



ACT
Government

KIPPAX GROUP CENTRE MASTER PLAN

Community Engagement Report - Stage 2, 3 and 4
MARCH 2019



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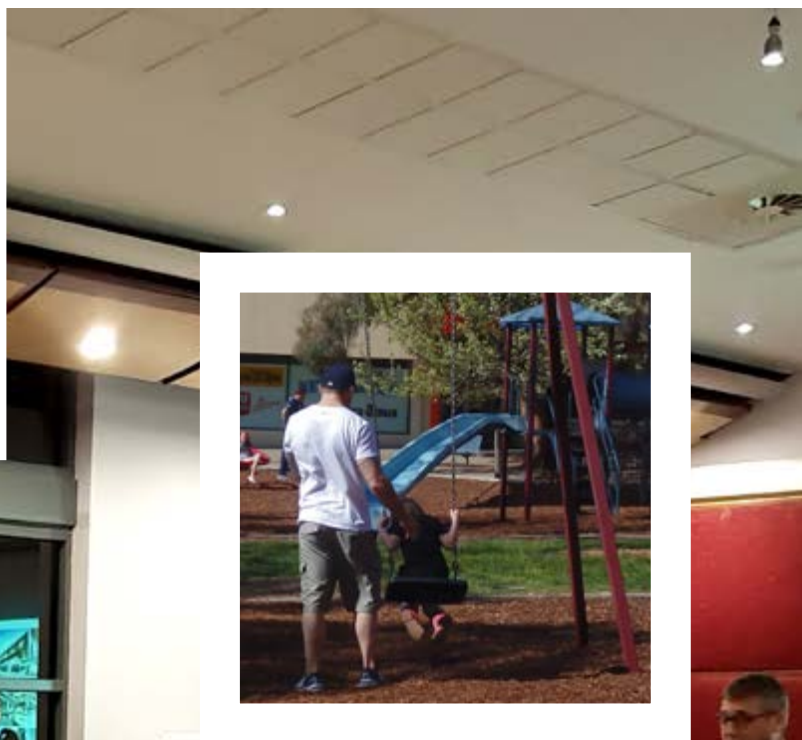


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EXECUTIVE SUMMARY

The ACT Government has completed a master plan for the Kippax group centre. The Kippax Group Centre Master Plan sets out a vision, spatial framework, planning principles, planning strategies and policies to guide growth and development of the centre into the future.

The Kippax Group Centre Master Plan (the master plan) aims to guide the future development and redevelopment of the Kippax group centre (the centre) by providing strategies to protect and to build upon its existing character. The master plan has been prepared in response to actions outlined in the ACT Planning Strategy (2012). This includes providing opportunities for urban intensification in and around the centre, ensuring that the unique character of the centre is retained and to reinforce its role, with access to a range of facilities, services and opportunities for social interaction.

Stage 1 community engagement for the master plan was undertaken between February and May 2014. Feedback from the community, together with background studies and input from private stakeholders and ACT Government agencies informed the development of the draft master plan. For a report on the key findings of the Stage 1 engagement visit www.planning.act.gov.au

Stage 2 community engagement on the draft master plan was undertaken between November 2015 and February 2016 to seek feedback from the community. Feedback from the second stage of community engagement was gathered through a range of activities including the use of information displays, two 'Meet the Planners' sessions, feedback forms, individual written/emailed submissions, meetings with community groups, individual stakeholders and government interagency meetings.

Key messages from the Stage 2 community engagement included:

- the proposal to establish a central hub with new community facilities, play space, trees and cafés next to the Kippax Library was strongly supported
- a high number of comments related to the accessibility by walking, cycling and public transport to and within the centre. This includes between the car parks and the shops. Suggestions were made to improve the infrastructure for cycling and walking to cater for all ages and abilities
- the ovals and open/green spaces are highly valued with suggestions for enhancing these spaces by offering more recreational facilities e.g. BBQs, off-leash areas for dogs, skate park, spaces for community gatherings/markets
- convenient and accessible parking at Kippax is of central importance and concerns were raised about the impact of development on disruption and demand for parking
- concerns were raised about proposed new roads and traffic management at the intersections and pedestrian/cyclist safety, and
- there were mixed views about the proposed building heights.

During Stage 2 community engagement and separately to the ACT Government's master plan process, the owners of the Kippax Fair shopping centre conducted their own community engagement about an alternative development proposal for retail expansion. Through that engagement, Kippax Fair found a high level of community 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 expansion to the west of Kippax Fair over an existing surface car park and Kippax Fair's alternative development proposal recommended expansion to the east of Kippax Fair over part of the existing Holt District Playing Fields.

In response to Kippax Fair's alternative development proposal, the ACT Government undertook to expand on the community engagement process for the master plan by establishing a community panel (Stage 3) to discuss the different development and redevelopment opportunities for the centre. This process was designed to bring the people together to look for shared outcomes and to facilitate discussion on the future of the centre with representation from the community, lessees, owners, young people, developers and government.

The community panel met three times between July and October 2017 and agreed on a number of key points that included:

- retail expansion to the east of the centre over part of the existing Holt District Playing Fields as indicated in the Kippax Fair's alternative development proposal could result in an excellent outcome if done well
- 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, and
- doing nothing at this centre is the least desired option.

