



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

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

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

Submission Cover Sheet

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

Submission Number: 003 - Canberra District Rugby
League Football Club

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Canberra District Rugby League Football Club Ltd

164 Monaro St / PO Box 735
Queanbeyan NSW 2620
Phone: (02) 6297 2511

ACN: 008 568 634
ABN: 56 008 568 634

10 July 2018

The Committee Secretary
Standing Committee on Planning and Urban Renewal
Legislative Assembly for the ACT
GPO Box 1020 Canberra ACT 2601

LACommitteePUR@parliament.act.gov.au

Re: DV345 – Mawson Group Centre

Dear Committee Secretary

Thank you for the correspondence of 24 May 2018, in which you invited us to make a further submission in relation to the current Inquiry into Draft Variation No 345 of the Territory Plan for the Mawson Group Centre.

I am writing on behalf of the Mawson Club at Block 1 Section 57 Mawson and Block 2 Section 57 Mawson which are owned by the same organisation.

Our organisation has previously commented on an earlier Draft Variation (copy below for your reference). The main specific recommendations made in that submission were as follows:

- Retention of surface parking on Block 6 Section 57 Mawson
- Increase building height on Block 1 Section 57 to eight (8) storeys

The underlying rationales for our recommendations were to ensure on-going viability of the Club as a significant enterprise within Mawson Group Centre, and to facilitate future mixed-use redevelopment of the site that would facilitate greater density, activity and good urban design in the group centre.

We note with concern that the current DV345 addresses neither of these issues in a satisfactory manner and we ask the Committee to reconsider the relevant clauses in the Variation and make recommendations to the Minister.

DV345 has rezoned Block 6 as CZ3 commercial development. The Draft Variation also contains references in the amended Precinct Code that are unclear about future parking provision on site and do NOT appear to make any reference to future building height.

The Club is therefore concerned that it will lose access to short stay publicly accessible parking adjacent to its site. This surface parking was originally provided by the (then) Government to support recreation clubs located on this side of Mawson Group Centre and we have relied heavily on this provision to maintain Club viability.

We note that there is a requirement for replacement parking in the draft Code as well as generated parking associated with any new development. However, we also note that DV 345 does not mandate that all parking be located on Block 6, and that there is provision in the Variation for a future development to relocate some (but not necessarily all) of this parking to another site (presumably part Block 25 Section 47 which is at least 300m from the entrance to the Club. Moreover, there is no mandatory requirement that the full parking obligation is met, the clause saying provision of a "substantial contribution" only.

In our view, this situation could leave the Club in a much worse position than at present with potentially adverse impacts on viability and safety of Club patrons.

Therefore, we strongly *recommend* that the draft Variation be amended to include a ***mandatory Clause to require all existing number of publicly accessible parking to be retained on site*** for that purpose regardless of any site redevelopment.

In relation to our second issue, namely **increased development rights for Block 1 Section 57**, we reiterate our view that a building of up to 8 storeys on Block 1 would facilitate redevelopment in a way that would add new mixed-use activity such as residential apartments, aged care units and or commercial (hotel) accommodation. The higher built form would not overshadow adjacent land uses and would provide a vertical element to the group centre in this location. We therefore *recommend* that the Committee reconsider the building height for Block 1 Section 57 in DV345 to permit an 8 storey building on the site.

We would welcome the opportunity to present our submission to the Inquiry and can provide further information prior to the Hearing date as required.

Yours sincerely



Simon Hawkins
Group CEO
0404 820020
shawkins@raidersgroup.com.au

Canberra District Rugby League Football Club Ltd

164 Monaro St / PO Box 735
Queanbeyan NSW 2620
Phone: (02) 6297 2511 Fax: (02) 6297 1527

ACN: 008 568 634
ABN: 56 008 568 634

20 April 2017
Terrplan@act.gov.au
Dear Sir/Madam

In reference to: DV345 – Mawson Group Centre

I am responding as CEO of the Canberra District Rugby League Football Club (CDRLFC) to an invitation from the Territory Plan Section, Environment Planning & Sustainable Development Directorate (EPSD) to comment on the draft Territory Plan Variation (DV345) for the Mawson Group Centre.

CDRLFC is the crown lessee of Block 1, Section 57 Mawson. The Raiders Group operates The Mawson Club (the Club) on this site.

CDRLFC is also the crown lessee of Block 2 Section 57 Mawson which is used by the Masonic Club as a meeting place.

Block 1 and Block 2 are both contiguous to Block 6 Section 57.

