



# KIPPAX GROUP CENTRE MASTER PLAN

## COMMUNITY PANEL OUTCOMES REPORT

ENVIRONMENT, PLANNING AND SUSTAINABLE  
DEVELOPMENT DIRECTORATE

DECEMBER 2017

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## INTRODUCTION

The ACT Government is preparing a master plan for the Kippax group centre. The master plan will draw on the centre's existing strengths and will outline a vision, planning principles and strategies to guide growth and development in the centre. It is being developed with input from the community and stakeholders, including traders and lessees, and ACT Government Directorates.

To help finalise the Kippax Group Centre Master Plan the ACT Government established a community panel process to discuss the development and redevelopment opportunities for the centre. The panel met three times and facilitated discussion on the future of the centre, particularly regarding retail expansion to the east of the existing Kippax Fair shopping centre.

The community panel process was designed to bring the community, lessees, owners, developers and government together to share information, hold respectful and robust discussions and look for shared outcomes. This report summarises the community panel process including the outcomes and recommendations of the panel and how the process was established and operated.

## BACKGROUND

In early 2016, the ACT Government concluded community engagement on the Kippax Group Centre Draft Master Plan (the draft master plan). The draft master plan included recommendations such as allowing for new mixed-use residential development, establishing a community hub and allowing for retail expansion within the centre.

Separately to the ACT Government's master plan process, the owners of the Kippax Fair shopping centre conducted their own community engagement about their alternative development proposal for retail expansion to the east of the existing centre. Through their engagement, Kippax Fair found a high level of support for their proposal, which suggested a different approach to retail expansion in the centre than the ACT Government's draft master plan.

While both proposals allowed for future retail expansion, the draft master plan recommended retail expansion to the west of Kippax Fair over an existing surface car park (see Map 1). Kippax Fair's alternative development proposal recommended expansion to the east of Kippax Fair over the existing Holt District Playing Fields (see Map 2). Please note all maps are indicative.

In response to Kippax Fair's alternative development proposal the ACT Government established a community panel process to discuss the development and redevelopment opportunities for the centre and the differences between the draft master plan and that proposed by Kippax Fair.

**Map 1:** Kippax Group Centre Draft Master Plan proposed development and redevelopment potential including retail expansion



**Map 2:** Revised draft master plan development and redevelopment potential



# ADMINISTRATION

## MEMBERSHIP

### Selection of community panel members

The following criteria was developed to assist with the selection of stakeholders for the community panel:

- Variety of stakeholder types (community groups, tenants, lessees, developers, users of the centre)
- Representation from the older demographic (65+ age group)
- Representation from the younger demographic (26 years and under age group, defined as youth)
- Representation for children and families
- Gender balance
- Peak industry groups that can provide a broader strategic perspective on issues at play.

## COMMUNITY PANEL MEMBERS

Initially, sixteen people agreed to join the community panel process to represent their organisation or interest group. Over the course of the meetings there was minor membership changes due to the unavailability of some members. This ensured organisations and interests groups (see Table 1 below) maintained representation throughout the process. The panel included community and business observers who attended the meetings. Observers including a representative from Ginninderry. A summary of attendance at each panel meeting is included in the meeting summaries at [Attachment B](#).

**Table 1:** The below table indicates the organisations and interest groups that were represented in the community panel process.

Stakeholder group
ACT Government Architect
Belconnen Community Council
Belconnen Community Services
Council of the Ageing
Kalparrin Aged Care Facility/Canberra Masonic Village
Kingsford Smith School
Kippax Fair
Kippax Uniting Church
Lucky Shot Espresso Bar
Magpies Sports Club, a sport and social club in the Centre
National Health Co-op
Pedal Power
West Belconnen Leagues Club/Raiders Belconnen
Youth Advisory Council (not present, but provided advice as needed)

## COMMUNITY PANEL TERMS OF REFERENCE

The terms of reference outline the aim of the community panel and include guidelines and responsibilities for the panel members ([Attachment A](#)). The panel agreed to the terms of reference at the first meeting.

The terms of reference specified that the community panel is to agree upon of two or three options to take to the broader community for comment. At the second meeting the panel agreed to take one option to the community for engagement. This decision was made due to the concern that a way forward may not be achieved by presenting multiple options to the community for comment at this stage.

## COMMUNITY PANEL MEETING FORMAT

The community panel meetings were hosted by the ACT Government's Environment, Planning and Sustainable Development Directorate (EPSDD). The panel met three times through the process at the Belconnen Raiders Club, Hardwick Crescent Holt. The panel meetings were framed around the master plan process, development proposals, infrastructure and things that make the area special to the community and business in the area.

The content and discussion of each panel meeting was documented and a draft meeting summary circulated to each member for comment following each meeting. Following support from the community panel, the summary was then made publicly available on the ACT Government's Your Say website. See all meeting summaries at [Attachment B](#).

## KEY DISCUSSIONS

A short summary of each community panel meeting follows. For a full summary of each meeting, see [Attachment B](#).

### MEETING 1

The first panel meeting included feedback on a retail demand report commissioned by the ACT Government for the centre. The report concluded there is a growing demand for additional retail space in the Kippax group centre. This is due to population growth and the influences of nearby residential development, including Ginninderry. To meet this demand, retail expansion could provide an excellent outcome for the centre in allowing for additional retail space that may include another major supermarket, anchor store and a mix of new services and smaller retail outlets. With this information, the panel agreed that additional retail in the centre is necessary.

Discussion was held on the appetite for new supermarket development on existing surface car park sites. This proposal wasn't well accepted as parking demand was high and there would be a requirement to replace car parking in this part of the centre.

The panel raised concerns about the impact of retail expansion on existing traders and clubs, particularly those on the western side of the centre. The panel noted that Kippax Fair's alternative development proposal does not consider retailers outside of Kippax Fair. It was also agreed that if existing green space (i.e. existing Holt District Playing Fields) is to be provided for retail expansion, the green space must be replaced and enhanced.

### MEETING 2

The second community panel meeting included feedback on the cost of car parking and how public transport connections may change as a result of Kippax Fair's alternative development proposal. The owners of Kippax Fair provided details about the impact of their alternative development proposal on other traders and how it responds to the principles outlined in the draft master plan.

A student from Kingsford Smith School provided input about how youth use the centre and what their vision for the future of the centre is. Currently youth perceive the centre as only addressing the needs of older people, there are no facilities or activities for young people.

The panel requested that additional meetings be held with the stakeholders of the sport and recreation facilities, including community facilities buildings, to establish how the replacement of these facilities could occur.

At the meeting the panel agreed to settle on a main master plan option rather than go forward with multiple options to the broader community for comment.

## MEETING 3

The third and final community panel meeting included feedback on traffic modelling and studies that were commissioned by the ACT Government for the centre, and from meetings with stakeholders about sport and recreation and community facilities.

An independent retail design expert provided information on retail expansion in the centre that included advice on how retail could best expand and what modern shopping centres require to thrive.

