c) There is no applicable rule.	<p>C24 This criterion applies to the group centre expansion area shown in Figure 5.</p> <p>Development of the group centre expansion area must include the following offsite works are required to the satisfaction of the relevant ACT Government entities:</p>

	<p>(a) upgrade the currently unused open space close to the centre.</p> <p>(b) Demolish the existing community building and construct a new community building as identified in Figure 5.</p> <p>(c) Construct the new road identified in Figure 5.</p> <p>(d) Construct the new pedestrian path identified in Figure 5 both within and through the group centre expansion area.</p> <p>Construct the new skate park as identified in Figure 5.</p>
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Suggested amendment:

Replace with the following criterion:

“C24

This criterion applies to the group centre expansion area shown in Figure 5.

The initial development of the group centre expansion area must include offsite works:

- (a) *as required to the satisfaction of the Authority having regard to the comments of the relevant ACT Government entities; and*
- (b) *in accordance with the terms of an agreement for grant of crown lease in respect of the expansion area shown in Figure 5, as required and approved by the Territory”*

10. Minor Comments and Suggestions in relation to on other rules/criteria

Below are comments and suggestions that we wish to express in relation to other rules/criteria to assist in facilitating a clear understanding and requirement in the policy provisions required to be met in the preparation of a development proposal in the future.

Rules	Criteria	Concerns	Suggested amendments
2.2 Material and finishes			
There is no applicable rule.	C7 This criterion applies to the area shown in Figure 2. Materials and finishes are of a high quality and include the following:	We would appreciate further clarity in relation to whether materiality is required to consider all parts of the criterion to satisfy its intent	Include a clarification in relation to the implementation of C7 to achieve compliance.

Rules	Criteria	Concerns	Suggested amendments
	<p>a) at least three different materials on each wall identified in Figure 2</p> <p>b) variation in depth</p> <p>c) non-reflective materials</p> <p>d) materials which do not contribute to heat island effect.</p>	<p>and/or whether meeting as subset of these requirements would suffice.</p> <p>Further, we seek clarity in relation to what constitute “three different materials on each wall” and the extent of which each material is applied to satisfy the intent of this criterion.</p>	
2.3 Setbacks			
<p>R8</p> <p>This rule applies to buildings fronting Hardwick Crescent East and West and buildings fronting the primary active frontages shown on figure 1.</p> <p>Buildings comply with all of the following:</p> <p>a) Maintain a maximum podium height of 2 storeys and 9 metres</p> <p>b) Development above the podium is setback a minimum of 3 metres excluding balconies.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>The use of word “podium” is questioned, as it is not a defined term under the Territory Plan.</p> <p>Clarification is sought as to the intended application of the term in the context of a design proposal.</p> <p>From our interpretation, a podium appears to mean the retail component of the building proposed.</p>	<p>Include a clarification on the word ‘podium’ under the rule.</p>
<p>R10</p> <p>This rule applies to blocks in Holt section 52 and included in area ‘a’ on Figure 4.</p> <p>The setback to the western most block boundary is a minimum of 6 metres.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>We seek clarity on the extent of application of the rule.</p>	<p>Please clarify whether it apply to Section 51 Holt as the wording is ambiguous.</p>
3.1 Pedestrian connections			

