



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

CAROLINE LE COUTEUR MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), MARK PARTON MLA

Inquiry into referred 2017–18 Annual and Financial Reports
QUESTION ON NOTICE



Caroline Le Couteur: To ask the Minister for Housing and Suburban Development

[Ref: Housing & Suburban Development, Suburban Land Agency]

In relation to: The release of sites for supermarkets in Coombs

Given that the recently completed Coombs supermarket building is still un-tenanted,

1. What was the rationale for releasing the second site, diagonally opposite, also zoned for a supermarket?
 - a) What was the rationale for the timing of this second site release?
2. What was the rationale for sizing for the supermarkets in both locations?

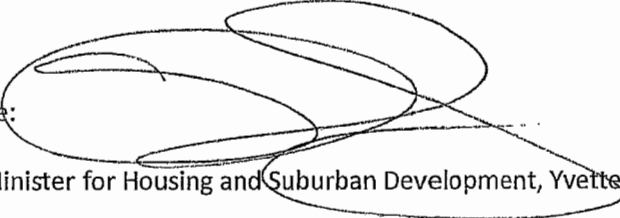
YVETTE BERRY: The answer to the Member's question is as follows:

1. The Government released the second site (block 1 section 38 Wright) in 2017-18. The rationale was to provide a mixed use opportunity to Wright and Coombs, in line with the Government Indicative Land Release Program.
 - a. The site was released to enable the development of further residential and commercial uses following the release of the local centre in Coombs two years earlier. As the local population of Coombs and Wright grows the release of this site will contribute to the local residential and commercial demand in the area.
2. The sizing of a supermarket is determined and administered by the Territory Plan. The rationale for the Territory Plan to restrict the size of supermarkets in the location zoned CZ4 Local Centre is to maintain the commercial form and function of Canberra's centre hierarchy and to provide for daily and convenience grocery needs of the local community. The current maximum size for supermarkets in local centres is 1000m² gross floor area under the Territory Plan. Limiting supermarket size in local centres ensures that the transport infrastructure, retail and daily convenience shopping capacity of local centres are met.

Under the Territory Plan, the current maximum size for supermarkets in CZ5 Mixed Use zone is 1500m2 gross floor area. This supermarket size supports the likely future demand from local residents and commuters in the adjoining area for convenience shopping.

Approved for circulation to the Standing Committee on Planning and Urban Renewal

Signature:

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Date: 03/12/18

By the Minister for Housing and Suburban Development, Yvette Berry MLA