A full summary of the community panel and the outcomes from the process can be found in the Kippax Group Centre Master Plan Community Panel Outcomes Report at www.planning.act.gov.au

Stage 4 community engagement was undertaken between December 2017 and March 2018. This final stage of engagement was as a result of the community panel process where revisions to the Kippax Group Centre Draft Master Plan were recommended. Feedback from this stage of community engagement was gathered through a range of activities including the use of information displays, two 'Meet the Planners' sessions, focussed face to face meetings, feedback forms, individual written/emailed submissions, meetings with community groups, individual stakeholders and government interagency meetings.

Key messages from Stage 4 of community engagement included:

- the skate ramp is used regularly and is valued by the community. If it is demolished as part of any development it should be replaced and improved
- parking in the centre is highly valued. There should be ample parking which is located close to services and facilities
- the services and facilities in the centre such as the Kippax Library and tennis courts need to be able to expand in the future when the need arises
- the majority of people support extending retail over part of the existing Holt District Playing Fields to the east of Kippax Fair
- there is support of a new road from Moyes Crescent to Hardwick Crescent east
- there are concerns around the impact of retail expansion on existing businesses
- the volume and safety of traffic is a key concern for the centre
- there are concerns about noise generated by new development and noise during construction
- concerns were raised in regards to the 'people's park' proposed in the revised draft master plan. This was due to the loss of surface car parking spaces
- concerns were also raised about how flooding and drainage issues on the Holt District Playing Fields would be dealt with if retail expansion does occur, and
- the increased urban heat island effect created by new developments was raised several times.

Community engagement will also be undertaken on any changes to the Territory Plan as outlined in the master plan, through a separate engagement process.

Map 1: Master plan study area



LEGEND

1	KIPPAX GROUP CENTRE	5	WEST BELCONNEN FAMILY CENTRE	1	SOUTHERN CROSS DRIVE
2	KIPPAX LIBRARY	6	KALPARRIN AGED CARE	2	HARDWICK CRESCENT (WEST)
3	KIPPAX FAIR	7	HOLT DISTRICT PLAYING FIELDS	3	STARKE STREET
4	KIPPAX UNITING CHURCH	8	KINGSFORD SMITH SCHOOL	4	MOYES CRESCENT

INTRODUCTION

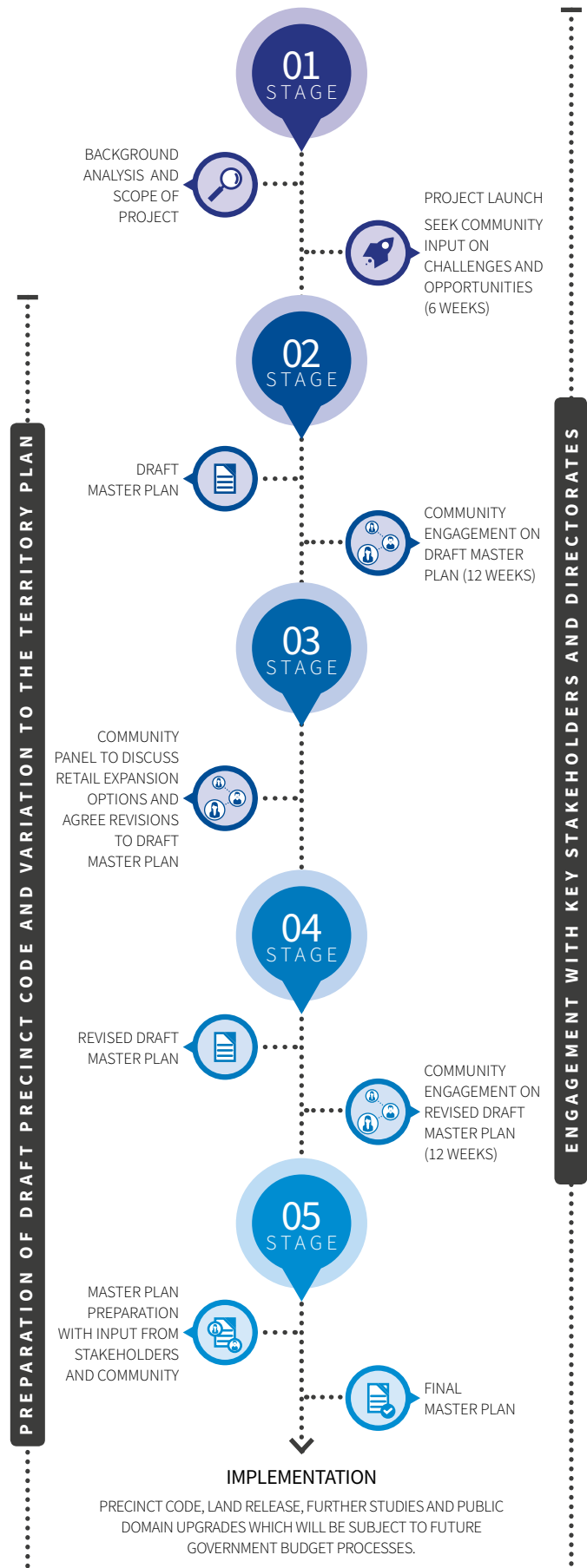
The ACT Government has prepared a master plan for the Kippax group centre to provide a new vision, planning framework, planning principles and planning strategies to guide growth and development of the centre over time. The master plan is the result of extensive community and stakeholder engagement and has been informed by background studies and analysis. The master plan outlines strategies and makes recommendations with the aim to provide an integrated and community supported vision for the centre.