Rules	Criteria	Concerns	Suggested amendments
<p>R22 This rule applies to the area shown in Figure 5 Pedestrian connections comply with all of the following:</p> <ul style="list-style-type: none"> a) minimum unobstructed internal width is 3m b) a minimum extent of 30% glazing at the ground floor measured along the length of the pedestrian connection c) access to ground floor commercial tenancies adjoining the pedestrian connection. 	<p>C22 Pedestrian connections achieve all of the following:</p> <ul style="list-style-type: none"> a) reasonable public access b) views into and out of adjoining commercial premises c) clearly identifiable entrances d) minimised distances between opposing entrances of pedestrian connections. 	<p>We seek clarity that the line of travel shown in Figure 5 is intended to be indicative only and does not have to be a straight line, as the future design of the centre may promote various paths of travel that achieve the intended pedestrian outcome.</p> <p>Criteria provides opportunity for interpretation, however for safety purposes access should only being encouraged during the Centre's hours of activity.</p>	<p>Suggest rewording of criteria part a) to provide reasonable public access <u>during Centre trading hours only</u>. Suggest providing a note clarifying that the line of travel is indicative.</p>
<p>4.1 Entity endorsement</p>			
<p>R23 The following matters are to be endorsed by Transport Canberra and City Services</p> <ul style="list-style-type: none"> a) landscaping b) footpaths c) pedestrian connections d) driveway access 	<p>This is a mandatory requirement. There is no applicable criterion.</p>	<p>It is suggested that opportunities to provide alternative design solutions that achieve the design standards of Transport Canberra and City Services should able to be considered with respect to landscaping, footpaths and pedestrian connections.</p>	<p>Suggest inclusion of a criterion.</p>
<p>There is no applicable rule</p>	<p>C24 This criterion applies to the group centre expansion area shown in Figure 5. Development of the group centre expansion area must</p>	<p>Suggest that the requirements of these public works are determined in close consultation with Kippax Fair to ensure that the location and type of</p>	

Rules	Criteria	Concerns	Suggested amendments
	<p>include the following offsite works are required to the satisfaction of the relevant ACT Government entities:</p> <ul style="list-style-type: none"> a) upgrade the currently unused open space close to the centre. b) Demolish the existing community building and construct a new community building as identified in Figure 5. c) Construct the new road identified in Figure 5. d) Construct the new pedestrian path identified in Figure 5 both within and through group centre expansion area. e) Construct the new skate park as identified in Figure 5. 	<p>facilities are appropriate and complementary to the expansion of the Shopping Centre.</p> <p>It is also important to acknowledge that the commercial viability of these facilities is strongly related to the development opportunity that will be provided to the future Lessee of the expanded Centre.</p>	

Conclusion

Whilst the ongoing review of the Territory Plan is supported to reflect ongoing change within the Kippax Group Centre, it is important that any changes made are carefully considered to ensure feasible and practical development outcomes can be achieved for the future development of sites within the Group Centre.

It is critical that the ACT government ensure that the proposed changes achieve the intended outcomes for Kippax Group Centre, which is underpinned by the viable operation of the Kippax Fair Shopping Centre. As outlined in this submission, DV361 in its current form imposes limitations for future development opportunities within Block 59 Section 51 Holt.

We recommend that the Authority further investigate and clarify the issues raised within this submission to provide certainty to Lessees within the Centre and the local community, in order to promote intended development outcomes of improving the utilisation and amenity of the Kippax Group Centre into the future.

Yours sincerely



Alternative contact:



Attachments:

Attachment 1: Alternative group centre expansion site configuration

Attachment 2: Ginninderry Estate - Response to questions

Attachment 1: Alternative group centre expansion site configuration



Attachment 2: Ginninderry Estate - Response to questions



The Link
90 Stockhill Drive
(adjacent to Strathnairn
Arts Association)
Holt ACT 2615

PO Box 484
Kippax ACT 2615
P 02 6255 1158
F 02 6239 6004
ginninderry.com

[REDACTED]
Knight Frank Town Planning
By email" [REDACTED]

RE: Kippax master plan, Variation 361

Dear Pieter

Thank you for your email of 19.06.2019. I understand that, as the above plan variation is being progressed through the various statutory process stages, public comment has been made on two specific aspects, open space needs and retail hierarchy. It has been suggested that consideration of these matters at Kippax should have regard to the potential implications of the Ginninderry development. To assist this discussion I am able to advise as follows:

Open Space Planning at Ginninderry

At the broader scale Ginninderry will include two very significant open space elements.

