



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

CAROLINE LE COUTEUR MLA (CHAIR), SUZANNE ORR MLA (DEPUTY CHAIR), TARA CHEYNE MLA,
NICOLE LAWDER MLA, JAMES MILLIGAN MLA

**Inquiry into draft variation to the Territory Plan No 344 – Woden town centre, zone changes and
amendments to the Phillips precinct map and code**
ANSWER TO QUESTION TAKEN ON NOTICE
18 October 2017

Asked by MR MILLIGAN:

In relation to: Square meterage for a supermarket



MR MILLIGAN: *My question relates to the decision that we made to reduce the possible square meterage for a supermarket from 1,500 metres to 500 metres. Can you explain what consultation you had, if any, with the current landowner of that property? What made you decide to reduce it to 500 square metres?*

Mr Gentleman: *Yes, that is a good question. There was quite a lot of consultation, of course, with the community and stakeholders in regard to the master plan during that process. I should say up-front that the current allowance is only 200. So this would be an increase to 500. It is certainly an increase for the area. But I will ask the directorate to give you some more information about their considerations.*

Ms Kaucz: *The variation that went out for consultation had it at 1,500. Then we received submissions that that was going to be too large and would have an impact on the town centre and the commercial retail hub in the centre. The aim of the supermarket there was to meet the needs of the local community on that side of Woden. So it was reduced in size for that reason. That was in response to submissions but not in consultation with the lessee of the block.*

MR MILLIGAN: *Did you look at how many possible residents could be living in that precinct—let us say the maximum number of residents that could be living there—and maybe compare that with what supermarket may be required to service that precinct and whether a supermarket of even 500 square metres would be required?*

Ms Kaucz: *We can find out. I do not know off the top of my head the estimated population size of that area, but we can get that information for you.*

MR MILLIGAN: *That would be great.*

MINISTER GENTLEMAN: The answer to the Member's question is as follows:-

I understand the Directorate did look at population size and demand in considering the size of the supermarket. In this respect, the estimated maximum potential population of Woden East which would likely utilise a shop in the proposed location is approximately 2,700 – 3,000. Advice I have received from the Directorate is that the ACT supermarket floorspace demand based on this maximum population would be between 500m² and 1,000m². As the town centre is in close proximity, it is considered reasonable that the lower end of the range be considered for this area. A 500m² supermarket as proposed in the draft variation would provide for day to day grocery needs of the local residents, while not impacting on the patronage to the full line supermarkets within the town centre.

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

Signature:



Date:

11/11/17

By the Minister for Planning and Land Management, Mick Gentleman