My organisation supports the need for good planning outcomes in any part of Canberra and welcomes the opportunity to comment on the DV345.

We generally support the proposed Territory Plan variations that will, over time, facilitate a greater population density in the group centre.

However, we are very concerned about two specific aspects of the Plan:

- The potential loss of surface parking Block 6 Section 57 Mawson that currently supports local entertainment venues as well as the wider retail centre; and
- Restrictions on future redevelopment opportunities on the Club site.

The Club has been operating in the Mawson group centre for over 28 years and employs about 50 staff in full and casual capacities. The Club operates 19 hours per day and generates business (and jobs) for a wide range of local service providers who supply food, beverages, cleaning, maintenance, advertising and other services.

In our opinion, the Club is a significant activity node within Mawson and provides an important role as a place of entertainment, relaxation and social interaction. We draw patronage from the local business and residential communities as well as from other parts of Woden and from Tuggeranong.

Being financially viable is essential for maintenance of the high quality services currently provided by the Club. Closure of the Club or a substantial downgrading of its activities would have a significant detrimental impact of the quality and diversity of (the already limited) offerings at the Mawson Centre, and reduce amenity for the local population.

Physical access to the Club is key to its survival. Whilst there are good immediate pedestrian linkages to the Mawson shops, and to a lesser extent the adjacent residential areas, access to surface car parking adjacent to the Club is critical for its on-going survival.

The Club has provision for 53 on-site parking for members and visitors, which is the fullest extent possible given the size of our property.

Notwithstanding the Club's on-site parking, both sites rely heavily on adjacent surface parking on Block 6 to support our business activity. In fact the site used by the Masonic Club has no on-site parking.

There are currently 130 car parking bays (including 6 for disabled persons) on Block 6. The average occupation percentage is extremely high, and includes use by patrons of the adjoining clubs as well as other businesses in Section 57 and also Section 46.

When the current Club was built in 2002/2003 the government of the day made provision for adjacent public parking (Block 6) for joint use day and night by the surrounding land use activities including a number of Clubs. ACTPLA used the grade parking available on Block 6 when calculating the Club's required car parking numbers. We have relied on that DA for the Club's parking requirements.

The Club is a suburban venue, not a city centre establishment. We compete with other Clubs in the ACT as well as other entertainment venues. As with other economic activities such as supermarkets and clubs in other suburban venues, we rely on safe, accessible surface parking in immediate proximity to our establishment for survival.

Given our Club's strong evening patronage, we are also concerned that even if a basement car park is built (and made publically available) underneath Block 6, patrons' safety will be significantly diminished in this less-open area where we can't even control measures like video surveillance.

DV345 also effectively rezones Block 6 for higher development. Whilst there is a clause in DV345 that recognises the need for replacement parking as well as generated parking demand, we particularly do NOT support Condition C4 that effectively allows a developer of the site to relocate replacement parking to another (undisclosed) part of the group centre. This therefore would significantly reduce the general availability and safety of car parking for public use in this precinct (Section 57 generally) and particularly for Club patrons.

Accordingly, we recommend that the Plan should be amended to include as a MANDATORY RULE the retention of surface parking on Block 6, and to delete C4.

We also recommend that R4 be strengthened to require surface parking be retained on this site.

DV345 makes reference to building heights for the Mawson Centre. We note from the Plan that there are some parts of the Mawson Centre that have been allocated building heights of up to 6 & 8 storeys. These higher building zones seem to be on the northern side of the Centre, thus

creating a situation for overshadowing of the existing retail area if developed to their full potential. Whilst acknowledging the benefits of greater density adjacent to the Mawson Centre, we note that our site (CZ2) has a height restriction of 4 storeys.

In our view, a building height provision of 6-8 storeys on Block 1 would facilitate a more efficient and viable future redevelopment of the site without any adverse planning consequences on adjacent land uses including housing to the east and south of our site.

The additional development rights, should they be implemented could lead to additional residential apartments, aged care housing and/or commercial accommodation (hotel/serviced apartments) in the Centre. It would also balance the provision of private sector development opportunities with those that seem to be focussed on government land holdings.

From an urban design perspective, a taller building at the southern end of the Centre would also lend balance to other high rise sites shown in the Plan.

Accordingly we recommend that the building height plan (figure 2 in DV345) for Block 1 Section 57 be amended to show up to 8 stories on the revised Plan for this site.

We look forward to consideration of our submission and would welcome the opportunity to meet with you to discuss the issues raised herein.

Yours sincerely,



Simon Hawkins
Group CEO
shawkins@raidersgroup.com.au