



ACT
Government

Environment, Planning and
Sustainable Development

FOR OFFICIAL USE ONLY

MEETING BRIEF

To: Minister for Planning and Land Management

Tracking No.: 18/32337
Rec'd Minister's Office .../.../...

From: Executive Director, Planning, Land and Building Policy

Date of meeting: Thursday, 22 November 2018

Subject: Meeting brief – ALDI Stores

Critical Date: 20 November 2018

- DG .../.../...
- DDG, Land Strategy and Environment .../.../...

Purpose of the meeting

To brief you for your meeting with ALDI Stores representatives in relation to site options, particularly in the inner south suburbs.

Recommendations

That you:

Note the possible discussion topics for your meeting with ALDI Stores representatives.

Noted / Please Discuss

Mick Gentleman MLA/...../.....

Minister's Office Feedback

Signatory Name: Alix Kaucz Phone: 71648

Action Officer: Caroline Sayers Phone: 71719

Purpose of the meeting:	The purpose of the meeting is to discuss the following issues which are detailed in full at <u>Attachment A</u> : <ul style="list-style-type: none"> • Suitable sites for new ALDI locations within the inner south suburbs – Section 7 Fyshwick • Suitable sites for new ALDI locations within the inner south suburbs – Kingston Section 60 block 1
Attendees:	Alexander Forster, Managing Director, ALDI Preston Region Brendan Smith, Property Director, ALDI Stores
Directorate representative in attendance:	Dr Erin Brady
Day / date:	22 November 2018
Time:	2.15pm – 2.45pm
Venue:	Minister's Office
Background:	ALDI requested to meet with the Chief Minister initially. The Chief Minister requested they meet with you as responsibility for planning falls within your portfolio. The Government has supported the establishment of ALDI at numerous commercial centres across the city (now 12 stores) consistent with the hierarchy of commercial centres.
Discussion:	ALDI has been investigating sites in the inner south for the establishment of a new supermarket. This includes sites at Fyshwick (Section 7 – <u>Figure 1</u>) and at Kingston (Section 60 – <u>Figure 2</u>). In its letter of 13 September 2018 to the Chief Minister, ALDI considers the Directorate has been less willing to engage with ALDI through time in relation to these options, <u>Attachment B</u> refers. Dr Erin Brady (EPSDD) has met with Aldi representatives on two occasions this year.
Consultation Internal:	Consultation has been conducted within Planning, Land and Building Policy Division of the Directorate to date.
Cross directorate:	No cross Directorate consultation is required at this point in time.
External:	No external consultation is required at this point in time.
Media implications:	There are no media implications as a result of this meeting.

Items to be discussed

1.1 Topic

Suitable sites for new locations as proposed by ALDI within the inner south suburbs – Section 7 Fyshwick

1.2 Policy Position

The proposal for a Territory Plan Variation to allow a supermarket at Section 7 Fyshwick, refer [Figure 1](#), was rejected by EPSDD on 19 March 2018, [Appendix 1](#) refers.

1.3 Suggested Talking Points

The subject site is currently included in the IZ2 industrial mixed use zone. Under the industrial zones development code there is a 200m² maximum size for supermarkets and shops selling food.

The reasons for rejecting the proposal included:

- lack of population to justify a supermarket outside the current zoned areas where supermarkets are permitted
- impacts on existing surrounding commercial centres
- the need to protect industrial zoned land which is currently in limited supply
- the need to retain the retail hierarchy of centres across the ACT
- Traffic and parking issues associated with a supermarket in an industrial area.

This position was reiterated at the meeting of 17 July 2018 between Directorate representatives and ALDI. ALDI's position with regards to establishing a presence in the inner south market was acknowledged at the meeting. The Kingston Group Centre was suggested by EPSDD representatives as a location worth investigating by ALDI. Kingston group centre offers floor plates matching ALDI's trading model (+/- 1500m²) within the Commercial CZ1 Core Zone. The group centre is within one of Canberra's highest resident population densities.

Prior to this, EPSDD indicated to ALDI, by letter of 18 November 2016 that a proposal for a supermarket along the Canberra Avenue corridor near Fyshwick may have some merit subject to consideration of potential impacts on surrounding areas ([Appendix 2](#) refers). However it should be noted, that a specific site had not yet been identified by ALDI nor discussed with the Directorate.

2.1 Topic

Suitable sites for new locations as proposed by ALDI within the inner south suburbs – Kingston Section 60 block 1

2.2 Policy Position

A scope was prepared by the Directorate for a planning report in support of a Territory Plan Variation for a supermarket at Kingston Section 60 block 1 – [Figure 2](#).

2.3 Suggested Talking Points

The subject land is currently included in the Commercial CZ5 Mixed Use Zone. Under the Kingston Precinct Map and Code there is a 250m² maximum size for shops selling food within this location.

Accordingly, the letter accompanying the scoping document raised a range of matters that were required to be addressed in order for the proposal to be supported. This included: need for a supermarket in this location; consideration of impacts on surrounding centres; traffic and parking; and noise ([Appendix 3](#) refers).