In 2012, key strategic planning documents for the ACT were introduced including the ACT Planning Strategy, Transport for Canberra and AP2: A New Climate Change Strategy and Action Plan for the ACT. The ACT Planning Strategy encourages a more compact city by focusing urban intensification in town centres, group centres and along major public transport routes.

The master plan study area is shown in **Map 1**.

The master plan sets out a vision, spatial framework, planning principles, and planning strategies to guide the centre's long term growth sustainable future depending on the progress of development and budget constraints. The process used to prepare the master plan is outlined in **Figure 1**. Community engagement forms an important part of the research and helps identify what is important about a place and how its character and quality can be conserved, improved and enhanced.

Figure 1: Master plan and community engagement process



During the development of the master plan, four stages of community engagement were undertaken. The first stage of engagement identified the issues, challenges and opportunities for the centre. The second stage of engagement sought community feedback on the draft master plan and the following third stage of engagement established a community panel process to discuss development and redevelopment opportunities for centre. The fourth and final stage of engagement sought community feedback on revisions to the Kippax Group Centre Draft Master Plan as recommended by the community panel process.

This engagement report presents the findings from Stages 2, 3 and 4 engagement for the Kippax Group Centre Master Plan. It summarises the activities undertaken and the key outcomes that were used to inform the development of the master plan. Details of Stage 1 community engagement can be found at www.yoursay.act.gov.au.

COMMUNITY ENGAGEMENT APPROACH

The community engagement process for the master plan aimed to inform, consult and involve key stakeholders and the community at important stages of the planning process.

The master plan project team engaged with businesses, building owners and lessees, community groups and residents to ensure concerns and aspirations were understood for the development of the master plan. Engagement provided the community with an opportunity to meet with planners face-to-face at all four stages of the master plan development to discuss issues and ideas and respond to the planning proposals in the draft master plan and revised draft master plan. While all feedback was considered, it should be noted that consensus could not always be achieved and not every comment could be accommodated within the master plan.

All engagement activities reflect the ACT Government's policies and guidelines on community engagement. Please refer to www.yoursay.act.gov.au for information about our approach to engagement.

COMMUNITY ENGAGEMENT OBJECTIVES

The objectives of community engagement on the master plan:

- Gather information from the community to inform the preparation of the master plan.
- Receive feedback on the draft master plan and revised draft master plans about the issues of interest for consideration in the final master plan.
- Inform the public on the master planning process and what a master plan can and cannot do.
- Inform the public on how the master plan will implement key ACT Government policies, such as the ACT Planning Strategy, Transport for Canberra and the ACT's climate action plan, AP2.
- Identify and consult with all key stakeholders.
- Communicate and consult with users of the centre and the community surrounding the centre.
- Provide an opportunity to consult broadly with the whole of Canberra community via online engagement techniques.
- Explore development and redevelopment opportunities for the centre.

COMMUNITY ENGAGEMENT ACTIVITIES AND OUTCOMES

The development of the master plan was informed by the four stages of community engagement. Community engagement in Stage 2 and Stage 4 specifically sought community feedback on the draft master plan and revisions to the draft master plan as an outcome from the community panel process in Stage 3. This feedback was used to help refine the master plan before it was finalised for government consideration.

This section of the report outlines the engagement activities undertaken as part of the master plan process and the outcomes from each stage of community engagement. The outcomes of all stages of community engagement are summarised in the following sections.

Some comments may not be able to be resolved through the master plan process and will require EPSDD to discuss further with the responsible ACT Government directorates. Therefore, not all community feedback received throughout the process may be directly reflected in the master plan.

ACT GOVERNMENT

Agencies responsible for service delivery and consequently the implementation of the master plan in the long term include the following:

- Chief Minister, Treasury and Economic Development Directorate (CMTEDD) identifies Territory-owned land appropriate to release for sale. ACT Sport and Recreation Services (SRS) are contained within CMTEDD, and are responsible for planning and management of sports facilities.
- Transport Canberra and City Services Directorate (TCCS) maintain path and road infrastructure and urban open spaces, including playgrounds, parkland and libraries.
- The Territory Plan unit within the Environment, Planning and Sustainable Development Directorate (EPSDD) translates the final endorsed master plan recommendations into the Territory Plan in the form of renewed precinct codes.
- The Environment Protection Authority (EPA) considers noise pollution and environmental pollution and relationships between different land uses.
- The Education Directorate (ED) is responsible for public schools in the area.
- The Justice and Community Safety Directorate (JACS) are responsible for the Emergency Services, infrastructure and crime prevention.
- Health Directorate (HD) provides a comprehensive range of health services and sets policy and plans the delivery of health services to ensure these services meet community needs.
- Community Services Directorate (CSD) is responsible for a wide range of human services functions in the ACT including public and community housing.



INTERNET AND SOCIAL MEDIA

The internet and social media were used throughout community engagement to provide project information, 'Meet the Planners' session details and opportunities for engagement and feedback.

