



Legislative Assembly for the ACT

STANDING COMMITTEE ON
PLANNING AND ENVIRONMENT

INQUIRY INTO THE BUILDING OF A SUPERMARKET NEXT TO THE BELCONNEN MARKETS

MARCH 2004

Report 27

Committee membership

Mrs Vicki Dunne MLA	Chair
Mr John Hargreaves MLA	Deputy Chair
Ms Roslyn Dundas MLA	Member
Mrs Helen Cross MLA	Member
Mr Bill Stefaniak MLA	Member (appointed from 12 February 2004 for the purpose of the Inquiry into the Building of a Supermarket next to the Belconnen Markets only)

PLANNING AND ENVIRONMENT-STANDING COMMITTEE- DISCHARGE OF MEMBER FOR INQUIRY-BUILDING OF AN ALDI SUPERMARKET NEXT TO THE BELCONNEN MARKETS

Mrs Dunne (Chair), by leave, moved- That Mrs Dunne be discharged from attending the Standing Committee on Planning and Environment for that Committee's consideration of the inquiry into the building of an Aldi supermarket next to the Belconnen Markets.

Debate ensued.

Question- put and passed.

[Source: Legislative Assembly for the Australian Capital Territory, Minutes of Proceedings No. 87 Tuesday 10 February 2004, page 1099]

Following Mrs Dunne's discharge from the Committee, Mr Hargreaves in accordance with Standing Order 247 assumed the Chair for the purpose on this Inquiry only, together with the responsibility for signing the report on the specific inquiry (Standing Order 252), and presenting the report to the Assembly (Standing Order 253).

PLANNING AND ENVIRONMENT-STANDING COMMITTEE-MEMBERSHIP

Mrs Dunne (Chair), by leave, moved –That, pursuant to Standing Order 221, Mr Stefaniak be appointed to replace Mrs Dunne on the Standing Committee on Planning and Environment for that Committee’s consideration of the inquiry into the building of an Aldi Supermarket next to the Belconnen Markets.

Question- put and passed.

[Source: Legislative Assembly for the Australian Capital Territory, Minutes of Proceedings No. 89 Thursday 12 February 2004]

Committee Support

Miss Linda Atkinson

Committee Secretary

Mrs Judy Moutia

Administration

Resolution of appointment

- (1) The following general purpose standing committees be established and each committee to inquiry into and report on matters to it by the Assembly or matters that are considered by the committee to be of concern to the community:
 - (f) A Standing Committee on Planning and Environment to examine matters relating to planning and land management, conservation and heritage, transport services and planning, environment and ecological sustainability.
- (2) If the Assembly is not sitting when the Standing Committee on Planning and Environment has completed consideration of a report on draft plan variations referred pursuant to section 25 of the *Land (Planning and Environment) Act 1991* or draft plans of management referred pursuant to section 204 of the *Land (Planning Environment) Act 1991*, the Committee may send its report to the Speaker, or, in the absence of the Speaker, to the Deputy Speaker, who is authorised to give directions for its printing, publication and circulation.

Terms of reference

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Inquire into and report on the petition presented to the Assembly concerning building a supermarket next to the Belconnen Markets

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Summary of recommendations

Recommendation 1

The Committee recommends that the Government facilitate more open competition through the application of more flexibility in the land use policies, to provide the best opportunity for business to develop in the ACT.

Recommendation 2

The Committee recommends that the Government take a more flexible approach when applying land use policies to allow for outcomes that will benefit the community.

Recommendation 3

The Committee recommends that the Government reassess current land use policies as they apply Canberra's Town Centres to ensure that the same consistent approach is applied when developments are being proposed.

Recommendation 4

The Committee recommends that no approvals for redevelopment be granted until there is publicly transparent evidence available of:

- a. the complementary nature of such redevelopments between all of the Group Centres in the Belconnen Precinct**
- b. the retention of individual competitiveness for each of the shopping centres**
- c. the balance of the competitive position between each of the five Group Centres in the Belconnen Precinct, including the Belconnen Town Centre, the Jamison Centre and the Belconnen Markets.**

1. Introduction

1.1 On 21 October 2003, Ms Roslyn Dundas MLA, presented a petition from 1,661 residents in the ACT Legislative Assembly:

‘Requesting that the Assembly pass legislation allowing Aldi Supermarket to build a supermarket next to the Belconnen Markets.’¹

The petitioners wished to draw ‘to the attention of the Assembly that local people want access to cheaper groceries’².

1.2 The Clerk received the petition and the terms of the petition were recorded in Hansard and a copy referred to the relevant Minister.

1.3 In accordance with Standing Order 99, Ms Dundas moved in the Legislative Assembly that ‘this request for an Aldi supermarket be referred to the Standing Committee on Planning and Environment’. Ms Dundas continued ‘I’ll just speak briefly to it to inform members that I think we’ve now had over 3,000 signatures tabled in this place requesting an Aldi supermarket at the Belconnen Markets, and I believe that the Planning and Environment Committee is best placed to investigate the issues behind the need for this petition and what is going on in relation to Belconnen Markets, simply a referral, and I’m sure that the Planning and Environment Committee will be able to report back on what is going on in our Belconnen Town Centre’.

1.4 On 21 October 2003, the Assembly accepted Ms Dundas proposal and the petition was referred to the Standing Committee on Planning and Environment for inquiry and report into a proposal for a new supermarket to be built next to the Belconnen Fresh Food Markets in Lathlain Street Belconnen, based on the petition that 1,661 residents had submitted a petition to the Assembly requesting that legislation be passed to allow the building of the supermarket. A copy of the petition is at Appendix 1.

1.5 This is the first time in the history of the ACT Legislative Assembly that a petition has been referred for inquiry to a Standing Committee. The Committee noted that this might be an unusual occurrence in State and Territory Legislatures. Like most other legislatures petitions once presented are referred to the relevant Minister. However, the Parliament of Western

¹ Legislative Assembly for the Australian Capital Territory, Minutes of Proceedings No. 75 of Tuesday 21 October 2003.

² Petition to the ACT Legislative Assembly (see Appendix 1 of this Report).

Australia automatically refers petitions to a relevant standing committee after presentation for inquiry and report.

2. Conduct of Inquiry

2.1 While this Inquiry appears to have a single focus, a wide range of views, data and information were important to inform the Committee on:

- a. the impact of current land use policies, including the Government's recent decision to allow for an Aldi supermarket to be built at the Kippax Shopping Centre in Holt;
- b. the business viability for surrounding businesses if an additional supermarket were to be established at the Belconnen Fresh Food Markets; and
- c. the extent to which the community had access to cut price groceries.

2.2 The Committee adopted the following approach to enable the public and relevant stakeholders put forward their views to the Committee:

- a. Advertisements calling for public submissions were placed in the *Canberra Times* on 8 November 2003, with a closing date for submissions of 12 December 2004. The same advertisement also appeared in the *Chronicle* on 18 November 2003.
- b. Letters to addressees as shown in Appendix 3, formally inviting addressees to make a written submission to the Committee expressing their views and comments on the impact on the Belconnen Fresh Food Markets, if the proposal to build a new supermarket were to proceed. In the letters to the Jamison Shopping Centre shop owners, the Committee sought their views as to whether an Aldi might have a detrimental effect on their business viability

2.3 Forty-three submissions were received (Appendix 2). The major source of these submissions was from the owner and traders of the Belconnen Markets and the owner and traders of the Jamison Centre. The McCann Property and Planning submission (number 6) was lodged on behalf of the owners of the Belconnen Mall, Westfield Limited. While the submissions from the Belconnen Markets and the Jamison Centre could be likened to an orchestrated campaign to put both the positive and the negative view respectively, the Committee could see that there were views emerging that could be regarded as one argument in favour of a cut price supermarket, but just in different locations. In fact, the submission from the owner of the Jamison Centre indicated that his company had already reached agreement with Aldi for a supermarket at the Jamison Centre.

2.4 Prior to the lodgement of the submission from Westfield Limited via McCann Property and Planning, Mr Jonathan Bradhurst Asset General Manager, Development and Asset Management Division Westfield had informed the Committee that:

1. Westfield is aware of the ALDI proposal and the details as to why ACTPLA denied the approval to ALDI for the proposal to proceed.
2. Westfield is concerned that ALDI might be trying to do a deal so as to obtain free land to set up a supermarket so that it avoids paying market prices for land. There is also the issue that the owner of Belconnen Fresh Food Market might be trying to facilitate the ALDI proposal because it was unable to have a bulky goods store approved at their Fyshwick property. The owner has taken the issue to the AAT to try to have the decision of ACTPLA overturned.
3. ALDI has also sought Westfield's assistance to find a suitable space in the Belconnen Westfield Shopping Mall.

2.5 With evidence before it, Committee agreed on 6 February 2004 that the Inquiry did not warrant public hearings.

Changes to Committee Structure during the Inquiry

2.6 The Chair of the Committee withdrew from further involvement in the Inquiry following Committee deliberations on 13 January 2004, regarding the release of 200 copies of a leaflet (Appendix 4). The leaflet was distributed at the Belconnen Markets around two to three weeks before Christmas 2003 '*Aldi at the Markets?*' authored by Mrs Dunne MLA [Member for Ginninderra], and Chair of this Committee. This was formalised by a motion passed in the Legislative Assembly on 10 February 2004. In accordance with Standing Order 226, the Deputy Chair can perform the duties of the Chair, when the Chair is unavailable.

2.7 The Committee agreed to reassure the public that the Committee had yet to reach any conclusions about what it might recommend to the Legislative Assembly, via a media release, and letters of apology to both the Belconnen Fresh Food Market traders and the Jamison Shopping Centre traders. Appendix 5 shows a copy of the media statement released on 20 January 2004.