The meeting included a presentation from Kingsford Smith School students on what youth would like to see change in the centre. A member of the Belconnen Community Council presented on the impact of Kippax Fair's alternative development proposal on the existing centre, including concerns about the potential urban heat island affect and loss of urban open space.

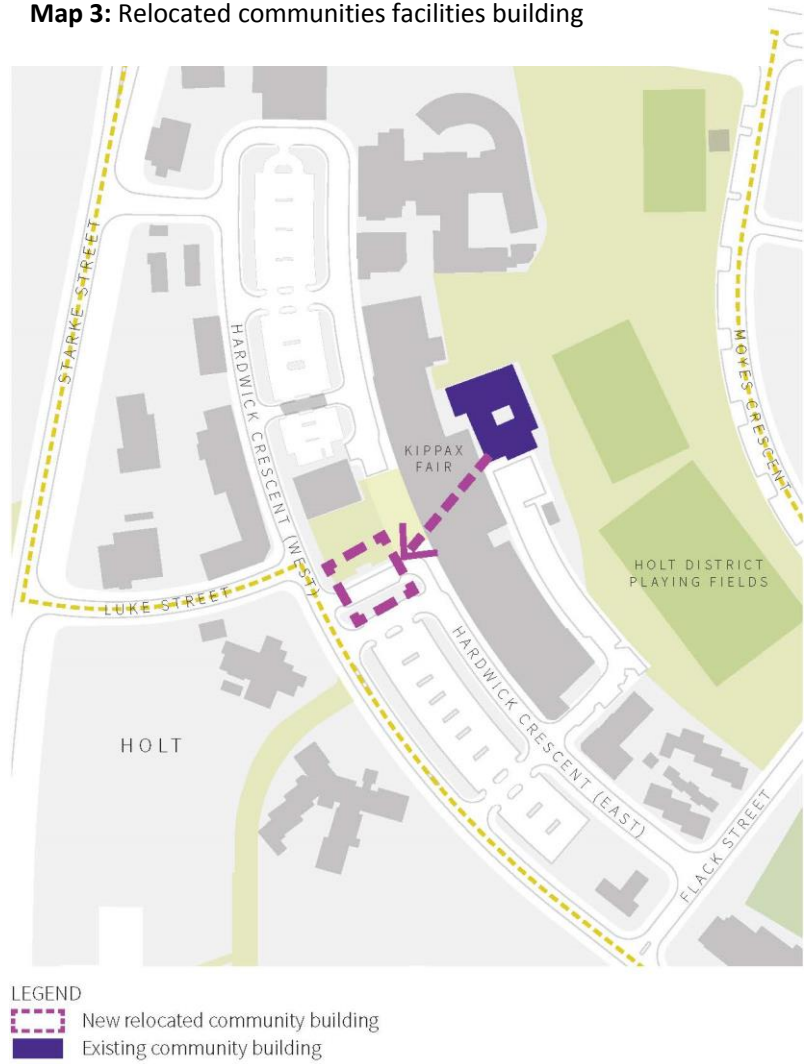
The panel discussed the issues raised throughout the community panel process and largely agreed that retail expansion to the east of Kippax Fair over the Holt District Playing Fields could result in a good outcome for the centre. A suggestion was also made to investigate the possibility of transforming part of the existing surface car park to the south of the existing library into a people's park or plaza for the community.

## OUTCOMES

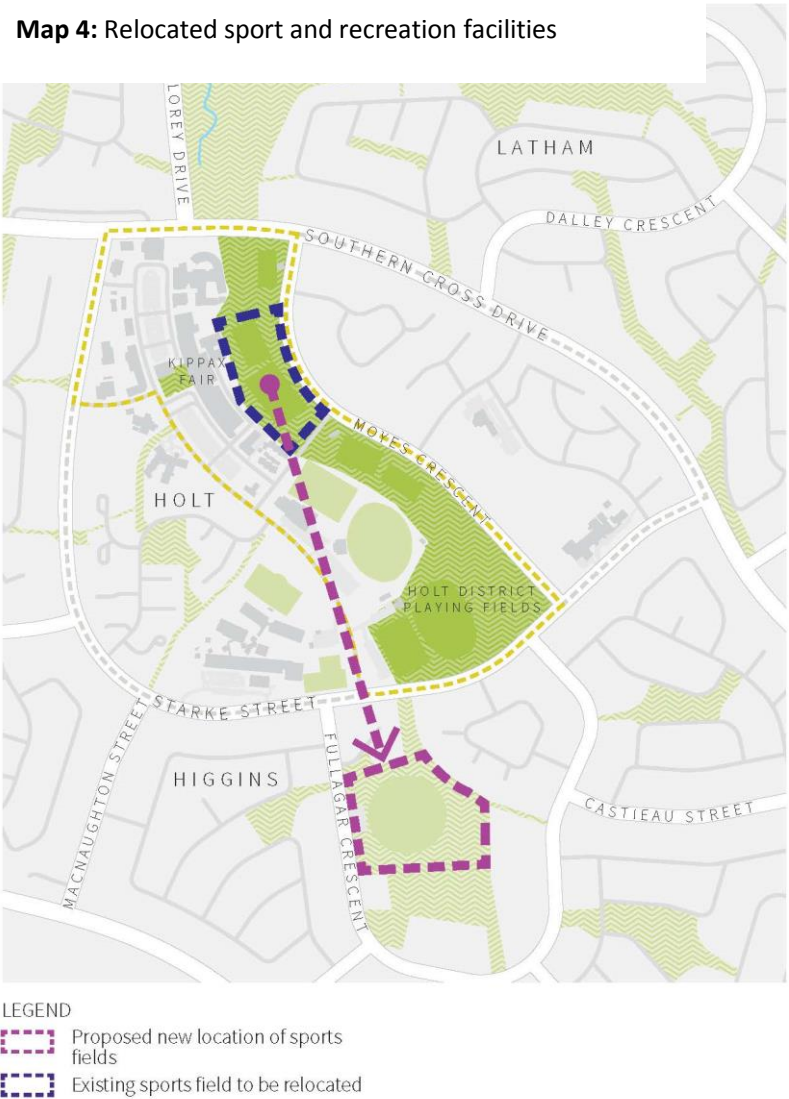
The community panel meetings provided a positive forum for open discussion about the future of the Kippax group centre. The third and final meeting confirmed the key points of agreement for the community panel process. These included:

- retail expansion to the east of the centre over the existing Holt District Playing Fields as indicated in Kippax Fair's alternative development proposal could result in an excellent outcome if done well (see Map 2)
- existing sport, recreation and community facilities affected by any retail expansion to the east of the centre would need to be relocated and the community should not be disadvantaged as part of this process (see Map 3 and 4)
- the costs and mechanisms for the transfer of existing sport, recreation and community facilities still requires consideration; however this replacement must occur (see below for more details)
- the Kippax group centre should accommodate a broad age and community uses
- improved public transport, cyclist and pedestrian connections are required to and throughout the centre
- additional residential development will benefit the centre and will increase safety; and
- to doing nothing at this centre is the least desired option.