- The Ginninderry Conservation Corridor is planned to ultimately include approximately 600 hectares of land along the Murrumbidgee River and Ginninderra creek. This will be a publicly accessible reserve; the great bulk of it is currently inaccessible to the public. The reserve will be placed under the control of the Ginninderry Conservation Reserve Management Trust with funding confirmed in perpetuity. The first stage (284 ha.) of the corridor is planned to be opened for public use in 2020.
- The Belconnen Landfill site on Parkwood road totals some 107 ha. This site is currently being used for some waste disposal purposes that will cease shortly. It is being progressively "capped" and made suitable for future use as a community resource, subject of course to stringent EPA requirements. Because the bulk of the site will be over unconsolidated fill it will remain unsuitable for building (due to potential subsidence) and will remain as open space. An excellent example of this type of re-use of land fill sites is All Nations Park, in Melbourne. Another potential is the CERES community, located on the old Brunswick Tip, also in Melbourne. Actual final uses will be defined through a master planning process but they will certainly include extensive areas of open space.
- The master plan for Ginninderry also includes provision for a district oval facility, the final location of this is yet to be determined.

Open space will be provided in the suburban development areas of Ginninderry at or above the normal standard requirements applicable elsewhere in Canberra. Planning for the first neighbourhood (approximately 1200 dwellings) is now complete, with construction underway, and will include the following, and would be typical of the types of open space provision for future stages:

Central neighbourhood Park

- Ginninderry's first major neighbourhood park is centrally located within Strathnairn. The 2.7ha park includes a diverse mix of active and informal recreation spaces as well as ponds and wetlands. These water bodies have been designed as part of Ginninderry's Water Sensitive Urban Design strategy and will act as water storage ponds, with circulation paths to the edges of the boardwalk and paths.

- For young and old this recreation park features many proposed uses:
 - Large playground with formal equipment and informal play features
 - Flying fox / zip line
 - Large climbing net
 - Embankment slide
 - Climbing walls
 - 5-way swing
 - Toddler play items such as carousel, spinners and rockers
 - Nature play / creative play items
 - Amphitheatre and community event space
 - Informal kick-about areas
 - Multi-use sports court
 - Fully enclosed cricket nets
 - Picnic and BBQ shelters

Green Link

This open space is located near the entry boulevard, with views extending towards the Brindabella Mountains. It will be the main pedestrian and cycle connection through the first neighbourhood within Ginninderry, with a prioritised share way and bike racks.

The existing trees will be supplemented with a sensory garden, deciduous shade trees and a community garden, providing room to breathe within a more formal landscape setting. The provision for an informal amphitheatre and seating areas will provide the setting for events and the community gatherings in a more urban setting.

Hilltop Park

Above the conservation corridor with views towards the Brindabellas and the conservation corridor, this local neighbourhood park will include informal open space as well as:

- Play area captured by a loop path with a climbing frame, swings and smaller elements such as balance beams, logs and boulders
- Basketball half court to provide active recreation opportunities for older children youth and adults
- Seating and tiered retaining wall
- Large and small shelter options provided to cater for varying group sizes, events and gathering. Both shelters will be located in close proximity to the playground to encourage supervision.
- BBQ facility co-located with large shelter.
- Importantly, with the help of our partners at the Fenner School of Environment and Society at the Australian National University, we will treat and protect identified the two existing trees in this space, with a mix of treatments; the typical 'ol Canberra mow approach as well as mulching under the dripline, which is then surrounded by shrub plantings and smaller groundcovers, creating new

Local parks

In addition to the above there will be approximately 20 local or "pocket" parks distributed through the suburb. Often these will be associated with remnant trees providing important habitat, especially for

birds. Ginninderry is partnering with the Fenner School at the Australian National University on a research project examining the best ways to ensure the best habitat outcomes in these parks.