The master plan project page on the EPSDD website provided users with links to the directorate's engagement tool 'Have your say' and 'YourSay'. These websites enabled discussion by providing users with interactive tools such as surveys and public forums. Information on these websites included the draft master plans, information posters, study area maps, relevant imagery and reference material. As part of this engagement, the ACT Government's previous Time-to-Talk consultation portal also included relevant links to the EPSDD's 'Have your say' website.

The ACT Government no longer uses 'Have your Say'. 'YourSay' replaced 'Have your Say' on the 2 August 2016 and is found at the following link www.yoursay.act.gov.au

Relevant links and social media contacts included:

- EPSDD project website: http://www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/master_plans/kippax
- 'YourSay' website: <http://www.yoursay.act.gov.au>
- Facebook: <https://www.facebook.com/EnvironPlan>
- Twitter: <https://twitter.com/EnvironPlan>
- Project email: Kippax@act.gov.au

OUTCOMES FROM STAGE 1 OF COMMUNITY ENGAGEMENT

The following table summarises the key messages from the community during Stage 1 of community engagement and how these issues were addressed in the draft master plan.

Table 1: Summary of key messages from Stage 1 engagement activities

KEY MESSAGES	DRAFT MASTER PLAN RESPONSE
1. Ensure a wide variety of shops is retained and enable retail expansion in the future.	The draft master plan identified several development opportunities for additional retail space within the centre which would allow and encourage diversity of shopping and other activities.
2. Retain convenient parking and ensure there is adequate parking in the future (including at peak times and with any future development).	Additional parking supply was proposed to be delivered by construction of a 3-storey structured car park. Future development that removes surface parking should provide for the replacement of that parking, as well as additional parking to cater for future demand (subject to further traffic and parking analysis). It was proposed to improve the efficiency of use of existing car parks (e.g. by relocating Park and Ride and other long stay parking to the periphery of the centre). Improved walking, cycling and public transport access was proposed to reduce pressure for car parking.
3. The design and layout of Kippax Fair was considered by many to be an issue. The centre has an internal focus, several in-active frontages that detract from the centre overall and poor east-west permeability through the building.	Encourage active frontages on Hardwick Crescent (east) to add vibrancy with space for outdoor dining, enhancing the public square adjacent to the library to function as a key public space and community hub. Enrich the centre's relationship with the Holt District Playing Fields with active frontages on the eastern side of Kippax Fair and improving pedestrian links between the playing fields and the centre core.
4. The centre is fragmented and difficult for pedestrians to navigate.	A key priority was to improve connections for pedestrians within the group centre by improving pedestrian links across the Hardwick Crescent car parks; enhancing permeability (particularly within the centre core); and strengthening links between Starke Street, Moyes Crescent and the centre core.
5. Co-location of community and health related providers.	It was proposed to cluster/co-locate community facilities by establishing a family and community precinct.
6. Improve safety and traffic management on nearby streets, including for pedestrians and cyclists.	It was proposed to improve identified pedestrian paths and cycle links surrounding the centre. Improvements to traffic distribution were proposed within the centre through the construction of a new road linking Moyes and Hardwick Crescents. A secondary link was also proposed along the eastern interface of Kippax Fair.
7. Improve and upgrade the public spaces/places.	Encourage active frontages when new development occurs along main pedestrian routes and plazas. Develop a design manual to establish a standard for the public domain to ensure consistent, functional and attractive spaces/places. The draft master plan also proposed the relocation of the bus layover in order to improve the amenity of the central plaza.

COMMUNITY ENGAGEMENT ACTIVITIES STAGE 2

The table below provides an overview of participation in the different engagement activities in Stage 2 that specifically sought community feedback on the draft master plan.

Table 2: Overview of number of people who participated in Stage 2 engagement activities

ENGAGEMENT ACTIVITY	DATE	PARTICIPANTS
Display Posters Kippax Library and Kippax Fair shopping centre	13 November 2015 – 5 February 2016	Unknown
‘Meet the Planners’ sessions	10 December 2015 12 December 2015	Approximately 120 people
Postcards Mailed to residential addresses in Kippax and surrounding suburbs	23 November 2015 – 27 November 2015	6648 households <ul style="list-style-type: none"> • Higgins: 1009 • Holt: 2312 • Latham: 1258 • Macgregor: 2069
Online	1 January 2016 – 5 February 2016	849 Page views ¹ 591 Downloads
Survey responses	1 January 2016 – 5 February 2016	87 participants <ul style="list-style-type: none"> • 63 online responses • 24 hardcopy responses
Other Submissions (email, hard copy, by phone)		19 submissions

¹ the number of times a visitor (who is only counted once) has visited the page.

INDIVIDUAL STAKEHOLDER MEETINGS

Meetings were held with key stakeholders to gain further insight and follow up Stage 1 input into issues that could be addressed in the master plan. The key stakeholders are stated below:

DATE	PARTICIPANT	ATTENDED
24 June 2015	Belconnen Community Council	10
16 December 2015	Belconnen Community Council	40
July/August 2015	Uniting Care Kippax, YMCA Early Learning Centre, National Health Co-op, Aldi Supermarket, Magpies Sports Club, Kingsford Smith School, Cranleigh School, ACT Police, Kalparrin Aged Care, Raiders Belconnen Club, West Belconnen Child and Family Centre, Anglicare – Canberra Regional Office, Belconnen Community Services, Kippax Fair Centre Manager, Woolworths Supermarket and ACT Government	Various
November 2015 – December 2016	Kippax Fair owners and representatives	Various
2 May 2016	Coles supermarkets	Various

OUTCOMES FROM STAGE 2 OF COMMUNITY ENGAGEMENT

INFORMATION DISPLAYS

Information displays included a series of posters illustrating the key proposals included in the draft master plan. The displays also provided information about the various options available to provide feedback and hard copy feedback forms were made available on site.