Map 3: Relocated communities facilities building



**Map 4: Relocated sport and recreation facilities**



**REPLACEMENT OF EXISTING SPORT, RECREATION AND COMMUNITY FACILITIES**

Retail expansion to the east of the centre is contingent on:

- the existing Holt District Playing Fields be relocated so there is no disadvantage to the local community;
- the existing Higgins Ovals to the south of Starke Street being reactivated (see Map 4) to replace the existing playing fields lost as part of the retail expansion; and
- the existing community facilities building to the east of Kippax Fair, which houses community organisations, be relocated to the south of the existing library to create a community hub in this location which is consistent with the recommendations in the Kippax Group Centre Draft Master Plan (see Map 3).

# NEXT STEPS

## STAGE 4 COMMUNITY ENGAGEMENT

Engagement on the outcomes of the community panel process and revised draft master plan is underway. Posters outlining the community panel recommendations and revised draft master plan can be viewed in the Kippax Library and in Kippax Fair next to Woolworths. EPSDD will also host a number of community engagement opportunities including two 'Meet the Planners' sessions (to be scheduled for February 2018). An online engagement tool has been launched that provides an opportunity for the community to express their ideas and concerns.

To allow for the Christmas and New Year period, community engagement on the revisions to the draft master plan will run for an extended period from Thursday 14 December 2017 to Wednesday 14 March 2018.

The [yoursay.act.gov.au](http://yoursay.act.gov.au) website will include opportunities for online feedback.

The community can also provide feedback via individual submissions to [kippax@act.gov.au](mailto:kippax@act.gov.au)

For further information, please refer to the project website, [www.act.gov.au/kippax](http://www.act.gov.au/kippax)

Engagement will close COB Wednesday 14 March 2018.

## ONGOING INVESTIGATIONS

As mentioned above, the community panel process provided a forum for discussion about the future of the centre. In relation to informing the completion of the Kippax Group Centre Master Plan, further investigations are required to:

- investigate the potential urban heat island effect impacts and how this could be mitigated in the centre
- consider the need for additional space for new community uses throughout the centre i.e. exercise and recreation space
- investigate how the existing surface car parks can be reconfigured to improve parking and circulation efficiencies
- investigate the possibility of transforming some or all of the existing surface car park on Block 1 and 2 Section 89 into a green space/park (people's park or plaza) in close association with a new community facilities building. A people's park or plaza would only be constructed following the replacement of car parking in association with a retail expansion.

## FINALISATION OF THE MASTER PLAN

EPSDD will develop a final master plan for the Curtin group centre, taking community and whole-of-government feedback into consideration.

## IMPLEMENTATION OF THE MASTER PLAN

Implementation of development set out in the master plan will be progressive over the longer term as it is dependent on capital works funding from the ACT Government, investment decisions by private business and land availability.

It can be implemented through:

- a Territory Plan variation, including a revised Curtin Precinct Code with updated development controls and changes to the Territory Plan land use map
- the sale of Territory-owned land, otherwise known as land release
- capital works, including public domain upgrades, to be considered in context of future budgets
- further studies, and
- uptake of opportunities by private developers and the community.

# ATTACHMENTS

## ATTACHMENT A - TERMS OF REFERENCE

### PURPOSE

The community panel will draw on a variety of community expertise and views to discuss the future of the Kippax group centre and to agree on 2-3 development options for the centre. These may then be tested with the broader community for a six week engagement period to inform the finalisation of the Kippax Group Centre Master Plan.

### TERMS OF REFERENCE

In relation to the development of the Kippax Group Centre Master Plan the community panel will:

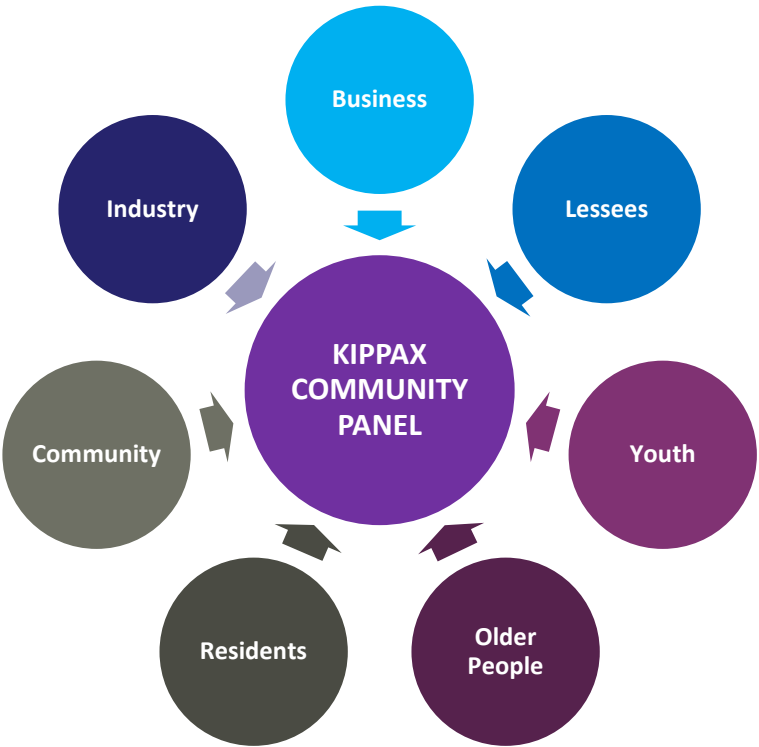
- hold respectful and robust discussions about how the Kippax group centre should evolve and develop into the future;
- provide a vehicle for community feedback to the ACT Government;
- be a way of sharing information and identifying what additional information is needed to make decisions about a way forward for the group centre; and
- agree on 2-3 development options for a six week community engagement period.

### GUIDELINES

- The community panel is made up of invited stakeholders who are representative of a group, organisation or association that has an 'interest' in the Kippax group centre.
- Members of the community panel are encouraged to consult and represent the views of that group and, in turn, convey the considerations and outcomes of the community panel to their members.
- Participation in the panel does not in any way bind individual panel members to the decisions or views expressed on behalf of the panel.
- Members of the community panel are not authorised to speak on behalf of the community panel to the media or in public forums unless prior approval has been given by the ACT Government.

### COMMUNITY PANEL MEMBERSHIP

Stakeholder group	Nominated representative
ACT Government Architect	Catherine Townsend
Belconnen Community Council	Damien Haas or Michael Bakos or Elizabeth Hirst
Belconnen Community Services	Simone Penkethman
Council of the Ageing	Jenny Mobbs
Kalparrin Aged Care Facility/Canberra Masonic Village	Sanjila Verma
Kingsford Smith School	2 x students, names to be confirmed
Kippax Fair	Anastasia Stramarkos
Kippax Uniting Church	Karyl Davison
Lucky Shot Espresso Bar	Paul Elderidge
Magpies Sports Club – Sport and social club in the Centre	Ray Baguley
National Health Co-op	Blake Wilson
Pedal Power	Melinda Tynan
Resident and member of Belconnen Community Council	Glen Hyde
West Belconnen Leagues Club/Raiders Belconnen	Mark Vergano
Youth Advisory Council (not present, but will provide advice as needed)	Rebecca Adams



## THE CHAIRPERSON

Mr Brett Phillips, Acting Deputy Director-General, Sustainability and the Built Environment will chair and facilitate the community panel:

- The chairperson will guide participation and engagement of members, help guide the setting of agendas and approve reports to government, advocate on behalf of and represent the views of the panel.
- The chairperson will guide workshops and discussions within the meeting agenda.

