



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

Ms Caroline Le Couteur MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair)

Ms Tara Cheyne MLA, Mr James Milligan MLA, Mr Mark Parton MLA

Submission Cover Sheet

Draft Variation 345 - Mawson Group Centre: Zone changes
and amendments to the Mawson Precinct map and code

Submission Number: 021 - Aldi

Date Authorised for Publication: 8 August 2018



ALDI Stores

(A Limited Partnership)
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PRESTONS REGION

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26 July 2018

Committee Secretary
Standing Committee on Planning and Urban Renewal
Civic Square, London Circuit
GPO Box 1020
Canberra ACT 2601

Sent via email: LACommitteePUR@parliament.act.gov.au

Attention: Caroline Le Couteur MLA – Chair

Dear Ms Le Couteur,

**SUBMISSION TO INQUIRY INTO DRAFT VARIATION TO THE TERRITORY PLAN NO. 345 MAWSON GROUP CENTRE
RE: POTENTIAL ALDI STORE, BLOCK 6 SECTION 57 AND BLOCK 25 SECTION 47**

Thank you for the opportunity to comment on the *"Inquiry into the Draft Variation No. 345 Mawson Group Centre: Zone changes and amendments to the Mawson Precinct Map and Code"* (the Recommended Variation) which is on public exhibition until Friday 27 July 2018. ALDI Stores (ALDI) prepared a submission to the original public exhibition of the Draft Variation raising concerns with the need for release of land suitable to facilitate a small format supermarket use up to 1,500m² gross floor area (GFA). Refer to our previous submission dated 21 April 2017 held at **Attachment A**.

1. Relevant Sites

The Mawson Group Centre Master Plan dated November 2015 *"outlines that additional supermarket space could be viable in the centre in the longer term. Block 6 Section 57 (currently a large surface car park) should be reserved for the purposes of a supermarket (full-line or smaller depending on the demand). This block is currently owned by the ACT Government. When a clear demand for a second supermarket is identified, Block 6 Section 57 may be released by the ACT Government for development."*

ALDI support rezoning a site to allow for a supermarket and have identified a clear demand for a second supermarket in the Mawson Centre. However the identified site is not ALDI's preferred site. To facilitate an ALDI Store in the Mawson Centre, a mixed use development comprising basement car parking, an ALDI Store on the ground floor and residential accommodation above is a feasible development option.

Due to the restrictive 8m height limit, Block 6 Section 57 is not considered to be a financially viable site to provide an opportunity to deliver an ALDI Store as part of a mixed use development with car parking. Further, facilitating the operational requirements of the ALDI Store, in particular loading, whilst providing an acceptable interface with the club use to the east is not possible.

Clarification is also sought as to whether the future developer of the site would be obligated to continue to provide the currently available number of car parking spaces in addition to the car parking required for the proposed development. Concern is raised that neighbouring properties will not be amenable to any reduction in public car parking as a result of the construction and operation of an ALDI Store.

ALDI's preferred site would therefore be the car park to the south of Mawson Place, which is part of Block 25 Section 47. Refer to **Figure 1**.