Table 3: Information displays

LOCATION	DATE	LENGTH OF TIME
Kippax Library	13 November 2015 – 5 February 2016	12 weeks
Kippax Fair shopping centre	13 November 2015 – 5 February 2016	12 weeks

'MEET THE PLANNERS' SESSIONS

The key messages received from the two 'Meet the Planners' sessions held in December 2015 are shown below:

- There is strong support to retain the existing 'green belt' and open spaces in the centre including the desire to provide facilities within these spaces such as BBQ areas and community gardens. Access to parkland is considered important.
- There is strong support for the strategies aimed to enhance and activate the central square opposite the Kippax Library including the proposal for a community hub for the centre.
- There is general support for the proposed building heights, however some felt that six storeys may be too high for the centre.
- There is general support for the retail expansion over the existing surface car park to the west of the Kippax Fair shopping centre.
- There is general support for the proposed improvement to accessibility across the centre, however some felt that there needs to be improved and safer links to the centre, particularly to the east and south (in association with the existing Holt District Playing Fields).
- There is concern that additional residential development in the retail core would change the suburban character of the centre.
- There is concern about the potential loss of car parking in the centre due to future development and the increased demand from the residents of Ginninderry. Easy and convenient parking access within the centre is considered important.
- There is concern about potential traffic congestion and road safety from a growing population, particularly along Moyes Crescent, Starke Street/ Southern Cross Drive.
- Concern about the proposed new access road across part of the existing Holt District Playing Fields.
- There is some concern about the potential impact of taller buildings within the centre, particularly in relation to overshadowing and wind tunnelling.
- There is some concern in relation to access to public transport.

SURVEY RESPONSES

Survey forms were made available in paper format to the public at the information displays at the Kippax Fair shopping centre, Kippax Library, ‘Meet the Planners’ sessions and also as an online survey. All comments were considered during the development of the master plan. Not all questions were mandatory. Not all questions were answered by all of the participants. A total of 86 people completed the survey form. The key findings are outlined in the next section.

SURVEY RESULTS

QUESTION 1: *An important element of the draft master plan involves a proposal to establish a central hub with new community facilities, play space, trees and cafes next to the Kippax Library. Do you agree with this proposal?*



All 86 survey participants responded to this question and the greater majority (74%) agreed with this proposal, as shown in the figure above.

Respondents were given the opportunity to provide any additional comments or suggestions on this question. Forty-three (43) respondents added suggestions/comments. Five (5) participants specifically indicated strong support for this proposal.

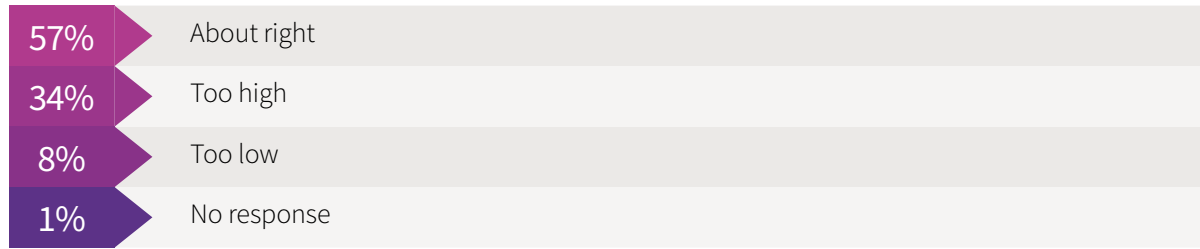
Key suggestions include:

- To provide cafés looking out to the playground, similar to Jamison.
- Kippax has a good multicultural food vibe with more specialised shops catering for international and gourmet food, fresh fruit and vegetables, organic and health food shops.
- Important to maintain the amenity of the Kippax centre.
- Any new development should not impact on solar access or access to recreational open spaces.
- More trees for shade should be introduced.

Key concerns include:

- Traffic safety and access around Kippax. Safety in regards to access from major roads to green spaces.
- The need to improve safety for pedestrians and cyclists, particularly around Kippax centre.
- The location of public transport particularly the bus station and bus layover.
- More night time surveillance for safety.

QUESTION 2: *A key outcome of the master plan will be to establish clear building height controls. What do you think, in general, about the proposed building heights?*



A key outcome of the master plan is to establish clear building height controls. The draft master plan proposed to increase some building heights in areas of the centre fronting Hardwick Crescent, the community hub and pedestrian plaza. The proposal included:

- an increase in some building heights, to six storeys, to allow for new residential mixed-use development; and
- maintaining lower building heights (two to three storeys) within much of the centre, particularly in areas fronting existing low-density residential development.

Survey participants were asked to select one of three responses (too low, too high and about right) to indicate how they felt about the proposed building height controls.