Retail Hierarchy

The Ginninderry master plan, reflected in Variation 351 to the Territory Plan, provides for a single shopping centre at Ginninderry, to be located on Parkwood Road. The technical assessment that underpinned this (Urbis, 2014, West Belconnen Retail Market Potential Assessment, available at: <https://ginninderry.com/wp-content/uploads/2016/08/Urbis.-2014a-Retail-analysis.pdf>) suggested that the centre could accommodate one "full-line" supermarket (3,500m²) and one smaller supermarket (1500m²).

With respect to Kippax, Urbis reported as follows:

We believe there is capacity to support additional retail floorspace at Kippax. The current trade area population of 38,200 could typically support two and a half full line supermarkets and a discount department store.

This is in line with the provision for expansion of the centre envisaged in the Kippax Master Plan and Variation 361. It is of particular note that the proposed expansion is supported by the current trade area population, independently of the growth of West Belconnen (now known as Ginninderry).

The Territory Plan has recognised the potential market disruption that a new Ginninderry centre may have over the existing Kippax centre. The Plan includes a provision to ensure that the new centre is timed to match a reasonable level of population growth at Ginninderry. Mandatory Rule 55 of the West Belconnen Concept Plan says as follows:

No development application for a full-line supermarket (minimum 3000m² gross floor area) will be approved within eight years from the commencement of Draft Variation to the Territory Plan No 351.

This provision was included on the presumption that the Kippax expansion, envisaged in the Kippax master Plan, would be in place within this time frame.

Conclusion

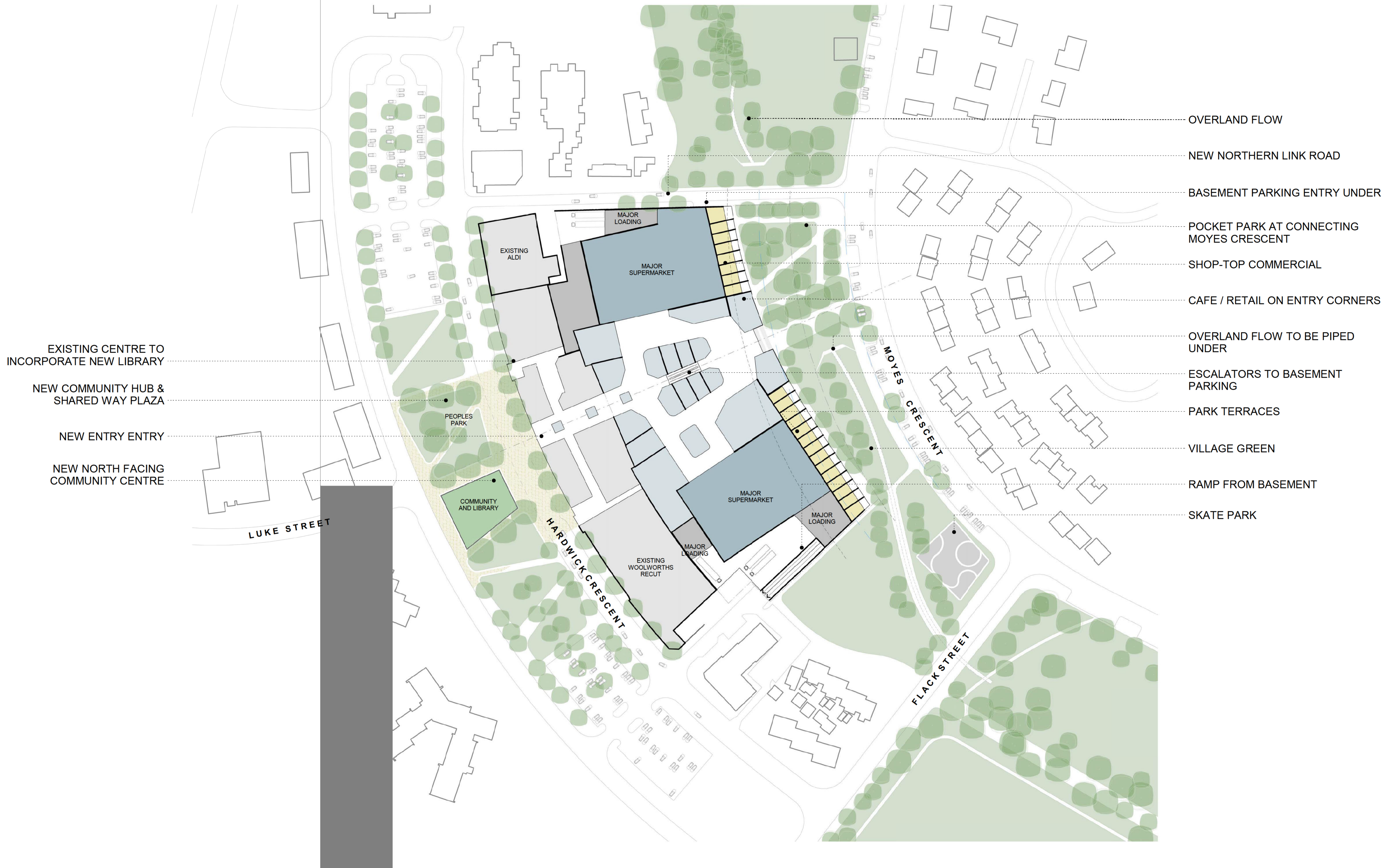
Having regard to all the above I believe that the Kippax development proposals can proceed safely in the knowledge that:

- Any reconfiguration of open space at Kippax can be undertaken without fear of any negative consequences due to the Ginninderry development, and
- The proposed retail expansion at Ginninderry is compatible with, but independent of, the proposed retail development at Kippax.

Yours faithfully



Ginninderry
26.6.19



EXISTING CENTRE TO INCORPORATE NEW LIBRARY

NEW COMMUNITY HUB & SHARED WAY PLAZA

NEW ENTRY ENTRY

NEW NORTH FACING COMMUNITY CENTRE

OVERLAND FLOW

NEW NORTHERN LINK ROAD

BASEMENT PARKING ENTRY UNDER

POCKET PARK AT CONNECTING MOYES CRESCENT

SHOP-TOP COMMERCIAL

CAFE / RETAIL ON ENTRY CORNERS

OVERLAND FLOW TO BE PIPED UNDER

ESCALATORS TO BASEMENT PARKING

PARK TERRACES

VILLAGE GREEN

RAMP FROM BASEMENT

SKATE PARK





LOADING + SERVICE

RE-ORIENT PARKING + IMPROVE

PUBLIC PLAZA

NEW COMMUNITY/RETAIL BUS LAYOVER

DDS + WOOLWORTHS LOAD

EXISTING WASTE PICK UP

ALDI

SUPERMARKET 3500m²

COMM WASTE

LIBRARY

REPLACE COMMUNITY

DDS 5250m²

Woolworths

NEW PLAY

NEW PLAY

NEW FLACK ST

OLD FLACK ST

JENNIE

EXISTING TENNIS COURTS

NEW PLAY GROUND

CENTRE ACCESS + PARKING

SPECIALTY ADDRESS TO MOYLES CRES WITH PARKING UNDER + RESI (SAY 3 LEVELS) OVER

EAST/WEST CENTRE SPINE CONNECTS SUBURB + DISTRICT PLAYING FIELDS WITH CENTRE

+ 3500m² SUPER MARKET + 5250m² DDS + 700m² SPECIALTY

NEW PLAY GROUND

RELOCATE #1 OVAL





0 | | | | | 400m @A1 SCALE 1:1000@A1



SERVICE AND LOADING

LOAD

RETAIL ACTIVE TO MOYLE CRES + SAY + 5 RESI LEVELS

ALDI

SUPERMARKET (3500M2)

COMMUNITY

SPECIAL RESI OVER

DISCOUNT DEPARTMENT STORE - RESTRICTED SIZE

DDS (2800M2)

