



**LEGISLATIVE ASSEMBLY**  
FOR THE AUSTRALIAN CAPITAL TERRITORY

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**STANDING COMMITTEE ON PLANNING, TRANSPORT AND CITY SERVICES**  
Jo Clay MLA (Chair), Suzanne Orr MLA (Deputy), Mark Parton MLA

Submission No 49 -

Mr Greg & Mrs Lee

Hollands

Inquiry into Giralang Shops

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Dear Committee,

My wife and I have been residents of Giralang since 24 December 1975 and have brought up 3 children in the suburb. Thus, we have first hand knowledge ( and experience) of the situation ( over 46 years) in relation to the shops.

Most of the submissions that I have read to date appear to make similar points; in particular what an eyesore the incomplete development is and how dangerous the site is for the little kiddies attending the school. The fact of the matter is that there has been no child hurt on the site and the fence, whilst not perfect, has many signs warning people to stay out. It is difficult to imagine what more the developer could have done in this regard.

The reality is that the developer has been stymied at a number of places by retail competitors which along with legal action ( all the way to the High Court) which has inhibited the progress of the development and ( ultimately) placed limitations upon the size of the commercial part of the development that have made it not viable from a commercial aspect.

The simple solution is ( as pointed out by a couple of other sensible commentators) to increase the size of the supermarket to 1500 m<sup>2</sup>. This would make the site more attractive commercially which in turn would allow for the mixed development to go ahead. It is entirely a matter for the market as to whether this will be successful, but that is a function of the market - not government.

Given the entirely laissez fare approach to development by the (misnamed) Planning Directorate, it is difficult to see how this could result in anything other than a better solution than we have now.

It would also provide the local community an opportunity to support the commercial operation of the shopping centre - something which the community abandoned many years ago, but which was demanded by certain groups - GRAG in particular.

The owners of the lease have significant commercial interests to advance and they should not be diverted from that objective given their ( very patient) actions to date. Whilst not updating the community at every turn about the “roadblocks” along the way, they have certainly done more than most in Canberra in this regard. Thus they should not be “penalised” for advancing their commercial interests.

It is an “easy” ask - and entirely within the Governments remit to change the conditions attaching to the development. Given that the commercial interests of its competitors has now changed considerably, ie, Supa Barn at Kaleen Village is now owned by Coles; it would seem a reasonable solution.

This may come as a surprise to some in Government, but the ACT Government owes its primary duty to its citizens - not the larger commercial interests from interstate.

Remembering what the voting demographic is in Giralang, it is clear that the ACT Government could see no downside in ignoring the Giralang Shops issue. Now is the time for the "Mouse to roar" and let the Government know that this is not good enough. Fix the problem please!

If you are incapable of doing that, then you are not fit to govern.

Looking forward to some real action - soon!

Sincerely

Greg & Lee Hollands