2.8 The Committee resolved to continue with the Inquiry following the release of the media statement and the letters of apology to the traders at the Belconnen Fresh Food Markets and the Jamison Shopping Centre.

3. Land Use Policies and the Development of the Belconnen Fresh Food Markets

Land Use Classification Belconnen Fresh Food Markets

3.1 Under the Territory Plan, the Belconnen Fresh Food Markets accords with land use policy Commercial B Town Centres Precinct C. It contains Block 5 Section 31 Belconnen and Block 12 Section 31 Belconnen. The site which has been the subject of a proposed development for a 'a freestanding grocery store...designed to respond to both the established lease and development conditions, and the existing character of the Markets'³ is in the north eastern sector of the extended (consolidated) Belconnen Markets site (largely corresponding with the site of the former Belconnen Car Fair)⁴.

3.2 Any proposal for a new supermarket at the Belconnen Fresh Food Markets must comprehend the Land Use Policies for Group Centres (Territory Plan Part B2C Commercial C). Complementing the Belconnen Town Centre land use policy, the Belconnen district has five Group Centres (Territory Plan Part B2C). These are the **Charnwood Group Centre; the Hawker Group Centre; the Kaleen Group Centre; the Kippax Group Centre Holt; and the Jamison Group Centre, Macquarie**. The Jamison Group Centre is located almost directly opposite the Belconnen Markets on the other side of Belconnen Way.

Belconnen Fresh Food Markets and the Jamison Group Centre sit in close proximity to each other, it was critical that the Committee consider the impact of any inconsistent application of land use policies when analysing the evidence and the issues before it. The following table puts the **objectives** of the policies side by side:

³ Section 7, the Development Application for Belconnen Markets Block 12 Section 31 Belconnen, October 2002.

⁴ Ibid. Section 6 The Site.

<i>Territory Plan, Town Centre Policies Commercial B Belconnen Precinct C 'Mixed Services Area' flanked by Precinct B 'Business Area'</i>	<i>Territory Plan Group Centres Policies Commercial C Jamison Centre Precinct A. 'Retail Core' flanked by Precinct B 'Business Area', Precinct C 'Mixed Services' and Precinct D 'Car Parking'</i>
To make provision for a range of conveniently located service and relative low rent commercial activities	To make provisions for a wide range of shopping, community, recreation and business facilities serving predominantly the surrounding or nearby suburbs
To accommodate retail-related uses requiring large floor areas	To provide opportunities for specialised small scale commercial activities and other facilities serving a wider ACT market, as well as medium and higher density residential development
To provide for a wider range of commercial development in the Mixed Services Precinct, provided that this development does not undermine the function of the retail cores and business areas of town centres and the viability of the commercial hierarchy'	To support a competitive and sustainable retail sector within the ACT, which can respond effectively to changing circumstances To encourage convenient access to centres, quality development of an appropriate scale and character, and enhanced environmental amenity To capitalise on the distinctive qualities and potential of individual centres To promote an efficient urban structure

Appendix 6 provides the Territory Plan showing the Belconnen Town Centre Precincts. Appendix 7 shows the plan of Block 12 Section 31 being a consolidation of Blocks 5, 11 and part Block 9.

Applications for An Organic Produce Store or Supermarket

3.4 The Minister for Planning informed the Committee on 8 December 2003 that:

‘A Development Application (DA) was lodged with the ACT Planning and Land Authority (ACTPLA) on 13 December 2002 for a supermarket next to the Belconnen Fresh Food Markets. The DA sought approval for the erection of a single storey building to be used as a grocery store, road works, associated signage, landscaping, paving and other site works and tree removal. The Commissioner for Land and Planning determined the application on 28 April 2003 and declined to exercise his discretion to approve the application’⁵.

3.5 The Minister for Planning further informed the Committee that:

‘Efkar Pty Ltd and Pontains Pty Limited presented a proposal to the previous Government seeking assistance under the ACT Business Incentive Scheme to acquire land to establish an organic produce store at the Belconnen Fresh Food Markets. The land sought was contiguous to Block 5 Section 31 Belconnen (the Belconnen Fresh Food Markets), which is owned by Efkar Pty Limited and Pontains Pty Limited. It included part Block 9 and Block 11 Section 31 Belconnen. The parcel of land has subsequently become Block 12.

The previous Government agreed to the direct grant of the lease for the purpose of an organic produce store subject to the passage of a variation to the Territory Plan and the relocation of the Belconnen Car Fair.’

The Belconnen Car Fair has been relocated to a site near the Belconnen Markets (part Block 9 Section 32), and a separate license has been issued over this site to the operator.

3.6 The proposed Aldi supermarket, which is the subject of the appeal, is proposed for the North East corner of Block 12. Block 12 remains the subject

⁵ Submission number 5 to the Committee dated 8 December 2003 from the Minister for Planning.

of an appeal by the lessee to the Administrative Appeals Tribunal (AAT) seeking that the decision of Commissioner for Land and Planning be overturned to allow for:

- a. 'the lease purpose clause to permit the sale of bulky goods including new furnishings, electrical and general hardware supplies; and
- b. 'the gross floor area clause of 200m² for each unit except those used for the purpose of the sale of fruit, vegetables etc for one unit which may be used for bulky goods retailing and the sale of other non food items'⁶.

3.7 Westfield, the owners of the Belconnen Town Centre, appealed to the Supreme Court about being refused by the AAT to be joined to the AAT matter. The Supreme Court hearing was on 12 February 2004, but as yet the Committee has not been able to obtain the result.

3.8 The Development Application had been for a 'proposal to construct a new grocery store and associated works including signage, landscaping, paving, road works, infrastructure services and car parking'⁷. The Commissioner for Land and Planning declined the application⁸ because:

1. The proposed use of the building is inconsistent with the territory Plan, in particular the objectives and land use restrictions applying to Precinct 'c' of the Town Centres Land Use Policies;
2. The proposed use of the building is inconsistent with the provisions of the Crown Lease, particularly clauses 3(f) and 3 (h);
3. The entire gross floor area of 1 341m² is to be used for a single shop i.e. an 'Aldi Supermarket, and under the Territory Plan, any supermarket or shop selling food, other than a produce market, is restricted to a gross floor area of not more than 200m². To comply with the terms of the Crown Lease, the proposal would have had to be divided into separately accessed units each of no more than 200m², except for those to be used for the primary purpose of a produce market for the sale of fruit and vegetables and organically grown produce and may include the sale of other products which complement the primary purposes.

⁶ Submission number 5 to the Committee dated 8 December 2003 from the Minister for Planning.

⁷ Development Application 20026635 lodged 13 December 2002 with the Planning and Land Management Group from Efkar Pty Ltd and Pontians Pty Ltd.

⁸ Advice of 'Deemed Refusal'- Pursuant to Part 6 of the Land (Planning and Environment) Act 1991, 28 April 2003.

The 1994 case for a Half Case Retail Outlet at the Belconnen Markets

3.9 Previous efforts to have an 'Aldi-like' outlet at the Belconnen Markets (Block 5 Section 31 Belconnen) for foodstuffs groceries, beverages and domestic household goods in half case lots were made in 1993 in the Supreme Court of the Australian Capital Territory by Contis Investments Pty Limited and its partner Dinach Holdings Pty Ltd (Jewel Food Stores Pty Limited) 'to vary the lease to permit a half case retail outlet to operate from the premises; to increase the maximum gross floor area to 3300 square metres and to vary the lease boundary to include Block 3 Section 31 Belconnen'⁹. The Court heard on 7 October 1994 that the proprietors of various businesses in the Belconnen area, being supermarkets which retails goods including the kinds of goods sold at the Markets, were not in favour of an addition supermarket being built adjacent to the Belconnen Markets. Their fear was 'the increased retail area of, and range of goods likely to be sold at, the Markets will increase competition against them and reduce their profits'.

3.10 However, the 7 October 1994 Court report at paragraph 12 indicates that on 17 May 1994, the application of Contis and Dinach was approved subject to nine stated conditions, including that the Crown Lease Clause restricting the gross floor area dedicated to the sale of goods by half case lots, should also include 'groceries and beverages' and that the boundary of the block shall not be altered to include Block 3 Section 31 Belconnen'.

3.11 The Crown Lease for the Belconnen Markets leased land at Clause 3 c (refer 1 December 1994 Court report) provides for the use of the premises only for the purpose of a market for the storage and retail sale of the following only:

- (ii) fruit and vegetables;

⁹ Jewel Food Stores Pty Limited, Olaseat Pty Limited, J KRNC t/as Hawker festival Supermarket, P and A Christodoulou t/as Kippax Supabarn and Fadco Pty Limited t/as Festival Charnwood v. Bill Wood, Minister for the Environment Land and Planning, Roger Thomson, Registrar Planning Appeals Board and Contis Investments Pty Limited No. SC806 of 1993 Jewel Food Stores Pty Limited, Olaseat Pty Limited, J KRNC t/as Hawker Festival Supermarket, P and A Christodoulou t/as Kippax Supabarn v. Bill Wood, Minister for the Environment Land and Planning and Contis Investments Pty Limited No. SCA60 of 1994 Number of Pages-17 Administrative Law [1994] ACTSC 104 (7 October 1994, and Jewel Food Stores Pty Limited, Olaseat Pty Limited and P and A Christodoulou t/as Kippax Supabarn v. Bill Wood, Minister for the Environment Land and Planning No. SCA60 of 1994 Number of pages -8 Administrative Law [1994] ACTSC 123 (1 December 1994).