Respondents were given the opportunity to provide any additional comments or suggestions. Forty-one (41) respondents chose to make further comments as summarised below:

- A substantial amount of comments were made about retaining the amenity of the centre. Concerns were raised about solar access, overshadowing, impact on nearby residents and the effects of wind tunnelling caused by tall buildings.
- There were mixed views about proposed building heights. Five submissions supported an increase in building height and seven submissions clearly opposed increased building height. Thirteen submissions suggested building heights between 2 and 6 storeys.
- Concerns were raised about the aesthetics, specifically increases in noise and traffic associated with higher density living.
- There was concern regarding the demand for parking and traffic congestion. It was suggested to improve public transport services and provide additional parking if there was to be an expansion to retail.

QUESTION 3: *Poster 6 shows key pedestrian and cycle routes along with new road connections, which seek to improve links to and within the centre. Which areas should be prioritised for improvement?*

Survey participants were asked participants to consider a number of statements about pedestrian and cycling links within and around the centre and rank the statement options in order of priority for improvement (1 for highest, 5 for lowest).

1	Improve pedestrian and cyclist access between the centre core and the playing fields, including connections with Moyes Crescent, Starke Street (south) and Flack Street.
2	Improve pedestrian connections through the surface carparks, better linking the centre core and Hardwick Crescent east and west.
3	Improve access to active travel infrastructure such as on-road cycle lanes, existing shared paths and bike racks.
4	Strengthen links between the playing fields and the centre core through the incorporation of a road linking Moyes Crescent and Hardwick Crescent and providing access to the east of Kippax Fair.

Respondents were also given the opportunity to list other priorities. There were thirty (30) further comments.

Key messages include:

- Provide safe access to and around the Kippax centre. Ensure ease of access and safety between shops. Allow for accessibility for wheelchairs, prams and shopping trollies.
- Suggestions were made to improving the active travel links by maintaining and upgrading cycle and pedestrian paths to the centre.
- The new road connecting Moyes Crescent to the northern end of Hardwick Crescent might be a hazard to people participating in sports on the ovals.
- Concerns were raised about the increase in traffic congestion and the demand on parking. Ensure that with any future development that hard surface parking be retained and keep parking close to the bus interchange and Holt District Playing Fields. Concern was raised regarding the impact of additional traffic on the intersection of Moyes Crescent and Starke Street onto Southern Cross Drive.

QUESTION 4: *Final opportunity to provide other comments*

Respondents were given the opportunity to provide any general additional comments or suggestions about the Kippax Group Centre Draft Master Plan. Fifty-five (55) respondents made further comments:

- There was general support for the Kippax Group Centre Draft Master Plan.
- The most popular topic raised was about the amenity of the centre highlighting quality development, aesthetics, active frontages with outdoor café culture, public art and recreational facilities.
- Greater diversity of specialty shops. There was mixed views about adding another supermarket. There was support for the existing retailers and suggestion for a place for youth outreach programs.
- Ensure easy and safe access to the centre for pedestrians and cyclists. Convenient parking to allow for easy access for pedestrians. Provide wider paths to the Holt District Playing Fields and to the main roads.
- Provide for more bicycle facilities.
- The need for reliable, regular and improved public transport services and facilities.
- Green spaces are considered to be very important.
- Concerns regarding the road safety for Moyes Crescent.

BACKGROUND AND DEMOGRAPHICS

Of the 86 survey participants, about half of the survey participants were male and the other half female. More males (51%) than females (45%) participated in the survey. 4% of participants chose not to answer the question. Figure 5 shows the gender of the survey respondents.

Figure 6: Gender

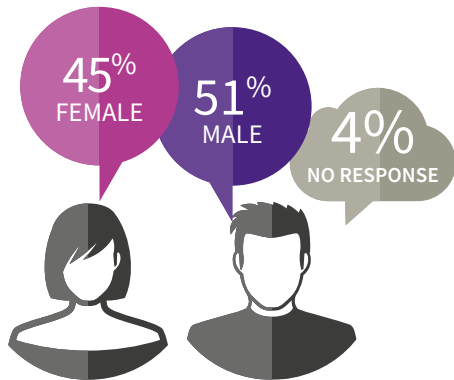


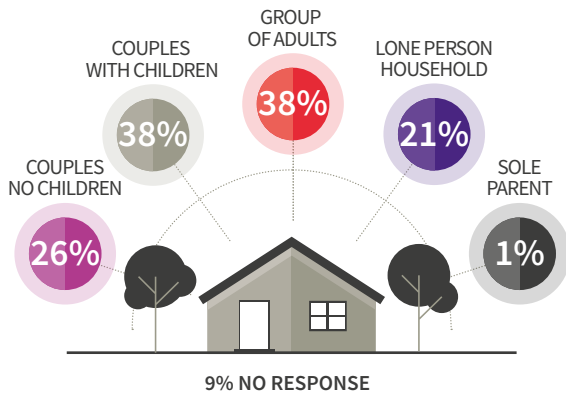
Figure 6 shows the age of respondents. There was a reasonable spread of representation across most age groups, but no respondents from the 0-19 age group. The highest number of respondents were in the 20 to 39 age group, closely followed by the 40-50 year age group.

