

08 July 2010

Nicola Kosseck

Committee Secretary

Standing Committee on Planning, Public Works and TAMS

ACT Legislative Assembly Secretariat

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Dear Committee Secretary,

Recommended Final Variation to the Territory Plan No. 299 Lawson South

We write to you as the current proprietors at the IGA supermarket at Gwydir Square, Kaleen. My brother and I purchased the IGA at Kaleen a decade ago, knowing that no large scale supermarket retailing was proposed at Lawson. We wish to express our opposition to the proposed de-facto Group Centre in Lawson.

We are a family run business working in our store 7 days a week. Since our acquisition of our IGA store in Kaleen in 2001, we have renovated twice in 9 years, and we also enlarged our retail space by approximately another 350 sqm, up from our original modest offer of 374 sqm. Our overall retail space is approximately 700sqm. Total building size is currently 1000sqm.

Over these past nine years, we have placed an enormous financial investment into the development of our business. We are proactive in our offer to the locals of Kaleen and we clearly are devoted to the community of Kaleen. Kaleen residents love their local shops and we are very proud that we have been able to build a wonderful relationship with the locals of Kaleen.

The viability of my business is now threatened because the current draft plan variation for Lawson removes previous plans restrictions on the size of the supermarket at the Lawson shopping precinct. Previously, the Lawson shops were to have 1,500 sqm of space with no more than 700 sqm used as a supermarket. This restriction has been removed and potentially presents a volatile plan with no constraints on size, location or zoning. This will make the Lawson shopping centre into a de facto group centre.

Lawson is clearly an inappropriate place for a group centre, which is recognised by the proposed draft plan variation. The removal of the restrictions on supermarket size allows this aim to be circumvented and should not be allowed to happen.

A major chain supermarket at Lawson will lead to the closure of our supermarket because of its close proximity to Ginninderra Drive. Without a doubt, if our business closes the Kaleen shopping centre will fail. The residents of Kaleen should not be denied a successful local shopping centre as illustrated as an objective in the Territory Plan. This will create another Giralang (a suburb with no local shopping center).

When we first acquired our business back in 2001 we knew that there was a proposal in the Lawson draft plan for a provision of a convenience store in a local shopping centre in Lawson. We believe that was an appropriate decision because a group centre sized supermarket does not belong there.

Additionally, Woolworths are seeking to subvert the ACT Plan by getting a group center sized supermarket approved in a local center zoned area. In this area, the ACT Plan is under attack on all fronts.

Please support the ACT Plan and reinstate the restriction on the size of the supermarket at Lawson. Ensure that the proposed Lawson local shopping centre is consistent with the aims of the ACT plan.

Yours Sincerely,

Chris Haridemos

Proprietor
IGA KALEEN SUPERMARKET