- (iii) bakery products (including bread, pastries, cakes and biscuits), confectionary, meat, poultry, seafood, delicatessen goods, and natural health foods;
- (iv) foodstuffs other than those specified in paragraph (ii) of sub-clause c of this Clause), groceries, beverages and domestic household goods;
- (v) food prepared on the premises for immediate consumption off the premises and ancillary thereto on-site dining facilities;
- (vi) of 'produce market' was altered to the 'use of land for sale from market buildings or stalls of fruit and vegetables and other pets' food accessories and medicines for animals, animal skins and hides;
- (vii) cosmetic and health care products, plants, flowers, seeds, fertiliser, farm produce and ancillary thereto garden accessories;
- (viii) smokers' requisites, newspapers and magazines;
- (ix) arts, crafts, rugs, coins, stamps, wall hangings, antiquarian books, Australian souvenirs, wooden puzzles and toys, gifts, minor household goods and utensils, but EXCLUDING furnishings, electrical appliances and general hardware supplies.

The Contis and Dinach amendment was approved without amendment to add to this 'foodstuffs, groceries, beverages, household goods in half case lots'.

3.12 However, certain applicants argued that the amended proposal, which was approved on 17 May 1994, was inconsistent with the Territory Plan and would negate the 'primary land use' on Belconnen Section 31 Block 5 as a 'produce markets for the sale of fresh fruit and vegetables'. The Court hearing concluded (paragraphs 34 to 37 of the 1 December 1994 report), that the proposed amendment did not threaten the primary land use requirement as is it understood in the original Crown Lease. The Crown Lease retains the requirement that any premises exceeding 200m² Gross Floor Area (GFA) must be used for the purpose of 'the sale of fruit and vegetables and organically grown produce and other products which complement these purposes'.

Draft Variation to the Territory Plan No. 140 Existing Produce Market Sites-Greenway Section 2 Block 5 and Belconnen Section 31 Block 5; Draft Variation 158 to the Territory Plan Commercial B2C Land Use Policies- Proposed Changes to Group Centre Policies; Recent ACT Government Statements

3.13 In November 2000, the ACT Government accepted the recommendations of the Standing Committee on Planning and Urban Services¹⁰ of a Mixed Services Area in the Town Centres Land Use Policy for Belconnen Markets because the markets had 'significantly broadened the range of uses on its site', and because the Markets had remained viable by retailing a wide range of goods in addition to fresh fruit and vegetables. At the time the Committee stressed that this should not occur 'at the expense of existing tenants'.

3.14 The adoption of Draft Variation No. 140 from 15 March 2001 enabled the Belconnen Markets (and the Greenway Markets) to operate in the same manner as the other sites that are within the 'Mixed Services Areas' of the Town Centres, and to limit the size of a supermarket or shop selling food (other than produce markets) to 200m². In addition, the definition¹¹ of 'produce market' has been altered to the 'use of land for the sale from market buildings or stalls of fruit and vegetables and other primary produce and may include the sale of other products which complement this primary purpose'.

3.15 Following the commencement of Variations to the Territory Plan, numbers 140 and 158, the Territory Plan¹² provides that Land Use Restrictions apply as follows:

'Shop' The use of land for the purpose of selling, exposing or offering the sale by retail or hire, goods and personal services, includes bulky goods retailing, department of store, personal service, retail plant nursery, supermarket and take-away food shop. The maximum gross floor area of a supermarket or shop selling food, other than produce markets, is 200m² per lease'.

Supermarket 'A large shop selling food and other household items where the selection of goods is organised on a self-serve basis'.

¹⁰ Report No. 61 November 2000, Draft Variation to the Territory Plan No. 140 'Existing Produce Market Sites-Greenway Section 2 Block 5 and Belconnen Section 31 Block 5'.

¹¹ Draft Variation No. 158 Commercial B2C Land Use Policies-proposed Changes to Group Centre Policies, commenced 13 June 2002.

¹² The Territory Plan 2002 Written Statement Volume One Schedule 1 definitions page 22 of Part D and 24 of Part D, page 12 of B2B

3.16 In interpreting and applying the requirements of the Crown Lease and the Territory Plan to a proposal to build an 'Aldi-like' supermarket at Block 12 Section 31 Belconnen, it could be deduced that there would be no impediment arising in establishing a store on this site. This could be based on:

- a) the supermarket being used for the purpose of the sale of fruit and vegetables and organically grown produce and other products which complement these purposes.
- b) such a supermarket would not be limited by the size restriction in clause 3 (h) of the Crown Lease which requires that the Gross Floor Area 'be divided into separately accessed units none of which are to exceed 200 square metres each except, those use for the purpose of the sale of fruit and vegetables and organically grown produce and other products which complement these purposes'.
- c) a case to be agreed to have an amendment made to the Crown Lease to produce a consistent approach for both the Tuggeranong Markets and the Belconnen Markets, where Tuggeranong Markets already permits one of the units to be a maximum of 1,500m² provided the premises are used for the sale of, amongst other things 'groceries'.

3.17 The Committee is of the view that Belconnen Markets and the Tuggeranong Markets should have had the same and consistent land use policy. *Australian Independent Developers* allege that 'the fresh produce competition from the major supermarkets has in fact led to the closure of the Tuggeranong Produce Markets, which has now received approval from PALM (now ACTPLA) to establish a homemaker centre in the previously vacant building'¹³. However, the Committee noted the dissent included in the report (Report No 61 of November 2000) of the Standing Committee on Planning and Urban Services. The dissenting report¹⁴ states that: 'I consider that the situation of the Tuggeranong Market is different to that of the Belconnen Market. I see no immediate need to amend the land use classification applying to the well-established and successful market at Belconnen. Also, I note some local opposition to such a change from Belconnen residents and businesses. However, I do appreciate the need to amend the current land use applying to the Tuggeranong Markets. This reflects that Market's lack of viability over several years and under various

¹³ Australian Independent Developers Submission of 12 December 2003 to the Committee.

¹⁴ Report No. 61 November 2000 Standing Committee on Planning and urban Services Draft Variation to the Territory Plan No. 140, Existing Produce Market Sites-Greenway Section 2 Block 5 and Belconnen Section 31 Block 5, dissenting report made by Mr Simon Corbell as Member of the Committee, page 7.

management regimes. It is reasonable to conclude that the Tuggeranong Markets, if they are to have any hope of success, will need to broaden their base (as have the markets at Belconnen and Fyshwick)‘.

3.18 The Minister for Planning said in November 2003 that¹⁵ (Appendix 8) ‘Aldi could not build at Belconnen Markets because the Territory Plan did not allow a third retail centre between Belconnen Town Centre and Jamison. The land Mr Efkarpidis wants to build a supermarket on was land directly granted to him for the purposes of a fresh produce store. He now claims an Aldi supermarket is a fresh produce store. ACTPLA and the ACT Government don’t agree with him’. The Minister also said that ‘there is a strong need to encourage competition in the supermarket industry in the ACT’. This statement was made at the same time as the ACT Government announcement for an Aldi at the Kippax Centre in Holt. The Minister for Planning informed the Committee that ‘there is no intention on the part of ACTPLA to initiate a variation to the Territory Plan for Block 12 Section 31 Belconnen to accommodate the Aldi request and the owner of the Belconnen Fresh Food Markets, Mr Tim Efkarpidis’¹⁶

3.19 On Friday 6 February 2004, the owners of the Belconnen Fresh Food Markets launched their own privately prepared ‘Future Directions Master Plan’ for the Market precinct. The Plan includes ‘a significant extension to the Belconnen Fresh Food Markets on behalf of the owners of the Belconnen Markets, the Australian Independent Group, Messrs John, Jonathan and Tim Efkarpidis (Appendix 9). The extension would include:

- A new verandah to give customers shelter and shade;
- A grocery store for the Winchester Centre car park;
- The Winchester car park to be connected to the main area by a walkway;
- A new child-care centre;
- A secondary entertainment area to the popular Piazza; and
- An expansion of car parking spaces.

3.20 ACTPLA confirmed with Committee that this master plan was not an element of the ACT Government’s formal master planning processes, but has

¹⁵ ‘Land deal secures 2 more Aldi stores’ Frank Cassidy, the Canberra Times Thursday November 27 2003, page 7.

¹⁶ Minister for Planning submission to the Committee of 8 December 2004.

been privately undertaken by the owners of the Belconnen Markets¹⁷. To some degree, it is within the purview of the ACT Government to effect a land use policy to allow an Aldi-like supermarket to be built at the Belconnen Markets. This could be achieved by amending the Crown Lease to permit a maximum of 1,500m² to be provided for premises that must be used for the sale of, amongst other things 'groceries', to be consistent with that which was provided for the Tuggeranong Markets. However, the consistency of the market places is doubtful because of the demise of the Tuggeranong Markets as a fresh food outlet.

3.21 The ACT Government at this point must rely on the relevant provisions of the Territory Plan and the Crown Lease, and any other compliance action, to ensure that at all times its approvals are consistent with these documents. The Committee is of the view that the existing land use policies for both the Belconnen Markets and the Jamison Centre ought to facilitate a decision as to where cut price supermarket might be built through normal market pressures.