Figure 7: Demographics



A total of 78 respondents completed a question asking about their household composition. Each of the categories listed was represented as follows in Figure 7.

Figure 8: Household composition



ONLINE FORUM QUESTIONS

The online forum offered the following topics.

The first topic was *‘What are the qualities that make Kippax special?’*

Two (2) people responded:

- Kippax is a friendly local shopping centre, the traders are friendly and chatty. There is a good range of products and services available. There is rarely any need to go to other centres to shop. The convenient parking and access is appreciated. Kippax is a slow-paced centre which is appreciated, it doesn’t need to be vibrant or busy.

The second forum topic was *‘Provide a centre that is convenient, well connected and accessible’*.

Three (3) people responded to this topic:

- Provide an integrated health centre.
- Provide a link between Hardwick and Moyes Crescents by incorporating an underpass. If parking near the Magpies Club is to become the main parking area, shoppers will need to cross two roads instead of one. Address the pedestrian and car conflict on Flack Street. The traffic on Starke Street, Moyes Crescent and Southern Cross Drive needs to be managed carefully. Traffic lights were a suggestion. Keep the current road infrastructure and add a new entrance road connecting Moyes Crescent to reduce traffic on Starke Street.
- Moving the bus interchange a short walking distance away from the shopping hub is a great idea.

OTHER SUBMISSIONS

This section includes email written submissions, as well as phoned in feedback.

A project web page was created and project specific email addresses were provided as follows:

- EPSD project web page: www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/master_plans/kippax
- ‘Have your say’ project web page: <https://www.yoursay.act.gov.au>
- Project email: kippax@act.gov.au

The project email address and information on the web pages allowed people to raise individual concerns and submit their proposals in more detail. All ideas and proposals were considered as part of the preparation of the final master plan. All comments were categorised in Table 8 under common themes. Where a number of feedback items were repeatedly raised by separate individuals, these numbers have been identified.

Nineteen (19) email submissions were received and can be viewed at www.planning.act.gov.au

As there were few formal submissions, it should be noted that these comments may not be representative of the broader population’s viewpoint.

Table 9: Common themes of Stage 2 submission comments

THEME	COMMENT	COMMON RESPONSE
Parking	Concern was raised regarding the loss of parking with the proposed development. If structured parking or underground parking was proposed then it would need to be accessible. Suggestions were also made for the type of parking to be made available to the public. Concern was that parking was reaching capacity in its current form.	18
Movement (Active Travel)	There was a call for more and improved cyclist and pedestrian infrastructure to improve safety and amenity in and around the centre. Concern was raised regarding the potential road and how that would impact onto cyclist and pedestrian movement. Strong support for enhanced cyclist and pedestrian access into the centre.	14
Open/ green spaces, ovals, recreation	There is strong support to enhance amenities and social interaction within the centre. Improving and providing additional facilities was also a key priority.	8
	There is support to retain the open spaces which was also highlighted.	5
Traffic/traffic management	Suggestions highlighted the need to undertake traffic analysis around the Kippax area. Concern was raised regarding the safety of pedestrians and cyclists at the intersection of Moyes Crescent and Starke Street onto Southern Cross Drive.	8
Commercial/retail	Whilst there was support for the retail expansion over the surface car park there was concern regarding availability of parking, heavy vehicle movement and overall size and fell of the retail expansion. Suggestions were made for more cafés looking onto Holt District Playing Fields.	8
Public transport	It was suggested that Kippax become the transport hub for West Belconnen. Concern was raised regarding the location of the light rail station and the location of the park and ride. Suggestions were made regarding the location of the bus stop making sure it was accessible with easy access to community facilities and the shops.	8
Development	Development to support more retail and government services such as health facilities and government agency support. The master plan should identify areas suitable for commercial and mixed use residential development. Concern was raised about building height and development over the existing carparks.	7
Community facilities	There was strong support for the improvement of community facilities in the centre. Support was also provided for the relocation of the former Kippax Health Centre building but there was concern with how the proposed community hub would interact with the existing community facilities.	6
Kippax Group Centre Draft Master Plan	There was broad support for the draft master plan.	4

THEME	COMMENT	COMMON RESPONSE
Amenity	There was support for more public art in and around the centre. There was concern with the amount of noise and air pollution that would be created from Moyes Crescent. If development was over the carparks there was concern of loss of visual connection.	4
Kippax Fair alternative development proposal	Concern was raised regarding Kippax Fair alternative development proposal to build over part of the existing Holt District Playing Fields and the impact it would have on sporting activities. Concern was also raised on the impact the development would have on existing business particularly to the west of Kippax.	3

COMMUNITY ENGAGEMENT ACTIVITIES STAGE 3

ACT Government established a community panel process to help finalise the master plan. The panel met three times between July and October 2017 to discuss the future of the centre, particularly regarding retail expansion in the centre. The process was designed to bring the developers and community together to look for shared outcomes. The panel format facilitated discussion on the future of the centre with representation from the community, lessees, business owners, young people, developers and government.

OUTCOMES FROM STAGE 3 OF COMMUNITY ENGAGEMENT

Through the community panel process, the panel largely supported retail expansion to the east of the Kippax Fair shopping centre and agreed that it could result in an excellent outcome for the area that would draw more people to the centre and support the existing and expanded retail. 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
- 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
- the costs and mechanisms for the transfer of existing sport, recreation and community facilities still requires consideration; however this replacement must occur
- the Kippax group centre should accommodate for a broad range of 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.