## EXPERTS

- The community panel will seek the input of external experts as required.

## COMMUNITY PANEL MEETINGS

- It is anticipated that the community panel will meet up to three times and meetings will be held in the evening; however, this will be guided by the panel through the chairperson.
- Presentations and meeting summaries of the panel will be made public through the EPSDD website, unless otherwise determined by the panel.
- The community panel will operate from July 2017 for a period of three months at which point the panel will be reviewed.

## PANELIST RESPONSIBILITIES

- Adopt a constructive and cooperative approach and respect and listen to all members.
- Commit to attending meetings and actively participate in discussions. If unable to attend, the relevant member may arrange for a substitute to attend.
- Review and consider material provided as pre-reading for the panel meetings in advance of meetings.
- Consult and represent the views of the group they represent and, in turn, convey the considerations and outcomes of the community panel to their members.
- Abide by the Terms of Reference and the panelist responsibilities outlined in this document.
- Respect the position they hold with regard to access to information, and not use this position in any way for individual personal gain.

## ACT GOVERNMENT RESPONSIBILITIES

- Adopt a constructive and cooperative approach and respect and listen to all members.
- Ensure a high level of organisational support for community panel activities and outcomes, including passing on the community panel feedback to relevant representatives within ACT Government.
- Provide feedback to the community panel on how their contributions and issues have been incorporated or used to inform decisions and activities relating to the Kippax group centre.
- Provide appropriate level of administrative support to the community panel to enable effective administration of the meetings and support the work of the community panel.

## DEFINITIONS

- i. The **community panel** refers to members appointed to Kippax group centre community panel.
- ii. **Public** refers to individuals, groups or organisations, and includes media.
- iii. **Information** refers to documentation, conversations, publications and materials shown or made known to community panel members in meetings or provided by the project team.
- iv. **Release** refers to the distribution or display of written or spoken information.

# ATTACHMENT B – MEETING SUMMARIES

## MEETING 1

<b>Date:</b>	<b>Thursday 27 July 2017, 2017, 6.30pm – 8:30pm</b>
<b>Location</b>	<b>Belconnen Raiders, 155 Hardwick Crescent, Holt</b>
<b>Attendees</b>	<ul style="list-style-type: none"> <li>• Anastasia Stramarkos, Kippax Fair</li> <li>• Blake Wilson, National Health Co-op</li> <li>• Brett Phillips, Acting Deputy Director-General, Sustainability and the Built Environment, EPSDD</li> <li>• Damien Haas, Belconnen Community Council</li> <li>• Fleur Flanery, A/Executive Director, Planning Policy Division, EPSDD</li> <li>• Gary Rake, Acting Chief Executive Officer, City Renewal Authority</li> <li>• Glen Hyde, Resident and member of Belconnen Community Council</li> <li>• Helena Seagrott, Senior Project Officer, EPSDD</li> <li>• Jenny Mobbs, Council of the Ageing</li> <li>• Karyl Davison, Kippax Uniting Church</li> <li>• Mark Vergano, West Belconnen Leagues Club/Raiders Belconnen</li> <li>• Melinda Tynan, Pedal Power</li> <li>• Michael Bakos, Belconnen Community Council</li> <li>• Mirek Ciolek, Pedal Power</li> <li>• Natalie Coyles, Cox Architecture</li> <li>• Paul Elderidge, Lucky Shot Espresso Bar</li> <li>• Phillip Christodoulou, Kippax Fair</li> <li>• Ray Baguley, Magpies Sports Club</li> <li>• Simone Penkethman, Belconnen Community Services</li> <li>• Tony Adams, representing Ginninderry</li> <li>• Tony Mollett, Communications Officer – Media, Communications Team, EPSDD</li> </ul>
<b>Apologies</b>	<ul style="list-style-type: none"> <li>• Catherine Townsend, ACT Government Architect</li> <li>• Dan Stewart, Elton Consulting</li> <li>• Elizabeth Hirst, Belconnen Community Council</li> <li>• Sanjila Verma, Kalparrin Aged Care Facility/Canberra Masonic Village</li> </ul>

## PRESENTATIONS

- Gary Rake, Interim Chief Executive Officer, City Renewal Authority, provided an introduction and overview of the Community Panel process. The Terms of Reference were discussed and agreed by the panel.
- Helena Seagrott, Senior Project Officer, Environment Planning and Sustainable Development Directorate (EPSDD), gave an overview of challenges and opportunities for the centre and the key recommendations and community engagement outcomes from the draft Master Plan. The presentation also covered advice provided by MacroPlan Dimasi advising that additional retail floor space in the centre is viable. There is not a strong market appetite for supermarket development on car park sites in Kippax due to the need and cost to replace existing car parking.
- Natalie Coyles, Cox Architecture, on behalf of Kippax Fair, gave a presentation on the history of the Kippax group centre and Kippax Fair's alternative proposal to expand over the playing fields. The alternative proposal includes enough retail space for a 3,500m<sup>2</sup> supermarket, a 5,500m<sup>2</sup> discount department store, residential apartments, basement car parking and opening up the centre to allow an east/west pedestrian connection. Kippax Fair has investigated the possibility of relocating the two playing fields, which would be lost as part of their alternative proposal, to the Higgins Ovals to the south. The Higgins Ovals are currently not being used. The presentation also covered the consultation Kippax Fair had undertaken with the community on their alternative proposal in late 2016.
- Natalie noted that the Christodoulou/Stramarkos family have been located in the area for 50 years and would like to ensure that development contributes to the improvement and future prosperity of the centre. Their alternative proposal aims to deliver a high-quality development that will provide for new retail opportunities and residential choices in the centre.

- Brett Phillips, Acting Deputy Director-General, Sustainability and the Built Environment, ESPDD then lead a discussion about planning for the future of the Kippax group centre. Details of this discussion are in the table below.