3.22 The Committee is aware that the nature of Canberra's business retail opportunities is changing for bulky goods and half case grocery retailing. This was demonstrated for example during its consideration of Draft Variation 175 to the Territory Plan in April 2003, especially in relation to West Fyshwick. The Committee highlighted the need for the ACT Government to look broadly across land use policies and examine how the best outcome for the community might be achieved. The Committee asked the Government to examine such issues as:

- a. 'the relationship between the various areas designated in the Draft Variation, for example, as the proposal for 'Produce Market' (Fyshwick Fresh Food Markets) remains unchanged from the current situation,...consideration should be given to opportunities to reinforce and strengthen the specialised commercial service it provides to retailing in the immediate vicinity to give the community the ability to obtain all of their household product needs at a half-case retail outlet without having to leave Fyshwick after they've done, vegetable, fish, meat and delicatessen shopping';
- b. 'the extent to which the retail hierarchy of shopping centres that consist of a standard modern supermarket and a whole lot of speciality shops can complement the demand for half-case grocery retailing;

¹⁷ Email of 27 January 2004 from Mr Garrick Calnan, ACTPLA.

- c. the basis for a food retailing limit to be 200m² and not 2,000m² to respond to the demand for half-case retailing’;
- d. the inequities and lack of fairness created for retailers by having the 1,200 square metres limit in Fyshwick, for say liquor retailing facilities, when the same types of facilities in say, in the Belconnen Mall have relatively unlimited growth prospects’
- e. how the new policies will contribute to a sustainable revenue stream for the ACT and continue to attract and retain successful investors in the Canberra wholesaling and retailing industry’¹⁸

3.23 The Committee believes that it may be that the ACT Government needs to look at having more flexibility in the current land use policies to encourage the development of lively and vibrant shopping to meet the needs of all the metropolitan catchment population in a much improved and more amenable way. There are two investors who currently have a commitment to such outcomes, one is the owner of the Jamison Centre, the other the owners of the Belconnen Markets. Other businesses adjacent to both precincts also have an interest in the outcomes, for example, the adjacent businesses to the Jamison Centre complex.

¹⁸ Report No. 14 16 April 2003 Draft Variation No. 175 to the Territory Plan, Industrial B3 Land Use Policies: Industrial Area Policies and Definitions-Fyshwick, Symonston, Mitchell, Hume, pages 33 and 34.

4. Issues and Conclusions

4.1 Information available to this Inquiry suggests that *Australian Independent Developers* intends to spend 'more than \$1.0m on the significant extension to the Belconnen Markets'¹⁹. In addition, *Australian Independent Developers* indicates that 'if approval were forthcoming, ...work would begin within six months'²⁰.

4.2 The company that owns the Jamison Shopping Centre is 'committed to spending \$8m to \$12m in redevelopment and revitalization of the centre.'²¹ The submission from the Manager of the Jamison Shopping Centre (page 4) indicates that his 'company has applied to the predecessor of the Land Development Agency to purchase land immediately adjacent to the centre to allow for some of the redevelopment proposals to proceed. While this request has been with that organisation for over 12 months, we have been unable to obtain a response'.

4.3 During this Inquiry, the Committee held a number of concerns about this Inquiry, namely that:

- This Inquiry presented a risk of setting a precedent that the Committee may be regarded as looking into whether a specific commercial interest may be permitted to commence trading in a specific location. The Committee was particularly concerned that the Government should not be seen to be preparing Draft Variations to specifically support a 'commercial' company such as Aldi unless there is a proven community benefit.
- The Jamison Centre probably does need a cut-price supermarket to facilitate competition. This raised the question of whether an Aldi store at the Belconnen Fresh Food Markets would advantage or disadvantage the shop owners at the Jamison Centre. There is no indication from the Government as to when the Jamison Master Plan will be implemented at the Jamison Shopping Centre.
- One consequence of changing the land use policy relating to the Tuggeranong Markets was that the Markets have now been consumed by the Tuggeranong Hyperdome and the fresh food concept eliminated. Whilst there is no suggestion at this stage that the same will apply to the Belconnen Markets, because of the viability of that

¹⁹ The Canberra Times, Saturday February 7 2002, \$1m overhaul plan for Belconnen Markets.

²⁰ The Canberra Times, Saturday February 7 2002, \$1m overhaul plan for Belconnen Markets.

²¹ Submission of 11 December 2003 from the Jamison Centre Manager to the Committee.

marketplace, it needs to be understood that this could, in time be an unintended consequence. The Committee believes that this should be part of the Government's considerations when making any changes to the land use policies for Belconnen.

- Draft Variations should not be made to accommodate or follow predetermined commercial decisions. The Committee took the view that if citizens wanted a cut-price store at the Jamison Centre then such a commercial decision should evolve through normal market contestability.
- The Committee believes that such a commercial enterprise should not be stopped just because it may represent a threat to the principal retail core at the Belconnen Mall. Under the current land use policies that apply to the Belconnen Markets supermarket site, the Development Application of 13 December 2002 was declined because it would be inconsistent with the Area Specific Policy applying to Precinct C-Mixed Services Area in that it would 'likely undermine the function of the principal retail core at Belconnen Westfield,...[and] at present the Belconnen Fruit Markets tend to complement and support the retail core by offering a range of complementary retail and service activities that cannot be readily accommodated within the retail area for reasons of space, cost, and nature of the activity'²². The same may not be so for any supermarket to be built at the Jamison Centre.
- The issue of retail competition and contestability and what drives the changes in land use policies. Is it the Government applying sound planning strategies through well thought-out visions for the ACT, or is it the business and retail imperative combined with community demands and needs which drive planning decisions?. It raises the question of 'horse and cart' policy in planning, i.e. what is the horse and what is the cart? While the Minister for Planning has said that 'there is a strong need to encourage competition in the supermarket industry'²³, the question needs to be asked, how much supermarket development is needed? There may be some logic to fully implement the Jamison Master Plan and then reassess the retail requirements of the inner Belconnen area.

²² Submission from Minister for Planning of 8 December 2002, Findings on material Questions of Fact Application No. 20026635, Block 12 Section 31 Belconnen, page 9.

²³ Land Deal Secures 2 more Aldi Stores, the Canberra Times Thursday 27 November 2003.

The View from the Belconnen Markets

4.3 The Committee was informed through the submissions received that the 'store holders believe that Tim Efkarpidis has a progressive and visionary idea in the establishment of a shopping complex combining an Aldi supermarket offering basic groceries with the choice of over 30 independent small businesses focussed on fresh food market supply at the Belconnen Markets site. The proposal will give the residents of Belconnen and Canberra a revolution in grocery shopping that will encourage competition and consequently, lower prices to a level that has never been available before. This novel concept means that shoppers may indeed have a real alternative to shopping in major supermarket chains for the very first time in Canberra and perhaps, Australia'²⁴.

4.4 *Australian Independent Developers*, in turn, expresses a view in its submission of 12 December 2003 that 'the character of an Aldi store is more closely aligned to a market stall than a traditional supermarket...Aldi stores differ from supermarkets, mainly because they only sell a limited range of 600 to 800 basic grocery items (compared to more than 25,000 lines carried by Coles and Woolworths), such as canned and baked goods, milk and dairy products, locally fresh produce as well as frozen goods. No tobacco, alcohol or newspapers are sold at Aldi stores. There are no amusements or games within the store. The operation of Aldi store does not include any food preparation on site. All products including fresh produce are prepacked and assembled in the distribution centre at Minchinbury onto pallets and loaded at the store. Fresh produce and frozen products are displayed in designated shelving and other items are displayed directly on the pallets. Because of the 'no frills' nature of the operation Aldi not only can offer very competitive pricing but in this specific case it will also result in retail characteristics very consistent with the market character of the overall complex...the lower overheads and limited lines of an Aldi store allow retail prices to be very competitive, particularly when compared to major supermarket chains. This is consistent with the low cost character of a market, rather than the high priced environment of a major, air-conditioned, enclosed retail mall. The limited lines that are stocked, which are predominantly food, are totally consistent with the established role and character of Belconnen Markets as a 'Food Market'.

²⁴Belconnen Markets Store Holders Association Inc Submission of 8 December 2003 to the Committee.

The View from the Jamison Shopping Centre

4.5 The Committee noted that, depending on the interpretation of the Crown Lease, the Crown Lease would allow a supermarket to be built at the Belconnen Markets. However, applying the Crown Lease in this way, would be inconsistent with the land use policies of the Territory Plan for the Belconnen Markets site. If approval to build an Aldi like supermarket were given for the Belconnen Markets before the implementation of the Jamison Centre Master Plan, the Jamison Shopping Centre owner and traders believe that a number of existing businesses in the Centre will fail if this were to happen²⁵. The Jamison Centre Manager told the Committee that 'the decision by this company to purchase the Jamison Centre was based on the support for the Centre expressed through the Jamison Master Planning Process and the longstanding provisions of the Territory Plan in maintaining, over many years, the retail hierarchy'. The Jamison Centre Manager further argues that if a supermarket were permitted to be built at the Belconnen Fresh Food Markets, it would have the impact of:

- a. the closure of small businesses within the Jamison Centre with consequent loss of jobs;
- b. reduction in the services to the community immediately surrounding the Jamison Centre;
- c. a stifling of development at the Jamison Centre as encouraged by the Master Plan; and
- d. the further deterioration of the Jamison Centre with the possible closure as a Group Centre.

4.6 Appendix 10 shows a plan for the Jamison Shopping Centre that reflects the redevelopment plans of the owner. An Aldi Supermarket is shown included in the plan. The view expressed by the owner in the 11 December 2003 submission (page 4), is that 'it would be more advantageous to have Aldi next to a major supermarket if truly the ACT Government wants more competitive prices and improved services to the community. By doing this you would have Kippax with Woolworth's and Aldi, Westfield with Coles and Woolworth's, and hopefully Jamison with Coles and Aldi, thus providing a balance within the Town Centre and Group Centres hierarchy'.

