

KDN Group Pty Ltd
Level 6, 8-10 Hobart Place
Canberra City ACT 2601

Planning and Environment Committee
ACT Legislative Assembly
Civic Square, London Circuit
Canberra ACT 2601

By Fax : 6205 0432
Pages : 2

Attention: Hanna Jaireth

Re: Comments for Draft Variation to the Territory Plan No. 255

Dear Hanna,

I write on behalf of the owners of Block 10 Section 46 Mawson, currently being tenanted as a garden centre/nursery.

With reference to the Draft Variation above, on page 11 of the document it proposes that the Territory Plan Written Statement is varied to enable a control being inserted under 4.1 Precinct 'a' – Retail Core. Part of this control sets out to ensure any development on existing car parks is permitted without adversely affecting the overall function of the group centre in terms of economic, social, traffic and parking, and urban design impacts.

Whilst the above control attempts to minimise the impact the expansion of Woolworths will have on the surrounding centre, we draw your attention to the possible detrimental flow on effects of such an expansion in it's current configuration.

1. The proposed western boundary of the extended precinct 'a' area is aligned with the eastern boundary of Block 10. Strong concern is raised with the impact this boundary alignment will have on the access and amenity afforded to Block 10 and the current group centre's only southern entry. Any development along this boundary needs to re-enforce the current southern entry of the group centre without compromising the existing drop-off and motor vehicle access that currently exists. It may be better, in this instance, for the western boundary proposed for Block 22 to be aligned with the western edge of Block 13 and not Block 12. Also, critical to the success of the centre's southern entry is the location of Woolworth's proposed new entry, which should ideally be situated along this western boundary. It is also vital that this boundary have a highly active retail frontage to encourage movement through to the centre's internal courts and traders and not through Woolworth's entry alone.

2. Easy access to and from the garden centre for loading and unloading of nursery items is essential for the garden centre's viability. The current western boundary alignment for precinct 'a' may significantly reduce access to the rear driveway of the garden centre, as what was previously a through road would now be significantly re-configured. Any new development should ensure access to the garden centre's driveway is not compromised.
3. Any expansion of the existing premises on Block 10 to the south is complicated due to the change in precinct zoning from 'a' to 'c'. A more sensible and flexible boundary alignment would be to extend the precinct 'a' boundary that is currently aligned with the eastern edge of Block 10 to be aligned with the western edge of Block 10. This ability to 'square off' Block 22 and 10 (as is currently the case) will enable any future expansion of Block 10 and avoid the potential for dead corners. As has been mentioned in point no.1, for the precinct boundary 'a' to be extended as suggested above, controls would need to be considered to ensure entry and access to the group centre is not compromised.

I request that the above comments be forwarded to the Planning and Environment Committee for consideration before the committee next meets to review Draft Variation to the Territory Plan No. 255. Should you require any further information or have any questions with the above, please do not hesitate to contact myself. (mob-0407 736 688)

Yours faithfully,

George Katheklakis
Director