Summary of discussion		
Theme	Discussion	Outstanding questions/actions to addressed for meeting 2
Kippax Group Centre Draft Master Plan	<ul style="list-style-type: none"> <li>• Panel is broadly supportive of the high level ideas in the ACT Government's Kippax Group Centre Draft Master Plan.</li> </ul>	
Retail in the Kippax group centre	<ul style="list-style-type: none"> <li>• Panel agrees that additional retail is highly desirable in the Kippax group centre.</li> <li>• Panel agrees that whatever retail is recommended by the master plan needs to be economically viable.</li> <li>• Need to consider viability of existing retail during any construction in the centre.</li> </ul>	<ul style="list-style-type: none"> <li>• EPSDD – To find out if the MarcoPlan Dimasi retail analysis advice from June 2016 can be shared with the panel.</li> <li>• EPSDD – To engage an independent expert in retail design to provide advice to the panel about retail in the centre and retail viability.</li> </ul>
Kippax Fair's alternative proposal	<ul style="list-style-type: none"> <li>• The panel would like to understand how Kippax Fair's alternative proposal would impact on the existing traders and clubs, particularly those on the western side of the centre outside Kippax Fair.</li> <li>• Kippax Fair currently does not pay enough attention to Hardwick Crescent.</li> <li>• Panel would like to understand how the alternative proposal would benefit the community.</li> </ul>	<ul style="list-style-type: none"> <li>• Kippax Fair – To provide further clarification about their alternative proposal and how it connects to other traders (particularly western traders).</li> <li>• Kippax Fair – To explain contribution of their alternative proposal to the planning principles in the Kippax Group Centre Draft Master Plan.</li> <li>• Kippax Fair – To provide approximate number of residences generated by the alternative proposal.</li> </ul>
Car parking	<ul style="list-style-type: none"> <li>• Much discussion around car parking and in particular pros and cons of multistorey car parking vs. surface car parks in centres.</li> <li>• General consensus was that surface car parking is convenient and preferable in group centres like Kippax.</li> </ul>	<ul style="list-style-type: none"> <li>• EPSDD – To provide comparisons of local cost of constructing surface car parking vs. basement car parking (cost per car parking space).</li> </ul>
Green space/open space/ovals	<ul style="list-style-type: none"> <li>• Agreed that the centre is currently disconnected from the green space.</li> <li>• Kippax Fair's proposal has merit in that it integrates the centre into the green space.</li> <li>• If green space is "traded" for retail expansion then the replacement green space must be truly useable and promote connectivity.</li> </ul>	<ul style="list-style-type: none"> <li>• EPSDD – To provide advice on who pays for reinstatement of the Higgins Ovals which are currently not being used.</li> <li>• EPSDD – To explain future replacement of sporting facilities.</li> </ul>
Pedestrians and cyclists	<ul style="list-style-type: none"> <li>• Connectivity throughout the centre critical for vulnerable and mobility challenged users i.e. disabled,</li> </ul>	

Summary of discussion		
	children and elderly. So it should be useable for pedestrians, pushbikes, prams and bus travellers.	
Public transport	<ul style="list-style-type: none"> <li>Panel agrees that connectivity to public transport in the centre needs to be better and would like more detail on this.</li> </ul>	<ul style="list-style-type: none"> <li>EPSDD – To provide details on public transport connectivity in the centre and what it could look like.</li> </ul>
Traffic	<ul style="list-style-type: none"> <li>Are there ways to improve traffic? E.g. slower, one-way shared zone. Any game-changes? Bicycle + pedestrian.</li> </ul>	<ul style="list-style-type: none"> <li>Kippax Fair – To provide clarity on what would happen to traffic flows and safety of vulnerable users (cyclists and pedestrians) as a result of their alternative proposal.</li> </ul>
Timeframes		<ul style="list-style-type: none"> <li>EPSDD to provide timetables for making a decision and when it can be built.</li> </ul>

## MEETING 2

<b>Date:</b>	<b>Wednesday 6 September 2017, 6.30pm – 8:30pm</b>
<b>Location</b>	<b>Belconnen Raiders, 155 Hardwick Crescent, Holt</b>
<b>Attendees</b>	<ul style="list-style-type: none"> <li>Anastasia Stramarkos, Kippax Fair</li> <li>Dan Stewart, Elton Consulting (representing Kippax Fair)</li> <li>Dira Horne, Belconnen Community Services</li> <li>Fleur Flanery, A/g Executive Director, Planning Policy Division, EPSDD</li> <li>Helena Seagrott, Senior Project Officer, EPSDD</li> <li>Jenny Dow, Kingsford Smith School</li> <li>Karyl Davison, Kippax Uniting Church</li> <li>Mark Metters, Communications Officer – Engagement, EPSDD</li> <li>Mark Vergano, West Belconnen Leagues Club/Raiders Belconnen</li> <li>Michael Bakos, Belconnen Community Council</li> <li>Mirek Ciolek, Pedal Power</li> <li>Monique Valenti, Planning Officer, EPSDD</li> <li>Natalie Coyles, Cox Architecture (representing Kippax Fair)</li> <li>Paul Elderidge, Lucky Shot Espresso Bar</li> <li>Phillip Christodoulou, Kippax Fair</li> <li>Ray Baguley, Magpies Sports Club</li> <li>Rodney Thompson, Project Manager, Suburban Land Agency</li> <li>Susan Davis, Kingsford Smith School</li> <li>Tony Adams, representing Ginninderry</li> </ul>
<b>Apologies</b>	<ul style="list-style-type: none"> <li>Blake Wilson, National Health Co-op</li> <li>Brett Phillips, A/g Deputy Director-General, Sustainability and the Built Environment, EPSDD</li> <li>Catherine Townsend, ACT Government Architect</li> <li>Damien Haas, Belconnen Community Council</li> <li>Elizabeth Hirst, Belconnen Community Council</li> <li>Glen Hyde, Resident and member of Belconnen Community Council</li> <li>Jenny Mobbs, Council of the Ageing</li> <li>Melinda Tynan, Pedal Power</li> <li>Simone Penkethman, Belconnen Community Services</li> </ul>

## PRESENTATIONS

- Fleur Flanery, A/g Executive Director, Planning Policy, Environment, Planning and Sustainable Development Directorate (EPSDD), opened the meeting and provided a summary of what was agreed at Meeting 1 and outlined the nine questions asked at that meeting (details are listed in the ‘summary of discussion’ table below).
- Helena Seagrott, Senior Project Officer, EPSDD, reported on the five questions asked of EPSDD at meeting 1. This presentation included the cost of basement car parking, pedestrian and cyclist connections to public transport, the replacement of sporting fields and who pays, and timelines for the remainder of the master plan project (details are listed in the ‘summary discussion’ table below).
- Dan Stewart, Elton Consulting, on behalf of Kippax Fair, gave a presentation on the economic impact of Kippax Fair’s alternative development proposal on the centre as a whole. This presentation responded to the first question asked of Kippax Fair at Meeting 1. (details are listed in the ‘summary discussion’ table below).
- Natalie Coyles, Cox Architecture, on behalf of Kippax Fair, reported on the final three questions asked of Kippax Fair at Meeting 1. (details are listed in the ‘summary discussion’ table below).

- Fleur Flanery, A/g Executive Director, Planning Policy, EPSDD then led a discussion about the issues raised during the presentations and sought information on what else needs to be resolved before a decision can be made. (details of this discussion are listed in the table below).