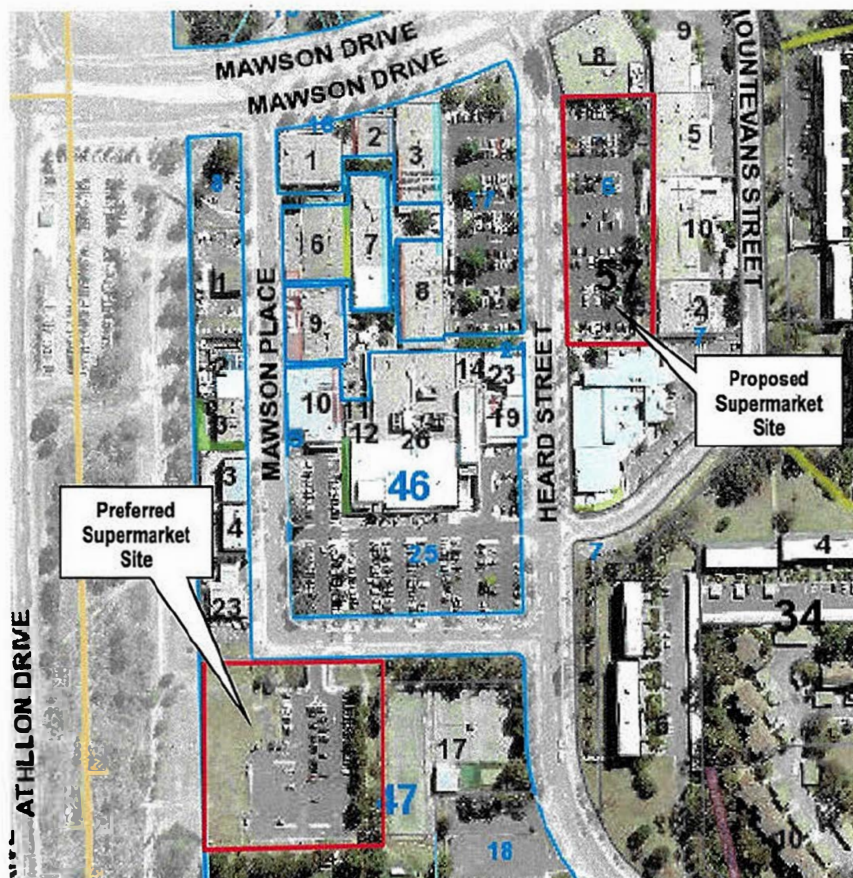


Figure 1: Relevant Sites

Source: ACTmapi

2. ACT Government Response to Previous ALDI Submission

The "Report on Consultation" prepared by the ACT Environment, Planning and Sustainable Development Directorate (EPSDD) dated October 2017 provides the following response to ALDI's previous submission:

"2.2.11 2 submissions (11, 14) queried the lack of land for an additional supermarket, with 1 submission (14) requesting that more land within the centre be zoned CZ1 commercial core to permit a supermarket.

Response

The Mawson group centre master plan identified block 6 section 57 as suitable for a new supermarket, and recommended rezoning the block from CZ2 business zone to CZ1 core commercial zone to facilitate this. The rezoning of the block has been undertaken as part of the variation in accordance with the master plan and will allow a supermarket or other commercial uses on the site."

A detailed investigation of Block 6 Section 57 has been undertaken by ALDI and indicates that the site is not suitable for an ALDI Store for the following reasons:

- A mixed use development comprising basement car parking, an ALDI Store at ground level and residential uses above is the likely development option. Due to the 8m height limit of Block 6 Section 57 this is not possible.
- The club use to the east creates a problematic design challenge to accommodate ALDI's operational needs, in particular loading and waste storage, whilst also providing an acceptable outlook for the club.
- A reduction in public car parking and therefore amenity is unlikely to be viewed favourably by the surrounding properties who rely on the existing public at grade car park.
- It is unclear whether the future developer of Block 6 Section 57 would be obligated to provide car parking equal to the existing in addition to the car parking required for any proposed development. The structured car park proposed between the tennis courts and Athllon Drive is too far (300m) from the clubs to be practical and safe for club customers to use particularly at night time.

Although not previously raised by ALDI, it is noted that the car park on Block 25 Section 47 was addressed in submissions:

"2.2.12 1 submission (21) stated that the southern car park between the tennis courts and Athllon Drive should be rezoned for commercial and residential uses, not service trades

Response

The rezoning of the surface car park from urban open space to service trades area is in accordance with the recommendations of the approved Mawson group centre master plan and will be able to accommodate uses suitable in the service trades area, including a structured car park."