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Ministerial Function/Event Brief Coversheet

MINISTER	Minister for Planning and Land Management - Mick Gentleman MLA
SUBJECT	ALDI Managing Director
OBJECTIVE NUMBER	18/32337
CRITICAL DATE FOR MINISTER'S SIGNATURE*	Tuesday, 20 November 2018
FUNCTION/MEETING DATE	Thursday, 22 November 2018

	Due Date	Signature	Date
Due to the Ministers Office	15/11/18		
Director-General			
Deputy Director-General	12/11/18	Erin Brady	21/11/2018
Government Services	09/11/18	Lisa Sampson	19/11/2018
Executive Director		Kathy Cusack	15/11/2018
Director / Senior Manager		Alix Kaucz	12/11/2018
Contact Officer: Caroline Sayers	Telephone No: 71719		

<p>Further Action/Comment:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Signature</p>

**All briefs must list a critical date (ie when the Minister is required to sign, even if considered routine)*

From: [Apostoloski, Natasha](#) on behalf of [Gentleman, Mick](#)
To: [Landon, Daniel](#); [Thompson, Blair](#); [Sloane, Brenton](#); [EPSDD DLO](#)
Subject: MEETING: ALDI Managing Director - Representing Chief Minister

****Meeting has been confirmed - Minister Representing the Chief****

****Meeting brief please Erica****

Good Morning Natasha,

I hope you are well.

Brendan Smith and Alexander Foster have confirmed that they are available to meet with Minister Gentleman on Thursday 22nd November at 2.15pm.

Would you kindly send out a meeting invite at your earliest convenience to Brendan.smith@aldi.com.au <<mailto:Brendan.smith@aldi.com.au>> and Alex.foster@aldi.com.au <<mailto:Alex.foster@aldi.com.au>> ?

Thank you and Kind Regards,

Lauren Pilling
PA to Director
Hi Lauren,

Thank you very much for confirming our meeting.

Unfortunately we don't send out meeting invites, we ask people to add this information into their diary's themselves.

We apologies if this causes any inconvenience but we appreciate your understanding.

The Minister is looking forward to our meeting.

Kind regards,

Natasha Apostoloski | Office Manager
Office managers: Natasha Apostoloski (Mon-Wed), Eben Leifer (Thu-Fri)
Office of Mick Gentleman MLA
Member for Brindabella
Minister for the Environment and Heritage
Minister for Planning and Land Management
Minister for Police and Emergency Services
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Manager for Government Business
t: 620 50218 | e: gentleman@act.gov.au <<mailto:gentleman@act.gov.au>>

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ALDI Stores (A Limited Partnership)
Property

10 Burando Road
Prestons, NSW 2170 Australia
Tel: +61 2 8783 3213
Fax: +61 2 8783-3299

This email is sent by ALDI Stores (A Limited Partnership) ABN 90 196 565 019 whose registered address is 1 Sargents Rd, Minchinbury, NSW 2770, Australia. This message including the enclosures is intended exclusively for the recipient(s) stated and can contain privileged, confidential or otherwise protected information. Should you receive this message in error, it is strictly prohibited for you to use, disseminate, forward, print or copy this message. Please inform the sender mentioned above and delete the message received.

Save paper - think before you print
From: Pilling, Lauren (PRE/DIRPA)
Sent: Wednesday, 24 October 2018 8:57 AM
To: Pilling, Lauren (PRE/DIRPA)
Subject: FW: ALDI Letter to Chief Minister [SEC=UNCLASSIFIED] {Plain}

Lauren Pilling
PA to Director

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Good afternoon,

Thank you for getting in contact with the Chief Minister requesting a meeting, unfortunately he is unable to meet with you at this time and has asked Minister Gentleman to meeting with you on his behalf.

The earliest date we currently have is Thursday 22nd of November at 2:15 till 2:45pm here at the ACT Legislative Assembly.

Can you please confirm if this date/time also works for you?

I look forward to your reply.

Kind regards,

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From: Brendan.Smith@aldi.com.au <mailto:Brendan.Smith@aldi.com.au> [mailto:Brendan.Smith@aldi.com.au]
Sent: Thursday, 13 September 2018 5:35 PM
To: andrew.barr@act.alp.org.au <mailto:andrew.barr@act.alp.org.au>
Subject: ALDI Letter to Chief Minister

Good Afternoon Andrew,

Please find attached a letter to you from my Managing Director, Alex Foster, that I have posted in today's mail. The letter touches on a few difficulties we are experiencing in the rollout of new stores in the ACT.

As outlined in the letter, I would welcome a meeting with yourself to discuss our future plans and to identify areas of opportunity where ALDI can work collaboratively with Government.

Regards,

Brendan Smith
Property Director

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10 Burando Road
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Mob: [REDACTED]
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Hi Ben,

I can confirm that Minister Gentleman is happy to represent the Chief Minister at a meeting with the ALDI Managing Director.

We will get in contact with them to arrange a date and once all is confirmed we will let you know, in the meantime are you able to please request a meeting brief.

Kind regards,

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From: barr@act.gov.au <mailto:barr@act.gov.au> [mailto:barr@act.gov.au]
Sent: Friday, 12 October 2018 4:36 PM
To: GENTLEMAN <GENTLEMAN@act.gov.au <mailto:GENTLEMAN@act.gov.au> >
Subject: Request for Representation of the Chief Minister - Meeting with ALDI Managing Director

Dear Office Manager

The Chief Minister has requested that Minister Gentleman represent him at a meeting with the ALDI Managing Director. Could you please advise if your Minister is able to do so?

Diary entry details are listed below and the invitation is attached.

Please respond by 18 October to allow for alternative arrangements to be made if necessary.

Kind regards

Ben Bron
Office of the Chief Minister
Email: barr@act.gov.au <mailto:barr@act.gov.au>
Tel: 02 6205 0011

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily those of the office of the Chief Minister.

--- Diary Entry Details ---

Date: TBC
Description:
Meeting Request: ALDI Stores difficulty rolling out new stores in the ACT
Address:
Canberra ACT 2600
Org'n:
ALDI Stores
Person:
Brendan Smith - Property Director

--- End of Diary Entry Details ---
(See attached file: Invitation.msg)

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Org'n:
ALDI Stores
Person:
Brendan Smith - Property Director

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