Summary of discussion		
Theme	Discussion	Outstanding questions/actions to addressed for Meeting 3
Agreed elements at Meeting 1	<ul style="list-style-type: none"> <li>• Panel is broadly supportive of the vision and high level ideas in the ACT Government's Kippax Group Centre Draft Master Plan.</li> <li>• Additional retail is highly desirable.</li> <li>• If green space is 'traded' the replacement must be truly useable and promote connectivity.</li> </ul>	
<u>Helena Seagrott's presentation</u>		
Qu1: Retail in the Kippax group centre	<ul style="list-style-type: none"> <li>• MacroPlan Dimasi provided retail analysis advice to EPSDD in June 2016. EPSDD made available three hard copies of the report to read at Meeting 2. EPSDD are unable to distribute copies of the report to individual panel members.</li> </ul>	
Qu2: Car parking construction costs – Surface vs. basement	<ul style="list-style-type: none"> <li>• At grade parking = \$2,678 per space.</li> <li>• Underground (basement) parking (1 level) = can range from approx \$25,000 to \$55,000 per space.</li> <li>• Cost of construction depends on soil and construction techniques required.</li> </ul>	
Qu3: Connections to public transport	<ul style="list-style-type: none"> <li>• A number of images were presented showing how pedestrian and cyclist connections will be made to public transport. These images can be found under 'EPSDD presentation' at: <a href="http://www.yoursay.act.gov.au">www.yoursay.act.gov.au</a></li> </ul>	
Qu4: Future replacement of sporting facilities	<ul style="list-style-type: none"> <li>• Exactly how sporting facilities will be replaced in the future and who would pay for the facilities is a matter that will be negotiated between the ACT Government and the purchaser of land at the time of sale. It is dependent on many factors that we don't know at this time such as the value of land.</li> <li>• Before that discussion can be had the ACT Government need to determine the centre layout and if/how retail expansion will occur which is what this process is about.</li> </ul>	
Qu5: Timeline	<ul style="list-style-type: none"> <li>• The timeline for the way forward for the master plan was presented. This can be found below this table.</li> </ul>	
<u>Dan Stewart's presentation (on behalf of Kippax Fair)</u>		

<p><b>Qu 1:</b> Clarification about Kippax Fair's alternative development proposal and how it connects to other traders (particularly western traders).</p>	<ul style="list-style-type: none"> <li>• Dan presented an 'Impact Assessment Matrix' outlining the impact of Kippax Fair's alternative development proposal on other traders. The matrix can be found under 'Impact Assessment Matrix' at: <a href="http://www.yoursay.act.gov.au">www.yoursay.act.gov.au</a></li> </ul>	<ul style="list-style-type: none"> <li>• Dan will circulate social impact assessment prior to Meeting 3.</li> </ul>
<p><b>Natalie Coyle's presentation (on behalf of Kippax Fair)</b></p>		
<p><b>Qu 2:</b> Contribution of the alternative development proposal to the planning principles in the Kippax Group Centre Draft Master Plan.</p>	<ul style="list-style-type: none"> <li>• Natalie talked about how Kippax Fair's alternative development proposal responds to the planning principles outlined in the Kippax Group Centre Draft Master Plan. Detail of this can be found in 'Response to planning principles' at: <a href="http://www.yoursay.act.gov.au">www.yoursay.act.gov.au</a></li> </ul>	
<p><b>Qu 3:</b> Approximate number of residences generated by the alternative development proposal.</p>	<ul style="list-style-type: none"> <li>• Approximately 50 residential apartments in Kippax Fair's alternative development proposal.</li> </ul>	
<p><b>Qu 4:</b> Clarity on what would happen to traffic flows and safety of vulnerable users (cyclists and pedestrians) as a result of the alternative development proposal.</p>	<ul style="list-style-type: none"> <li>• Kippax Fair are supportive of the policy direction of the ACT Government's Transport for Canberra Policy being implemented in the Kippax Group Centre. This would see public transport, cycling and pedestrian being prioritised in the centre.</li> <li>• Kippax Fair support: <ul style="list-style-type: none"> <li>– creating Hardwick Cres as Shared Zone (10 – 20km/hr limit + dedicated crossing points);</li> <li>– making sure rapid transport stops are accessible, well lit and safe places; and</li> <li>– providing 2m wide high quality active transport routes for pedestrians and cyclist.</li> </ul> </li> </ul>	
<p><b>Discussion</b></p>		
<p><b>Community facilities</b></p>	<ul style="list-style-type: none"> <li>• Dira asked who pays for relocation of community facilities and where</li> </ul>	<ul style="list-style-type: none"> <li>• Dira would welcome discussion prior to meeting 3. Helena to arrange a meeting between Dira, Fleur,</li> </ul>

Sport and Recreation	community facilities would be relocated to. • Dira pointed out that the current building is “old”, but great for purpose.	Anastasia, Natalie and a specialist in community facilities from EPSDD. • Will report back at Meeting 3 on the outcomes of the meeting.
	• Meeting about Sport and Recreation and how playing fields could be relocated – David Jefferies, Jenny Priest, Mark Vergano, Natalie Coyles, Fleur Flanery, Helena Seagrott.	• Will report back at Meeting 3 on the outcomes of the meeting.
Youth	• Jenny Dow: – Would be good to see a stage area for small performances and art space. Needs attractors to get youth into centre. – Need a community space and a space to hang out. Perception is that Kippax Fair is for old people. – There is no live music. – There should be a multipurpose space which includes shade.	
Movement (pedestrians, cyclists, public transport, traffic)		• EPSDD will investigate mode share and patronage for Meeting 3. • EPSDD to prepare a traffic study model (vehicular, pedestrian, cyclist), where do we need traffic calming, one way, connections? • EPSDD to raise with Roads ACT that the Luke Street pedestrian crossing is a potential safety issue. Some drivers fail to stop making it potentially dangerous.
Meeting 3	• Agreed that at Meeting 3 the community panel would like to agree on one option to take to the community for six weeks of engagement. This is to remove the potential risk of the community supporting parts of 2 or 3 options and not reaching a clear decision. • Need to be able to explain the community panel’s decision (why we have chosen the option we have).	• The community asked for a different venue, as the noise at the club was distracting.
Hardwick Crescent	• Merrick – Make Hardwick Crescent one way. • Natalie – There are a number of ways Hardwick Crescent could be dealt with. • Tony – Could make the whole Kippax area 40km per hour.	