Consideration should be given to allowing a supermarket on this site, which has the ability to accommodate an ALDI Store and would provide for the highest and best use of the site. A structured car park on this site is immediately adjacent to the existing Woolworths at grade car park and is too far (300m) from the club uses to be a practical or safe option for customers at night. A structured car park would be better located on Block 6 Section 57.

3. Requested Amendments to the Recommended Variation

Despite strong demand for ALDI Stores in the ACT, ALDI has been unsuccessful in obtaining a suitable and viable development site within Mawson Centre by virtue of fragmented lessee/ownership.

The Recommended Variation does not provide any new retail opportunities suitable to address the current difficulties experienced by ALDI in finding a new site in the Mawson Centre. The lack of appropriate business zoned land to accommodate a supermarket in the short term will further compound the difficulties experienced by ALDI in finding a suitable development site due to constraints, including those relating to fragmented land leasing/ownership and poor vehicle access.

In order to facilitate the establishment of a new ALDI Store within Mawson Centre we request the Environment and Planning Directorate consider the use of Block 25 Section 47 to facilitate a supermarket use.

Thank you for the opportunity to comment on the Inquiry into the Draft Variation No. 345 Mawson Group Centre. We request that ALDI is kept informed of the progress of the Inquiry and the Draft Variation to the Territory Plan and are advised of opportunities to make submissions for any future public exhibition periods.

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Yours sincerely
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Brendan Smith
Property Director



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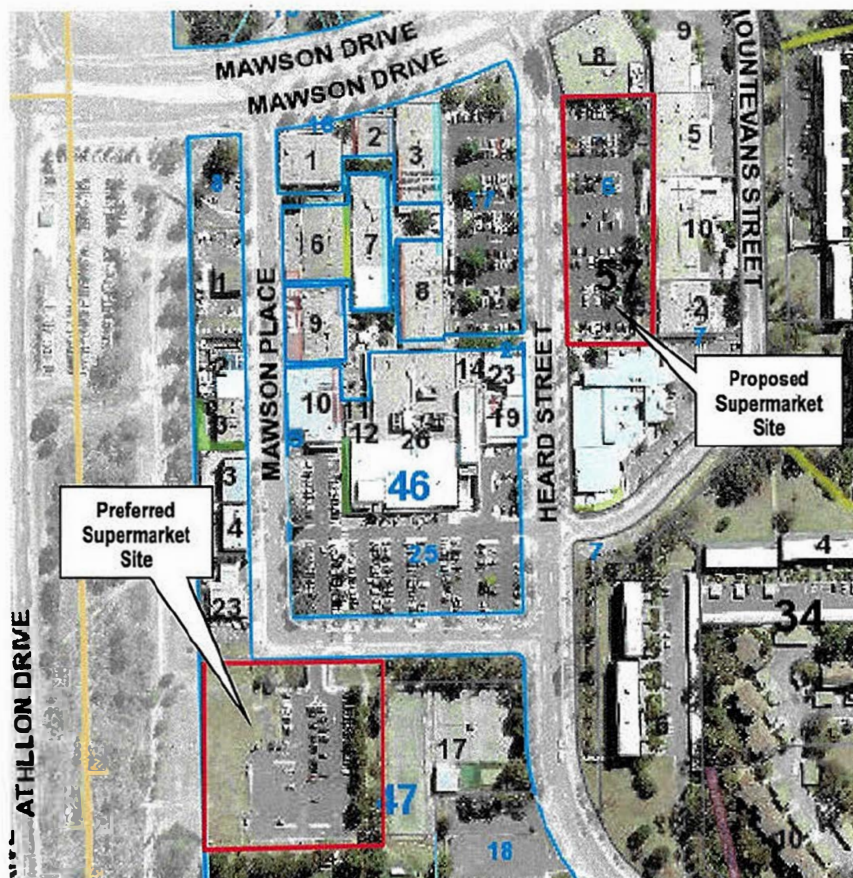


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