²⁵ Submission of 11 December 2003 from the Jamison Centre Manager to the Committee.

4.7 The owner of the Jamison Centre has already reached an agreement with Aldi stores for the establishment of a store at the Jamison Centre²⁶.

The View of the Committee

4.8 Variation No. 202, the Jamison Group Centre Master Plan, was adopted into the Territory Plan on 29 September 2003. In 2000, Draft Variation No. 158 described the Jamison Centre as being 'poorly designed in terms of appearance, circulation and safety. In order to enhance its market share and role in Belconnen, the Centre would benefit from improvements to its image and character...to provide development potential for mixed use such as outdoor cafes, shops and upper level residential. In turn, such developments will encourage renovations of the existing retail core'²⁷. Very little to nothing appears to have progressed at this stage in terms of the implementation of the Jamison Centre Master Plan.

4.9 The Committee has strong concern that the petition to have an Aldi at the Belconnen Markets comes without due consideration for the Group Centres land use policy. It is also of concern that the owners of the Belconnen Markets have released a Future Directions Master Plan. The concern is, because the Future Directions Master Plan is not a formal element of any ACTPLA Master Planning Process for the precinct, this appears to indicate optimism for approval of the proposals contained therein, but appears to have no connection to or consideration of the Jamison Group Centre Master Plan, and the statement by the Minister for Planning that there will be no variation to the Territory Plan to accommodate Aldi at the Belconnen Markets. It is unclear as to what kind of 'grocery store'²⁸ is being referred to in the Future Directions Master Plan.

4.10 It is not the role of a Committee of the Legislative Assembly to make commercial decisions relating to development in the ACT, but rather to comment and recommend where certain land use policies may be obstructing sensible commercial decisions being made. The findings of this Committee suggests that there may be a case in the Belconnen area for land use policies to include a degree of flexibility to allow for the best possible outcomes for the community.

4.11 In its Report No. 202 of 10 July 2003 on the Jamison Centre Master Plan, this Committee stated that:

²⁶ Submission of 11 December 2004 from Jamison Centre Manager, page 4.

²⁷ Draft Variation No. 158 April 2000 Version.

²⁸ The Canberra Times Saturday February 7 2004, \$1m overhaul plan for Belconnen Markets.

- a. redevelopment that may be facilitated as a result of this Variation to the Territory Plan would improve residential amenity for the general catchment area suburbs, especially Macquarie, Cook, Bruce, Aranda; and other suburbs such as Weetangera, Emu Ridge, and Page;
- b. after thirty years since its establishment, Jamison Centre will benefit from a rejuvenation of the site to respond to changes in the retail sector and residential development needs; and
- c. as the Jamison Centre is located at the entrance of Belconnen, it needs to complement proposals in the Belconnen Town Centre Master Plan, retain its competitiveness as a shopping centre with a major supermarket, and balance its competitive position with the Belconnen Markets and any future redevelopment potential there.²⁹

4.12 This mosaic of issues and events has led the Committee to conclude that the public and investors must be able to rely on the continuing integrity of the Territory Plan.

4.13 Retailing in the ACT is based on a planned hierarchy of shopping centres, consisting of Civic as the Central Business District; Town Centres; Group Centres; Local Centres. This hierarchy has been part of planning policy for many years and is incorporated into the Territory Plan. Jamison Centre was the first group centre and major commercial area for Belconnen until the Belconnen Town Centre development in the 1970's.

4.14 The Committee noted that there are now similar shopping centre arrangements as follows:

- a. The Belconnen area has the Belconnen Town Centre, the Kippax Shopping Centre among others, yet the Government has given approval for an Aldi Supermarket to be built at the Kippax Shopping Centre;
- b. The Tuggeranong area has the Tuggeranong Town Centre, the Conder Shopping Centre among others, yet the Government has given approval for an Aldi Supermarket to be built at Conder; and
- c. The Jamison Centre and the Erindale Shopping Centre could be seen to fulfil similar functions, as they are large group centres in close proximity to a Town Centre.

²⁹ Standing Committee on Planning and Environment, Report No. 20, 10 July 2003, Draft Variation No. 202 to the Territory Plan-Jamison Group Centre Master Plan, page 1.

It follows therefore that a 'cut-price' supermarket could be located in or nearby to the Belconnen Town Centre to service suburbs such as Macquarie; Cook; Bruce; Aranda; Weetangera; Emu Ridge; Belconnen and Page, even though such a supermarket might carry some common lines and might provide unfair competition for small businesses at the Belconnen Markets. A 'cut price' supermarket, the Committee believes, could provide shopping benefits for the budget conscious and those at the lower end of the socio-economic scale.

4.15 This Inquiry was initiated because petitioners to the Government want cheaper groceries and an Aldi to be built next to the Belconnen Markets. The Committee believes that before any approvals are granted for the redevelopment of either the Belconnen Markets or the Jamison Centre that the ACT Government must ensure that:

- the requirements of the Territory Plan for Group Centres Belconnen are applied consistently;
- The Jamison Centre Master Plan must be complementary to any other proposals in the Belconnen Town Centre Master Plan, so that each retail centre retains its individual competitiveness as a shopping centre and balance the competitive position with the each of the five Group Centres in the Belconnen Precinct³⁰, including the Belconnen Town Centre, the Jamison Centre and the Belconnen Markets and any future redevelopment potential in the area.

4.16 With the recent release of planning documents by the ACT Government such as the Canberra Plan, the Social Plan, and the Spatial Plan, this might be a good opportunity to undertake a spatial and economic analysis of the Belconnen precinct and surrounding and adjacent residential areas to test the current applicability of the current land use policies. The Committee believes that, the Government should ensure that it reassesses current land use policies to allow fully informed decisions when final decisions are being made as to where the best location for a cut-price supermarket might be. The Committee believes that this should be possible while maintaining a sensible retail hierarchy framework within the Territory Plan. The evidence suggests to the Committee that there appears to have been an inconsistent, inequitable and unequal approach for the same land use policy to Canberra's town centres. The Committee recommends that this be rectified so that the Belconnen Town Centre, the Philip/Woden Town Centre,

³⁰ The Charnwood Group Centre; the Hawker Group Centre; the Kaleen Group Centre; the Kippax Group Centre Holt; and the Jamison Group Centre, Macquarie.

the Tuggeranong Town Centre and the Gungahlin Town Centre all have the land use policies applied in a consistent way.

Recommendation 1

The Committee recommends that the Government facilitate more open competition through the application of more flexibility in the land use policies, to provide the best opportunity for business to develop in the ACT.

Recommendation 2

The Committee recommends that the Government take a more flexible approach when applying land use policies to allow for outcomes that will benefit the community.

Recommendation 3

The Committee recommends that the Government reassess current land use policies as they apply Canberra's Town Centres to ensure that the same consistent approach is applied when developments are being proposed.

Recommendation 4

The Committee recommends that no approvals for redevelopment be granted until there is publicly transparent evidence available of:

- d. the complementary nature of such redevelopments between all of the Group Centres in the Belconnen Precinct**
- e. the retention of individual competitiveness for each of the shopping centres**
- f. the balance of the competitive position between each of the five Group Centres in the Belconnen Precinct,**

**including the Belconnen Town Centre, the Jamison Centre
and the Belconnen Markets.**

Mr John Hargreaves MLA

Deputy Chair

27 February 2004

Appendix 1: COPY OF PETITION 'LOCAL PEOPLE WANT ACCESS TO CHEAPER GROCERIES'

PETITION

To the Speaker and Members of the Legislative Assembly for the Australian Capital Territory

This petition of certain residents of the Australian Capital Territory draws to the attention of the Assembly that:
local people want access to cheaper groceries.

Your petitioners therefore request the Assembly to:

Pass legislation allowing ALDI SUPERMARKET to build a supermarket next to Belconnen Markets

Appendix 2: SUMMARY: SUBMISSIONS TO COMMITTEE

SUBMISSION	ISSUES RAISED and SUPPORT YES/NO
1 Mrs Joy Luton	Would be a great advantage to her and others to have a supermarket next to the Belconnen Fresh Food Markets. Support – YES
2 Mr Matt Elliston	Would be extremely disappointed if this development did not transpire. Support- YES
3 Mr David Elliston	Aldi supermarkets are different in presentation & product coverage from the tow major stores, as well as suburban supermarkets. The existing two Aldi supermarkets in the Canberra Region have a dedicated clientele. Belconnen residents deserve to have one local to them. Aldi will complement the style of the Belconnen Fresh Food Markets very nicely. Support- YES
4 Cassidy's Department Store	The Jamison Master Plan should be fully implemented and then a reassessment made of the retail requirements of the inner Belconnen area be made. The proposed extension of Catchpole St across Belconnen way into the Belconnen Town centre commercial district, which included Belconnen Markets, will attract customers away from the Jamison Centre and to the Belconnen markets. Kippax Woolworths is expanding and Kippax also to soon have Aldi. Many small local supermarkets have been forced to close because of supermarket expansion at Belconnen Mall. Support- NO
5 ACT Government Minister for Planning	Development Application of 13 December 2002 not approved, and now subject of AAT Appeal No intention to initiate a variation to Territory Plan for Block 12 Section 31 Belconnen. Lease of land given to owner of Belconnen Fresh Food Markets under certain conditions. DA current with ACTPLA proposing that the lease purpose clause to permit the sale of bulky goods including new furnishings, electrical and general hardware supplies; & the gross floor area clause of 200m ² for each unit except those used for the purpose of the sale