## TIMELINES FROM HELENA SEAGROTT'S PRESENTATION

<u>Task</u>	<u>Approximate date/timeframe</u>
Meeting 2	6 September 2017
Meeting 3	26 October 2017
Start 6 weeks of engagement	Mid December 2017
Master plan endorsed by Government	1st or 2nd quarter 2018
Territory Plan variation process	12-18 months

## MEETING 3

<b>Date:</b>	<b>Thursday 26 October, 6.30pm – 8:30pm</b>
<b>Location</b>	<b>Belconnen Raiders, 155 Hardwick Crescent, Holt</b>
<b>Attendees</b>	<ul style="list-style-type: none"> <li>Adam Azzopardi, Senior Design Manager, Planning Policy Division, EPSDD</li> <li>Bea Brockmeyer, Student, Kingsford Smith School</li> <li>Damien Haas, Chair, Belconnen Community Council</li> <li>Dan Stewart, Elton Consulting (representing Kippax Fair)</li> <li>Deanna Gifford, Student, Kingsford Smith School</li> <li>Dira Horne, CEO, Belconnen Community Services</li> <li>Emma Skrabei, Mentor, Kingsford Smith School</li> <li>Fleur Flanery, A/g Executive Director, Planning Policy Division, EPSDD</li> <li>Gary Rake, Deputy Director-General, Sustainability and the Built Environment, EPSDD</li> <li>Helena Seagrott, Senior Project Officer, Planning Policy Division, EPSDD</li> <li>Jenny Priest, Director, Active Canberra, CMTEDD</li> <li>Mark Metters, Communications Officer - Engagement, EPSDD</li> <li>Mark Vergano, West Belconnen Leagues Club/Raiders Belconnen</li> <li>Michael Bakos, Committee Member, Belconnen Community Council</li> <li>Monique Valenti, Planning Officer, Planning Policy Division, EPSDD</li> <li>Natalie Coyles, Cox Architecture (representing Kippax Fair)</li> <li>Paul Elderidge, Lucky Shot Espresso Bar</li> <li>Paul Saunders, CEO, Saunders Global</li> <li>Phillip Christodoulou, Kippax Fair</li> </ul>
<b>Apologies</b>	<ul style="list-style-type: none"> <li>Anastasia Stramarkos, Kippax Fair</li> <li>Blake Wilson, National Health Co-op</li> <li>Catherine Townsend, ACT Government Architect</li> <li>Elizabeth Hirst, Committee Member, Belconnen Community Council</li> <li>Glen Hyde, Committee Member, Belconnen Community Council</li> <li>Jenny Dow, Student, Kingsford Smith School</li> <li>Jenny Mobbs, Council of the Ageing</li> <li>Karyl Davison, Kippax Uniting Church</li> <li>Melinda Tynan, Pedal Power</li> <li>Mirek Ciolek, Pedal Power</li> <li>Ray Baguley, Magpies Sports Club</li> <li>Simone Penkethman, Belconnen Community Services</li> </ul>

## PRESENTATIONS

- Gary Rake, Deputy Director-General, Sustainability and the Built Environment, Environment, Planning and Sustainable Development Directorate (EPSDD), opened the final meeting and outlined the agenda for the evening. Gary also sought approval of the Summary of Meeting 2. The summary was agreed to by the panel.
- Helena Seagrott, Senior Project Officer, EPSDD, reported on the four questions/actions arising from Meeting 2 for EPSDD. This presentation included reporting back on traffic and transport within the area, the safety of the pedestrian crossing at Luke Street, and meetings with key stakeholders regarding the relocation of existing ovals and existing community facilities building (details are listed in the 'summary of discussion' table below).
- Deanna Gifford and Bea Brockmeyer, students from Kingsford Smith School, provided a presentation on what the local youth would like to see within the centre (details are listed in the 'summary of discussion' table below).

- Damien Haas, Chair, Belconnen Community Council, provided a presentation on green space in the centre and the potential for heat island effect from large scale developments (details are listed in the 'summary of discussion' table below).
- Dan Stewart, Elton Consulting, on behalf of Kippax Fair, gave a presentation on the Social Impact Statement of Kippax Fair's Alternative Development Proposal on the centre (details are listed in the 'summary of discussion' table below).
- Paul Saunders, CEO, Saunders Global, provided a presentation on the potential retail design and viability in the centre. Paul is a retail design expert engaged by the ACT Government (details are listed in the 'summary of discussion' table below).
- Gary Rake, Deputy Director-General, Sustainability and the Built Environment, ESPDD then led a discussion about the issues raised during the presentations and what the points of agreement are for the way forward. Gary also outlined the next steps for the completion of the Kippax Group Centre Master Plan (details are listed in the 'summary of discussion' table below).

Summary of discussion	
Topic	Discussion
<b>Presentation by Helena Seagrott</b>	
<b>Action 1: Traffic and transport.</b>	<ul style="list-style-type: none"> <li>• Traffic modelling and transport studies have been previously undertaken and include a number of recommendations to improve traffic and transport in the centre.</li> <li>• In particular, the traffic and transport studies recommended that public transport stops be located as close to the heart of the centre as possible.</li> <li>• Further traffic modelling may be required to finalise the master plan.</li> </ul>
<b>Action 2: Follow up on improving safety of pedestrian crossing on Luke Street.</b>	<ul style="list-style-type: none"> <li>• Roads ACT have advised that they have monitored the pedestrian crossing and will paint chevron extensions on both sides of Luke Street at its intersection with Hardwick Crescent.</li> <li>• This will aim to ensure that vehicles take a path 1 to 2 metres from the curb which will give the drivers more time to see pedestrians on this crossing.</li> <li>• Roads ACT will continue to monitor this intersection.</li> </ul>
<b>Action 3: Arrange meeting with key stakeholders to discuss relocation of existing ovals to the east of Kippax Fair.</b>	<p>Outcomes of meeting:</p> <ul style="list-style-type: none"> <li>• Ovals could be relocated to the currently disused Higgins Ovals. This would likely involve establishing two football fields and a cricket pitch.</li> <li>• If the proposed retail expansion to the east occurs, the ACT Government will determine what needs to be replaced as part of the reinstatement of the existing ovals that are lost as part of the expansion.</li> <li>• Further discussions are required to determine the detail of: <ul style="list-style-type: none"> <li>• who reinstates the ovals (i.e. ACT Government, developers or a private consultant engaged by developer who reports to the ACT Government); and</li> <li>• the value of reinstating the new ovals.</li> </ul> </li> </ul>
<b>Action 4: Arrange meeting with key stakeholders to discuss relocation of</b>	<p>Outcomes of meeting:</p> <ul style="list-style-type: none"> <li>• For retail development to occur to the east of the centre it will be necessary to relocate the existing community facilities building to the western side of Kippax Fair as recommended in the Kippax Group Centre Draft Master Plan. This building is currently tenanted by Belconnen Community Services, Ginninderry Catchment Group and a dentist.</li> </ul>

**existing community facilities building to the east of Kippax Fair.**

- A new community facilities building could be located to the south of the library where the current bus stop is.
- A new/expanded community facilities building will likely be required at some point in the future to allow for the increased population generated from the Ginninderry development in West Belconnen.
- A joint venture could be used to deliver the new community facility. There have been other examples of this successfully delivered in Canberra including The Griffin Centre in the city and the Ricky Stewart House in Chifley. Additional options to deliver the new community facilities building include it being undertaken by the developer or by the ACT Government. Further investigation and discussion regarding the options is required in conjunction with finalisation of the Kippax Group Centre Master Plan.
- Belconnen Community Services could be temporarily located in vacant tenancies within Kippax Fair while a new community facilities building is constructed. There is also the possibility that all or part of Belconnen Community Services could be located within Kippax Fair permanently.