SPECIALTY + RESI OVER

CARPARK

NEW KIDS PARK

RETAIL

KIDS PARK

VEHICLE CONNECT THROUGH HARDWICK TO MOYLE. UNDERCROFT MULTI-USE PARKING ACCESS

LIBRARY

KIPPA FAIR

NUMBER 1 OVAL WITH LIGHTS (207)

HARDWICK CRESCENT

WOOLWORTHS

CHURCH





SERVICE AND LOADING

PARKING AND ACCESS OFF MOYLE CRES

RETAIL ACTIVE TO MOYLE CRES + SAY + 5 RESI LEVELS

SUPERMARKET - ORIENTATION COMPROMISED

NEW KIDS PARK

INCREASE SURFACE PARKING

NUMBER 1 OVAL WITH LIGHTS (207)

LOAD

ALDI

DDS (3700M2)

SUPERMARKET (2800M2)

SPECIALTY RESI OV...

RETAIL

KIDS PARK

LIBRARY

KIPPAX FAIR

WOOLWORTHS

CHURCH

HARDWICK CRESENT



PARK REMAINS

ALDI

COMMUNITY FACILITY REMAINS

LIBRARY

HARDWICK CRESCENT

KIPPAX FAIR

DROP OFF/PICK UP SHARED ZONE
BUS STOP ON STREET

NORTH FACING RETAIL

RETAIL

WOODWORTHS

CHURCH

DDS
(5250M2)

SHOP ENTRY

SHARED SERVICE AND
LOADING
ACCESS OFF HARDWICK CRES
WEST

OAP

SUPERMARKET
(3500M2)

BLANK WALL

CARPARK



PARK REMAINS

ALDI

COMMUNITY FACILITY REMAINS

UPGRADE COMMUNITY FACILITY

LIBRARY

HARDWICK CRESCENT

KIPPAX FAIR

SHOP ENTRY MAINTIAN ACCESS TO EXISTING SUPERMARKET

SUPERMARKET (3500M2)