	of fruit, vegetables etc for one unit which may be used for bulky good retailing and the sale of other non-food items. Support-NO
6 McCann Property & Planning	Submission made on behalf of client Westfield Limited, proprietors of Belconnen Mall. A new supermarket at Belconnen Markets will be contrary to sound planning and will damage Westfield's interests and those of its tenants at Belconnen Mall, because the great majority of Belconnen Mall tenants are small Canberra based businesses. New supermarket will breakdown the well-established retail planning hierarchy that has governed retail land use planning in Canberra and Belconnen for many years. Support- NO
7 Jamison Shopping Centre	Jamison Centre is within Group Centres land use policy of Territory Plan. Committee's Report DV 202 'retailing in the ACT is based on a planned hierarchy of shopping centres, consisting of Civic as the central Business District; Town centres; group Centres; and Local centres. This hierarchy has been part of planning policy for many years and is incorporated into the Territory Plan. Jamison Centre, which was the first group centre and major commercial area for Belconnen until the Belconnen Town centre development, started in the 1970s'. Committee must note elements of its Draft Variation 202 report regarding Jamison. To place a new supermarket between Macquarie and the Belconnen Mall would result in a substantial loss of business for the Centre. Great concern to see the Belconnen Markets slowly becoming a fully operating retail centre representing something between a Group Centre and a Town Centre. Demarco has reached agreement with Aldi Stores for the establishment of a store at Jamison in the even that a fully concluded agreement preceding the Belconnen Markets proposal. This does not require a variation to the Territory Plan. Support at Belconnen Markets- NO but YES to establishing Aldi at Jamison.

8 Belconnen Markets Store Holders Association Inc	An Aldi will give the residents of Belconnen and Canberra a revolution in grocery shopping that will encourage competition and consequently, lower prices to a level that has never been available before. This development proposal has been current for over 3 years. Belconnen Markets must keep pace and offer an alternative to remain commercially viable. Support- YES
9 Nutty Coffee House Shops 37 & 38 Belconnen Markets	Has operated a stall at Belconnen Markets since 1999. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen Markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
10 Natural Living Shops 19 & 20 Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
11 The Wine Shed Shops 27 & 28 Belconnen Markets	Has operated a stall at Belconnen Markets since 1993. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES

12 Susan's Pets Shops 42-47 Belconnen Markets	Has operated a stall at Belconnen Markets since 1999. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
13 Belconnen Deli Shop 26 Belconnen Markets	Has operated a stall at Belconnen Markets since 2002. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
14 Eco Meats Shop 41 Belconnen Markets	Has operated a stall at Belconnen Markets since 2000. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
15 OZ Help Shop 40B Belconnen Markets	Has operated a stall at Belconnen Markets since 2003. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
16 As Nature Intended Shop 40A Belconnen Markets	Has operated a stall at Belconnen Markets since 2003. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and

	strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
17 Market Gourmet Shops 24 & 25 Belconnen Markets	Has operated a stall at Belconnen Markets since 1998. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
18 Bee Happy Shop 22 Belconnen Markets	Has operated a stall at Belconnen Markets since 2001. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
19 Fruit Fantasy Shops 11 & 12 Belconnen Markets	Has operated a stall at Belconnen Markets since 2001. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
20 Tom's Super Fruits Shops 9 & 10 Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
21 Soap Box Shop 6A	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community.

Belconnen Markets	An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
22 Fishco-Downunder Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
23 Liberty Snack Bar Shops 18 & 18A Belconnen Markets	Has operated a stall at Belconnen Markets since 1991. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
24 Aralis Kidswear Shop 30 Belconnen Markets	Has operated a stall at Belconnen Markets since 1999. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
25 Janey Fashion Shop 31 Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES

26 Ziggy's Fruit Market Shops 7 & 8 Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen Markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
27 Chona Smith Souvenirs Shops 33 Belconnen Markets	Has operated a stall at Belconnen Markets since 2003. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
28 Jimmy's Kitchen Shop 32 Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen Markets serves the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
29 Tee's Trading House Shops 21 & 34 Belconnen Markets	Has operated a stall at Belconnen Markets since 2002. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
30 Hing Wong Butchery Shop 23	Has operated a stall at Belconnen Markets since 1999. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community.

Belconnen Markets	An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
31 Cooking Coordinates Shops 39 & 40 Belconnen Markets	Has operated a stall at Belconnen Markets since 1998. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
32 Book Passion Shops 35 Belconnen Markets	Has operated a stall at Belconnen Markets since 2001. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
33 Deli Cravings Shop 15 Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
34 Blue Seas Shop 13 Belconnen Markets	Has operated a stall at Belconnen Markets since 2000. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
35 Chicken Coop Shop 3 Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES

36 Food Lovers Shop 36 Belconnen Markets	Has operated a stall at Belconnen Markets since 2000. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
37 Mike's Meats Shops 16 & 17 Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
38 Mother Nature Shops 1 & 2 Belconnen Markets	Has operated a stall at Belconnen Markets since 1999. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
39 Market Meats Shops 14 & 29 Belconnen Markets	Has operated a stall at Belconnen Markets since 1997. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
40 Li's Hotbake Shop 6 Belconnen Markets	Has operated a stall at Belconnen Markets since 2002. Opposed to recent decision to make a direct grant to Aldi at Kippax. Belconnen markets serve the whole Belconnen community. An Aldi at the Belconnen Markets will enhance and strengthen Belconnen Markets' role as an important and valuable asset. Support-YES
41 Australian Independent Developers	Company has held extensive discussions with PALM (ACTPLA) about the establishment of an Aldi grocery store at Belconnen Markets. Belconnen & Fyshwick Fresh Food Markets built by government in late 1970s in response to pressure from growers and the community for convenient, one stop

	centres for the sale of fresh produce and related goods. Belconnen Markets were purchased by Efkara and Pontians in 1996 and undertook significant capital investment to improve quality of the Markets. The development of an Aldi grocery store instead of an organic produce grocery store was seen to be a proposal which would produce similar benefits to a previously proposed organic produce grocery store, and would still be totally consistent with the character and role of Belconnen markets, and would be in the broad community interest. Aldi at Belconnen Markets will improve the economic & social viability of the market operation for the individual tenants. Lower overheads and limited lines of Aldi allows retail prices to be very competitive. Support- YES
42 ACTPLA	No intention to initiate a variation to the Territory Plan to accommodate the Aldi supermarket request. The previous Government agreed to the direct grant of a lease for the purpose of an organic produce store subject to the passage of a variation to the Territory Plan and the relocation of the Belconnen Car Fair. Territory Plan Variation No. 140 was subsequently adopted and is now part of the Territory Plan.
43 Jamison Centre Traders	The Jamison Shopping Centre has undergone a period of decline since its original success as a major regional shopping outlet for the early developing Belconnen. Jamison Centre has struggled to operate successfully following the development of the Belconnen Mall. Jamison Master Plan Implementation must proceed. A new supermarket at the Belconnen Markets would cause significant loss in trade at Jamison. Jamison Traders can see the Markets, if a supermarket proceeds there, eventually getting full retail rights. The building of a supermarket at the Belconnen Markets is contra to the Government policy to promote and support retail businesses at the Group centre Level as well as at local centres. Support- NO

Appendix 3 – ADDRESSEES INVITED TO MAKE SUBMISSIONS TO THE COMMITTEE

1. ACT Government Minister for Planning
2. Australia Capital Tourism Corporation
3. Belconnen Fresh Food Markets Traders
 - President BMSHA Incorporated, Belconnen Fresh Food Markets
 - Secretary BMSHA Incorporated, Belconnen Fresh Food Markets
 - Aralis Kids Wear
 - Belconnen Delicatessen
 - Bookpassion
 - Blue Seas
 - Bee Happy
 - Cooking Co-ordinates
 - Deli Cravings
 - Eco Meats
 - Food Lovers
 - Fishco-Downunder
 - Fruit Fantasy
 - HingWong Chinese Butchery
 - Janey Fashion
 - Jimmy's Vietnamese Kitchen
 - Liberty Snackbar
 - Market Gourmet
 - Mother Nature's Top Fruit Market
 - Mr Chris van Reesch and Ms Soula Poulakis-Williams

- Mike's Meats Superstore
- Market Meats
- Natural Living
- Organics Harvest
- Soap Box
- S&M Hotbake
- Susan's Pets
- The Wine Shed
- The Chicken Coop
- Tee's Trading House
- Tom's Superfruits
- The Nutty Coffee House
- Ziggy's Garden Fresh Fruit and Vegetables

4. Efkar Pty Ltd

5. Development and Asset Management Division, Westfield \

6. Jamison Centre Traders

- Manager of the Jamison Shopping Centre
- ACTTAB Limited
- Bentley's Hair of Canberra
- Cassidy's Department Store
- Cole's Supermarket
- Jamison Medical Clinic
- Jamison Hi-Grade Meats
- Jamison Travel
- Jamison Typing Service

- La Bruschetta
- Liquorland
- MacDonald's Children's Wear and School Wear
- New York Beauty
- The Allergy Centre
- The Jamison Bakery
- The Jamison Centre Newsagency
- The Jamison Fruit Market
- The Jamison Pharmacy-Chem World Chemist
- The Jamison Florist

Appendix 4 LEAFLET 'ALDI AT THE MARKETS'

Aldi at the Markets?



MICKI DUNNE MLA
MEMBER FOR
GINNINDERRA

ACT Legislative Assembly
GPO Box 1020
CANBERRA ACT 2601

Phone: 6205 0283
Fax: 6205 3106
Email: dunne@act.gov.au

The ACT Government seems determined to stop Aldi building a supermarket next to the Belconnen Markets, because it would "undermine the retail hierarchy."