**Presentation by Bea Brockmeyer and Deanna Gifford**

**Youth in the centre.**

- Expressed the need for additional activities for the youth in the centre. There are currently limited attractors for young people to visit or stay in the centre.

Bea and Deanna suggested a number of attractors for the centre including:

- a games arcade;
- a stage located in a public space that could be used for performances. The current stage in the centre is limited and therefore has little use. A new stage should have a back to it and should sit nicely within the public space. It could be used for concerts, festivals and drama performances from local schools;
- an enclosed fish pond for the community to enjoy; and
- outdoor fitness equipment.
- Make places where young people want to be, that are welcoming to all and don't exclude people.
- Need to collect young people's views for Development Applications as well.
- The panel added to the discussion and spoke about the potential for the provision of a youth space within the new community facilities building.

**Presentation by Damien Haas**

**Green space in the centre (Urban heat island effects).**

- Expressed that Kippax Fair's alternative development proposal increases the urban heat island effect by decreasing green space in this area. This conflicts with ACT Government policy and planning intentions and contradicts the Kippax Group Centre Draft Master Plan.
- The group centre already has lots of surface car parking which already contributes to the urban heat island effect.
- Greenspace retention is a key objective of the Kippax Group Centre Draft Master Plan. The green ovals in the centre help to reduce the urban heat island effect.
- Concerned that Kippax Fair's alternative development proposal does not meet with the ACT Government's Triple Bottom Line assessment.

- Believes that an additional supermarket could be accommodated on the existing surface car park to the west of Kippax Fair and to the south of the Library (Block 1 and 2 Section 89) and this wouldn't increase the urban heat island effect.
- Concern that consultation has been side tracked by Kippax Fair's alternative development proposal that seeks to subsume existing greenspace.
- The objectives of the Kippax Group Centre Draft Master Plan cannot be met by Kippax Fair's alternative development proposal.
- Surrendering the existing green space to the east of Kippax Fair will result in a reduction in the local microclimate.

#### Presentation by Dan Stewart (on behalf of Kippax Fair)

##### **Social impact assessment.**

- Confirmed that a social impact assessment report had been prepared on behalf of Kippax Fair.
- Mentioned that there are opportunities to activate alternative sports facilities including the existing idle Higgins Ovals.
- The term 'Kippax Fair's alternative master plan' has caused confusion in the community as the ACT Government is preparing the 'Kippax Group Centre Master Plan'. It was agreed that in the future Kippax Fair's proposal would be referred to as 'Kippax Fair's alternative development proposal'.
- Added to the discussion the possibility of turning some or all of the existing car park on Block 1 and 2 Section 89 into a multi-purpose parkland (people's park or plaza) in close association with a new community facilities building and community core for the centre.

#### Presentation by Paul Saunders

##### **Retail design and viability.**

- There is demand for additional retail space in this centre. If it is not accommodated in the Kippax group centre it will be developed elsewhere due to the rising demand for retail.
- Additional retail will attract more people and will support the existing retail.
- Place making is critical to the success of any development in the centre. Modern shopping centres understand the need to focus on place making to ensure increased visitation and longer dwell times.
- Retail expansion is best placed to the east of the existing centre as the existing north/south distances for Kippax Fair are already too great to walk and would therefore limit the viability of the centre if further developed in that direction. There is also no appetite from the major retailers (Coles) to develop on existing carparks to the west of Kippax Fair.
- Recommended concentrating the 'Centre Core' at the area immediately to the south of the Library. The 'Centre Core' should not occur within Kippax Fair or Kippax Fair's alternative development proposal.
- Whilst it was presented by Damien Haas (Belconnen Community Council) that an additional supermarket could be accommodated on Block 1 and 2 Section 89, further consideration needs to include that:
  - a standalone box on this existing car park site would result in three blank external walls that is not considered a good outcome for the centre;
  - major supermarkets no longer develop standalone boxes as they are more successful if they co-located with other uses and attractors;

- major supermarkets have a very specific sized box that is too large to fit on this existing surface car park and consequently there is no additional area for the supermarket to be “skinned” by other smaller retail outlets; and
- new buildings perform far better than older buildings (say circa 1970’s) in relation green building efficiencies.
- Ensure that any new undercroft car parking access facilities equal travel distances to both supermarkets.
- Best practice shopping centres have an outwards focus.
- Existing car parking efficiencies can be made by reconfiguring the existing car park layouts.

#### Discussion and welcome MLA’s

- Gary Rake welcomed Ms Caroline Le Couteur MLA and Mr Gordon Ramsay MLA.

#### Summary of meeting and discussion by Gary Rake

- Gary Rake summarised the discussion and confirmed the themes as agreed by the community panel as:
- Needs to be a centre for all ages and community uses.
- Costs and mechanisms for the transfer of facilities require consideration.
- Doing nothing is not an option.
- Need to engage with all stakeholders.
- Excellent public transport, cyclist and pedestrian connections are required.
- Replacement of sporting, recreation and community facilities needs to happen.
- Additional residential development in the centre is positive and will increase safety.
- Gary discussed a potential mechanism for any Territory owned land that may be sold in relation to an eastern development proposal. This included that the existing Territory owned land which may be sold by the ACT Government at an increased land use rate and that the community should not be disadvantaged by this process.

#### Further works to be investigated

In relation to the completion of the Kippax Group Centre Master Plan, further works are required to:

- Investigate how the existing surface car parks can be reconfigured to improve parking and circulation efficiencies.
- Investigate how potential urban heat island effect may be mitigated in the centre.
- Consider the need for additional space for new community uses i.e. exercise and recreation space.
- Investigate the possibility of turning some or all of the existing car park on Block 1 and 2 Section 89 into a multi-purpose parkland (people’s park) in close association with a new community facilities building.

#### Next steps and meeting close by Gary Rake

- Gary thanked the community panel members for their attendance and work over the past 3 meetings. The panel members commented on the positive process and thanked the ACT Government for hosting the series of meetings.

- EPSDD will provide a report on Meeting 3 for circulation and agreement.
- EPSDD will prepare a Kippax Group Centre Community Panel Report that consolidates and reports on the community panel process. This will be circulated to all panel members where they will have an opportunity to comment prior to finalisation. The panel report will then be made publically available through the Your Say webpage.
- EPSDD will undertake a final round of community engagement with the broader community on the outcomes from the community panel process. This process will indicate the changes to the master plan showing retail expansion to the east. Feedback from this engagement will then inform finalisation of the Kippax Group Centre Master Plan.
- The final Kippax Group Centre Master Plan will be released following government consideration and endorsement. A draft variation to the Territory Plan that implements the recommendations of the master plan will then be released for further community engagement.



**ACT**  
Government

ENVIRONMENT, PLANNING AND SUSTAINABLE  
DEVELOPMENT DIRECTORATE

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