BLANK WALL

WOOLWORTHS

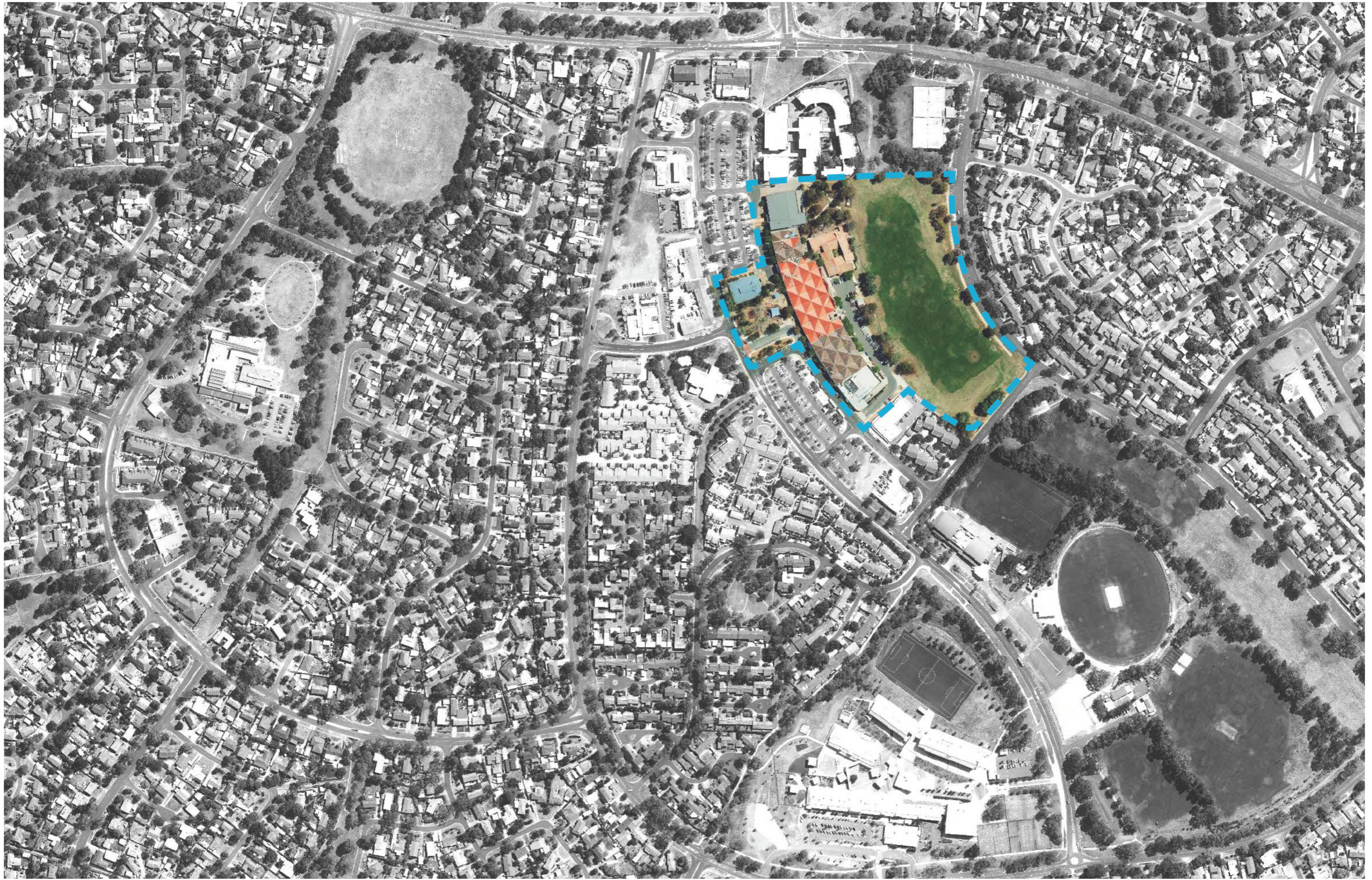
CHURCH

DDS (5250M2)

SHARED SERVICE AND LOADING

NEW BUS STOP/LAYOVER









- PARKVIEW APARTMENTS
- LANDSCAPED BUFFER TO SERVICES
- NEW SUPERMARKET
- ENCLOSED LOADING DOCK
- ALDI
- DEMOLISH EXISTING COMMUNITY SERVICES BUILDING
- INCORPORATE COMMUNITY SERVICES WITHIN RETAIL DEVELOPMENT
- SHARED DROP OFF AND PICK UP
- CENTRAL COMMUNITY SQUARE
- NEW COMMUNITY BUILDING
- WOOLWORTHS
- RESIDENTIAL ABOVE
- TENNIS COURTS
- BUILDING SERVICES
- CARPARK ENTRY TO NEW UNDERCOVER PARKING
- EASY VEHICLE ACCESS OFF SOUTHERN CROSS DRIVE
- CONVENIENT AT GRADE PARKING
- PARKING BENEATH RETAIL
- CONNECTION THROUGH EXISTING RETAIL CENTRE
- BUILT UP LANDSCAPE SCREEN TO PROVIDE CONVENIENT ACCESS + MINIMISE VISUAL IMPACT TO EXISTING RESIDENTS
- NEW CAFE/SHOPS
- PLAY PARK
- ESCALATOR FROM LOWER LEVEL PARKING
- ON STREET PARKING
- NUMBER 1 OVAL UPGRADE
- VEHICLE CONNECTION FROM KIPPAX PLACE TO MOYES CRESCENT
- MAINTAIN EXISTING SUPERMARKET LOADING