The Government has announced Aldi sites at Kippax and Conder, but it seems the Markets will miss out.

I would like to see

- the markets prosper and continue to provide great service to the people of Belconnen
- a good spread of Aldi stores to provide competition in the grocery market
- Aldi and the Belconnen markets working well together, to benefit traders and customers.

Many of you will have signed petitions asking the Assembly to let Aldi build this supermarket. As a result, the Planning and Environment Committee, which I chair, is holding an inquiry into the decisions that have obstructed this project, threatening the long-term future of the Belconnen Markets.

Submissions close on 12 December, with, I hope, public hearings in the new year

To help bring Aldi to the Markets, write to

The Secretary,
Planning and Environment Committee
GPO Box 1020 Canberra 2601

and tell us what you want.

"Choice magazine... found that [a standard package of] products cost \$59.20, compared to... over \$100 for similar goods at other supermarkets. A recent report by Deutsche Bank shows that Aldi has a significant impact on prices at nearby Woolworths and Coles stores." Simon Corbell, 27 November 2003.

Appendix 5: MEDIA RELEASE

INQUIRY INTO THE BUILDING OF A SUPERMARKET AT THE BELCONNEN FRESH FOOD MARKETS

The Standing Committee on Planning and Environment is currently undertaking an Inquiry into the Building of a Supermarket at the Belconnen Fresh Food Markets. The Committee sought submissions to this inquiry late last year, with submissions closing on 12 December 2003.

In late November 2003, a leaflet was distributed at the Belconnen Fresh Food Markets by Member for Ginninderra Mrs Vicki Dunne MLA (also the Chair of this Committee) seeking to inform members of the public of the inquiry and how they might go about lodging their support for a supermarket at the Markets. Some members of the community may see the content of this leaflet as compromising the integrity of the inquiry.

The Committee is concerned that the community may have been misled about the potential outcome of the Committee's deliberations on the inquiry by certain text within in that leaflet. The Committee wishes to reassure the community that it has not reached any conclusions about the matter at this stage, and will not do so until it has thoroughly canvassed to its satisfaction, all of the relevant issues pertaining to the inquiry.

The Committee will be maintaining an open mind about such issues until it can reach agreement about its views that will be contained in its formal report to the assembly later this year. However, as Mrs Dunne expressed views in that leaflet which might have been taken by the community as pre-empting the outcome of this inquiry, Mrs Dunne will withdraw from the inquiry to allow its other members to continue with the inquiry. Mrs Dunne will officially withdraw from the inquiry on 10 February 2004.

The Committee regrets if the leaflet may have given any impression of bias in the early stages of its inquiry.

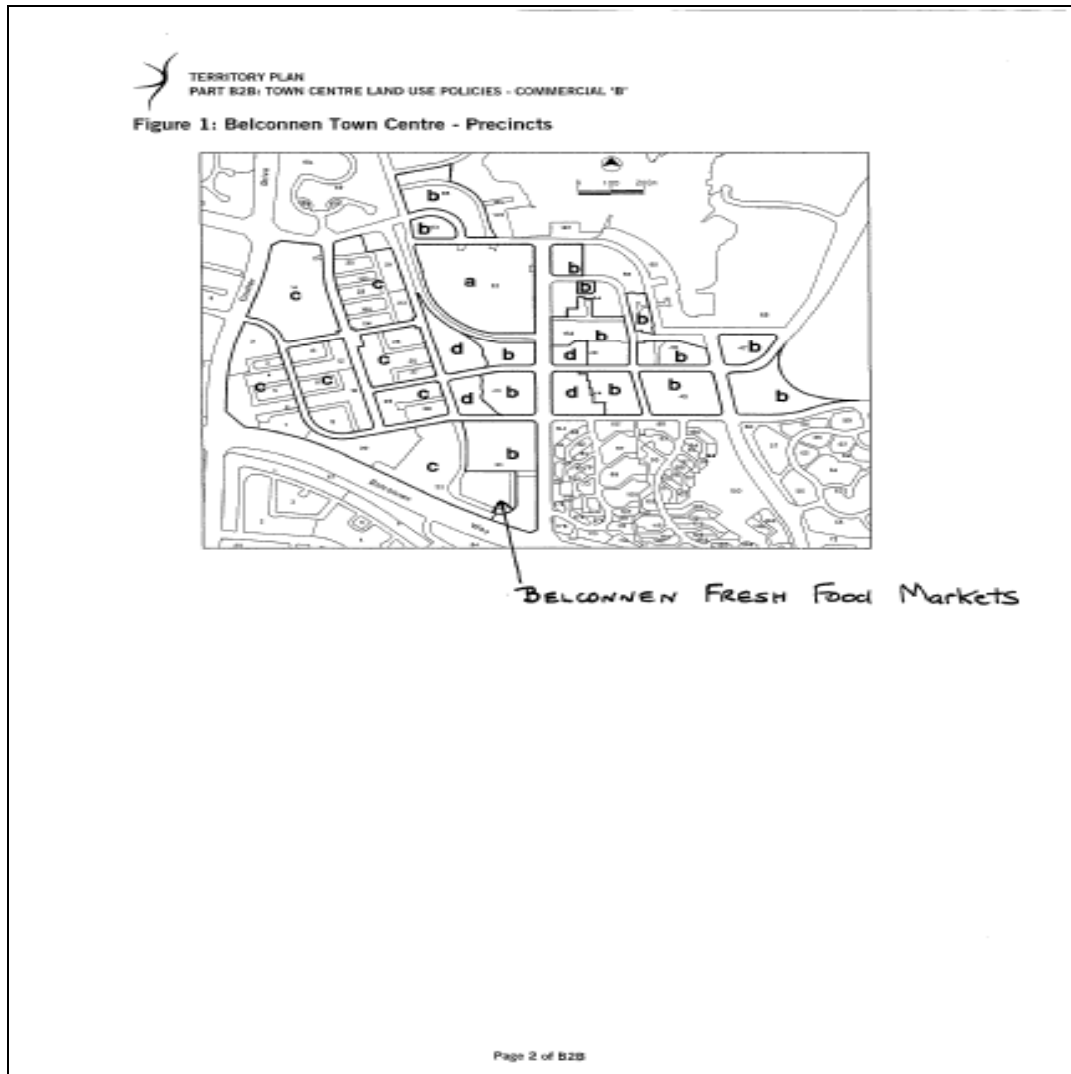
VICKI DUNNE MLA

Chair

Telephone 0418224013

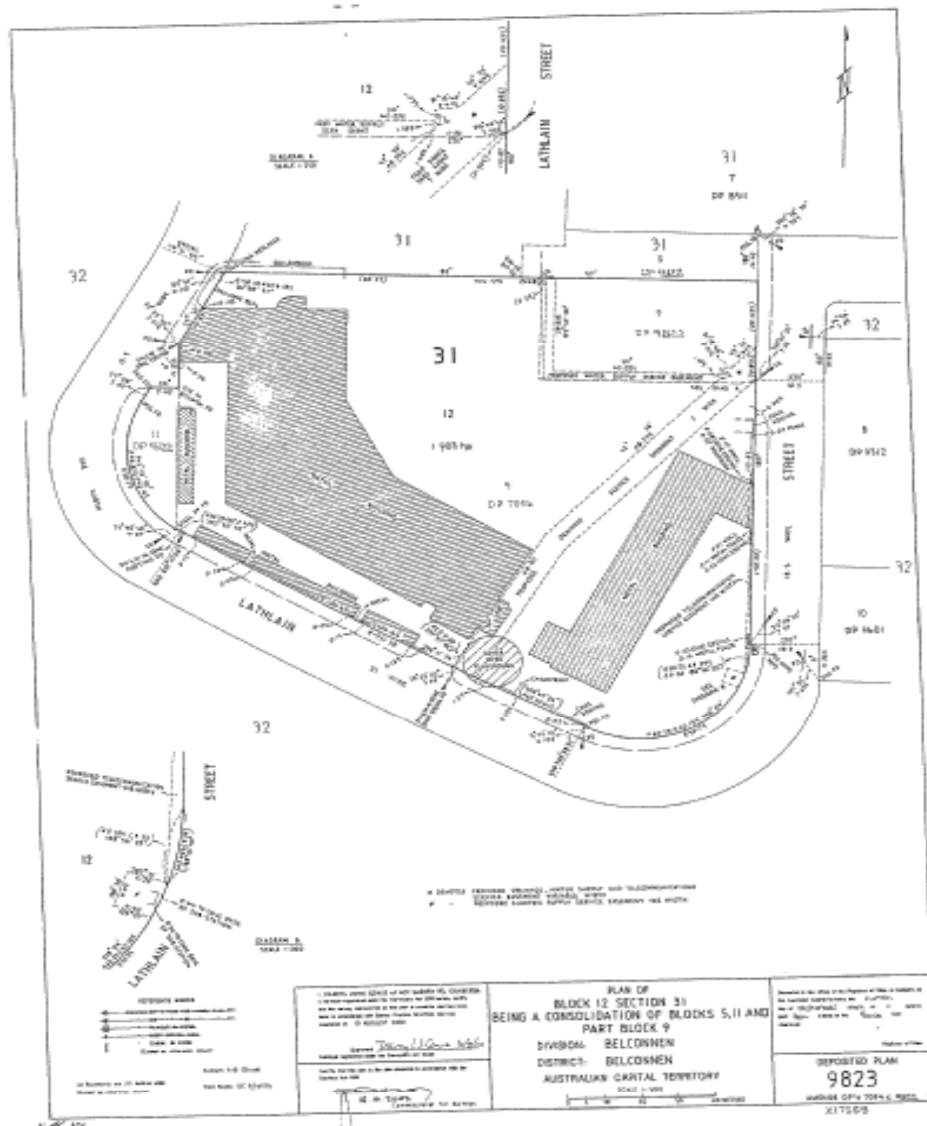
20 January 2004

Appendix 6: TERRITORY PLAN BELCONNEN TOWN CENTRE PRECINCTS



Source: Territory Plan Volume One Belconnen Town Centre Precincts, page 2 of B2B

Appendix 7: BLOCK 12 SECTION 31 BEING A CONSOLIDATION OF BLOCKS 5, 11 AND PART BLOCK 9 BELCONNEN



Source: Submission of 8 December 2003 from Minister for Planning to the Committee.