- RESIDENTIAL ABOVE
- NEW RETAIL
- EXISTING RETAIL

0 | | | | | 100m @A1 SCALE 1:1000@A1

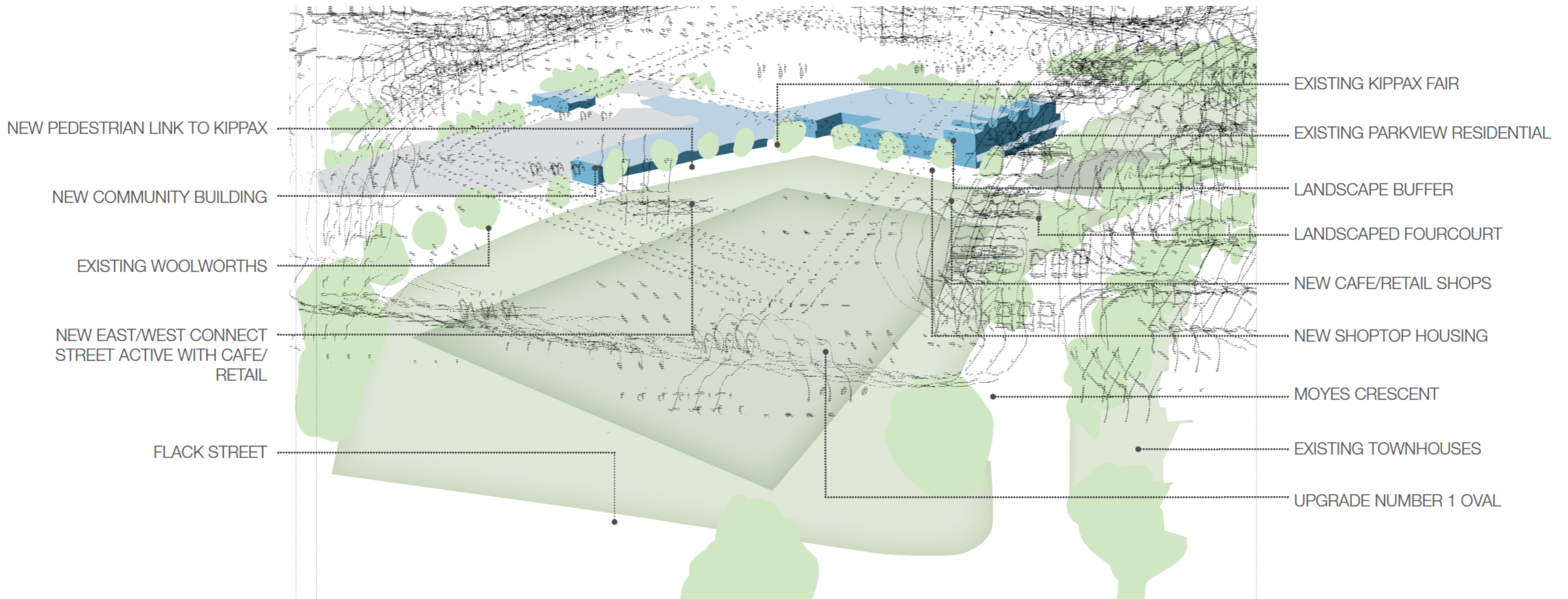
MASTER PLAN



- RESIDENTIAL ABOVE
- PARK
- LOADING
- SERVICING
- CONNECTION
- NEW SUPERMARKET
- NEW SPECIALTY
- EXISTING RETAIL
- COMMUNITY
- RESIDENTIAL

0 | | | | | 100m @A1 SCALE 1:1000@A1

MASTER PLAN—PROPOSED USES



NEW PEDESTRIAN LINK TO KIPPAX

NEW COMMUNITY BUILDING

EXISTING WOOLWORTHS

NEW EAST/WEST CONNECT
STREET ACTIVE WITH CAFE/
RETAIL

FLACK STREET

EXISTING KIPPAX FAIR

EXISTING PARKVIEW RESIDENTIAL

LANDSCAPE BUFFER

LANDSCAPED FOURCOURT

NEW CAFE/RETAIL SHOPS

NEW SHOPTOP HOUSING

MOYES CRESCENT

EXISTING TOWNHOUSES

UPGRADE NUMBER 1 OVAL