Appendix 8: MINISTER FOR PLANNING CANBERRA TIMES 27 NOVEMBER 2003

THE CANBERRA TIMES THURSDAY NOVEMBER 27 2003 7

Land deal secures 2 more Aldi stores

By Frank Cassidy

Cut-price supermarket Aldi is to expand in the ACT, the Government offering the giant German chain blocks of land in Kippax and Conder at bargain prices.

Planning Minister Simon Corbett unveiled the deal yesterday which would spare the company the ordeal of a land auction that could push prices beyond its reach.

"There is a strong need to encourage competition in the supermarket industry in the ACT," he said.

"By selling the two blocks at market value direct to Aldi rather than at auction guarantees Aldi's expansion."

He said Canberra would benefit from cheaper groceries as a result of the plan.

The two new stores would add to those already in the region at Greenway and Queanbeyan and one proposed for Gungahlin.

The Kippax Aldi would be in Hardwick Crescent behind the former library site and at Conder in Sidney Nolan Street, near the Lanyon Marketplace.

A change to the Territory Plan would be needed at Conder as the preferred site does not allow a supermarket.

The plan was greeted with mixed feelings by the owner of Belconnen



Simon Corbett: strong need to encourage competition.

Markets, Tim Efkarpidis, who has been trying to have an Aldi supermarket approved at the markets for the past year.

"This will definitely help the community," Mr Efkarpidis said.

"But I'm bitter because I don't understand why they don't approve an Aldi at the Belconnen Markets."

Canberra's property owners' association was delighted with the decision, executive director Peter Conway saying it would lead to more competition and benefit the community.

"It's great news," Mr Conway said.

"But why there and not Belconnen?"

He said a recent consumer study showed Aldi shoppers saved \$2500 to \$3000 a year.

"Everyone would have been celebrating earlier if Mr Corbett had used his ministerial controls on these sorts of issues two years ago when he first came into Government."

Mr Corbett had said from Opposition in 2001 that Labor supported up to 10 sites being sold directly to Aldi provided they passed a public interest test.

He defended the supposed delay yesterday, saying the extent of savings generated from an Aldi store had only recently been established.

He said Aldi could not build at Belconnen Markets because the Territory Plan did not allow a third retail centre between Belconnen town centre and Jamison.

"The land Mr Efkarpidis wants to build a supermarket on was land directly granted to him for the purposes of a fresh produce store," Mr Corbett said.

"He now claims an Aldi supermarket is a fresh-produce store."

"ACTPLA and the ACT Government don't agree with him."

A spokesman for Aldi said the company's plans for the sites at Kippax and Conder would be announced today.

Appendix 8: MINISTER FOR PLANNING CANBERRA TIMES 27 NOVEMBER 2003 (continued)

MEDIA STATEMENT:Cheaper groceries for Canberra as Aldi expands in the ACT

Cheaper groceries and increased supermarket competition are the key objectives for the Stanhope Government's agreement for the direct sale of land to Aldi Foods Pty Ltd to establish Aldi supermarkets in the Kippax Group Centre and Conder Group Centre, ACT Planning Minister Simon Corbell announced today.

These two sites Blocks 15, 16 and 53 Section 51 Holt and part Block 2 Section 2 Section 228 Conder, will add to the Aldi supermarkets already established in Greenway and Queanbeyan and proposed for Gungahlin, providing a spread of such outlets throughout Canberra.

"Experience has shown that Aldi delivers lower prices in-store and prompts discounting by their competitors, and the Stanhope Government wants Canberrans to benefit as well. By selling these two blocks at market value direct to Aldi, rather than at auction, guarantees Aldi's expansion and retention in the ACT," Mr Corbell said today.

"There is a strong need to encourage competition in the supermarket industry in the ACT, given the dominant position held by Coles and Woolworths at the town and group centres.

"Aldi offers a different retailing experience with only some 600 lines being stocked. This minimises its impact on adjoining businesses.

"Aldi competes by providing lower prices, an exclusive product brand range and a different style of retailing. It is understood that some 80 per cent of suppliers to Aldi stores are local manufacturers and more than 80 per cent of Aldi products are Australian made.

"Analysis conducted by Choice magazine found that products bought at Aldi cost \$59.20 compared to the average price of \$103.56 for similar goods at other supermarkets.

"A recent report by Deutsche Bank shows that Aldi has a significant impact on prices at nearby Woolworths and Coles stores. After surveying prices at Coles and Woolworths supermarkets it concluded that prices declined on average by 4.2 per cent after Aldi opened a store nearby.

“The Government’s agreement to the direct sale of the land at Conder is contingent on a Territory Plan variation being approved. The land use policy for the site does not presently permit a supermarket of the type run by Aldi. The draft variation is being prepared.

“The direct sale of land at Kippax Group Centre is subject to planning conditions being finalised. This work is underway now and should be completed so that an offer of lease can be made shortly.”

The land will be sold at market value.

Statement Ends/Thursday, 27 November 2003

Appendix 9: MARKETING FOR THE FUTURE \$1M OVERHAUL PLAN FOR BELCONNEN MARKETS

MARKETING FOR THE FUTURE

\$1m overhaul plan for Belconnen Markets

By Graham Cooke

Belconnen Fresh Food Markets are announced a significant overhaul to a project that Chief Minister Jon Stanhope says is likely to create "a new shopping experience".

Launching the project yesterday, Mr Stanhope, a Belconnen resident, said he had been going to the markets to do his shopping every weekend for more than 30 years.

"This is the place I would prefer to come to again any other in Canberra," he said.

"It has well-known, good design and already, the target of shops and a sense of community."

The Chief Minister was attending of the launch of the National Capital Development Commission in the town.

"Without any discussion in the group within the town centre and the other group centres, Belconnen has not found itself at the hands of the planners," he said.

"The Belconnen Town Centre, back to front, inward looking and off the beat, is certainly one of the

great planning disappointments of the NDC era."

While attempts to rectify the problems had not been wholly successful, there were some "interesting" developments emerging while the town centre and its borders would be converted to a shopping and recreational precinct.

A scheme of market centre Australia Independent Developers, Johnathan Skarpholm, said the plan was a combination of improvements made by the

group since it built over in 1976.

A recent telephone survey to discover what further facilities Belconnen people wanted to see at the markets had also revealed that 85 per cent had shopped there at least once in the past 12 months and 54 per cent of those were either satisfied or very satisfied with the experience.

Designed by Colin Stewart Architects, the proposal has yet to receive planning approval.

A new veranda would give customers shelter and shade a

grocery store was proposed for the Midlander Centre car park, connected to the main market area by a walkway; there would be a new child-care centre, playground and community centre; a secondary entertainment area in the popular Plaza; and an expansion of car parking spaces.

Mr Skarpholm said if approval were forthcoming, he hoped work would begin within six weeks, to be completed in stages over a year. More than \$1 million would be invested in the project.

Directors of the Australia Independent Group John, Jonathan and Tim Skarpholm, left, and Chief Minister Jon Stanhope launch the plan yesterday.

Photo: NORTON 1994/2004

Source: The Canberra Times Saturday February 2004

Appendix 9: MARKETING FOR THE FUTURE \$1M OVERHAUL PLAN FOR BELCONNEN MARKETS (continued)

MEDIA STATEMENT: STANHOPE UNVEILS BELCONNEN FRESH FOODS MARKET MASTER PLAN

Chief Minister Jon Stanhope has today unveiled the Belconnen Fresh Foods Market 'Future Directions Master Plan', which proposes a major expansion of the well-known and popular marketplace.

"I would like to acknowledge the efforts of the Markets owners and shop keepers who have put in a great deal of effort to rejuvenate the area over the last few years," Mr Stanhope said. "The Belconnen Markets are an important part of Canberra's cultural and community history, not just a piece of our retail and economic makeup.

"The building of our city and community is a task that my Government has taken to with vigour, and is demonstrated by our ongoing successful program of refurbishing suburban shopping centres.

"The Stanhope Government is committed to the revitalisation of the Belconnen Town Centre, and we look forward to working with the local community to ensure the best outcomes for Canberra."

Mr Stanhope also launched the results of a survey conducted on behalf of, and about, the Belconnen Fresh Food Markets.

The main findings of the research were:

- 52% of Belconnen residents do their main grocery shopping weekly and 29% shop fortnightly;
- 85% of Belconnen residents have shopped at the Belconnen Markets in the past 12 months;
- Of those 85% who have shopped at the Markets, 42% usually shop at the Markets weekly, 17% once a fortnight, and 15% once a month;
- 94% of shoppers were either satisfied or very satisfied with their shopping experience at the Belconnen Fresh Food Markets;
- Shoppers are keen to see improved parking and shaded parking, and grocery stores, more café's and eateries.

Source: Submission of 11 December 2004 Jamison Shopping Centre