For a report outlining the outcomes of the community panel in detail refer to the Kippax Group Centre Master Plan Community Panel Outcomes Report at www.yoursay.act.gov.au and www.planning.act.gov.au.

COMMUNITY ENGAGEMENT ACTIVITIES STAGE 4

The table below provides an overview of participation in the different engagement activities in Stage 4 that specifically sought community feedback on the revisions to the draft master plan as an outcome from the community panel process in Stage 3.

Table 4: Overview of number of people who participated in Stage 4 engagement activities

ENGAGEMENT ACTIVITY	DATE	PARTICIPANTS
Display Posters	2 January 2018 –	Unknown
Kippax Library and Kippax Fair shopping centre	16 March 2018	
‘Meet the Planners’ sessions	1 March 2018	120 people
	3 March 2018	
Postcards	14 February 2018 –	6648 households
Mailed to residential addresses in Kippax and surrounding suburbs	16 February 2018	<ul style="list-style-type: none"> • Higgins 1009 • Holt 2312 • Latham 1258 • Macgregor 2069
Online	1 January 2016 –	2,749 Page views ¹
	5 February 2016	
Quick polls		Poll 1: 243 contributions Poll 2: 188 contributions Poll 3: 42 contributions Poll 4: 35 contributions
Other Submissions (email, hard copy, by phone)	23 December 2017 –	74 emailed submissions
	16 March 2018	

1 the number of times a visitor (who is only counted once) has visited the page.

INDIVIDUAL STAKEHOLDER MEETINGS

Meetings were held with key stakeholders to gain further insight and follow up about issues that could be addressed by the master plan. The key stakeholders are stated below:

DATE	PARTICIPANT	ATTENDED
22 February 2018	Concerned residents at the Kippax Library	13
9 March 2018	Canberra Skateboarding Association	4
16 March 2018	Owner of a building within the centre	2

OUTCOMES FROM STAGE 4 OF COMMUNITY ENGAGEMENT

INFORMATION DISPLAYS

Information displays included a series of posters illustrating the key proposals and changes included in the revised draft master plan. The displays also provided information about the various options available to provide feedback.

Table 10: Information displays

LOCATION	DATE	LENGTH OF TIME
Kippax Library	2 January 2018 – 16 March 2018	10 weeks
Kippax Fair shopping centre	2 January 2018 – 16 March 2018	10 weeks

‘MEET THE PLANNERS’ SESSIONS

The key messages received from the two ‘Meet the Planners’ sessions held in March 2018 are shown below:

- General support for the proposed retail expansion to the east over part of the existing Holt District Playing Fields.
- There is support for the relocation of the bus station.
- Support for the relocation of the former Kippax Health Centre building.
- Most support building heights up to 4 storeys but some people are concerned about 6 storey high buildings.
- The existing Holt District Playing Fields are well used and should remain and not be developed on.
- There is a call for better public transport in and around Kippax.
- Safety concerns regarding some of the intersections around Kippax.
- Make sure there is accessibility for the elderly.
- There is a call for the planting of more trees around Kippax.
- Concerns that there is not and will not be adequate car parking.
- There is concern with flooding of the playing fields.

MEETING WITH CONCERNED RESIDENTS

ACT Government planners facilitated a meeting with a senior group of residents to allow a focussed discussion about their aspirations and concerns for the centre. The key messages received from this meeting are shown below:

- The ovals on the eastern side of Kippax are utilised for open space recreation purposes.
- Happy with Kippax as it is.
- Want the car parking and the playground remaining where they currently stand.
- Want increased security and safety to the rear of Kippax Fair regarding the former Kippax Health Centre building.
- Leave the former Kippax Health Centre building where it is and don’t relocate it.
- Make the library bigger.
- The concerned residents would like to see the ovals retained and not used for development.
- Concern that the Community Panel was not representative of the community.
- Concern that there is currently not enough car parking in the centre.
- Concern about the current location of the bus station in regards to safety.
- Concern that more retail to the east will not support the retail to the west.

ONLINE QUICK POLL QUESTIONS

The online Quick Poll offered questions about the Kippax group centre where respondents were given the opportunity to answer yes or no to each question. The following is a summary of the key comments made.

During the analysis of this data, large numbers of responses were identified from the same IP addresses, suggesting the same people had voted multiple times. Consequently, to ensure the integrity of the process and reduce the impact of bias, duplicate responses received from a single IP address were removed from the results.

QUESTION 1: *Do you agree with an expansion of the existing Kippax Fair shopping centre to the east over part of the Holt District Playing Fields?*

RESPONSES	YES	NO
243	65%	35%

QUESTION 2: *Do you agree with the revisions to the draft master plan?*

RESPONSES	YES	NO
188	62%	38%

QUESTION 3: *Do you support the addition of more retail for the Kippax group centre?*

RESPONSES	YES	NO
42	57%	43%

There was no evidence of duplicate IP addresses for question 3.

QUESTION 4: *Do you support the creation of a community hub for the centre centrally located with the existing Kippax Library?*

RESPONSES	YES	NO
35	69%	31%

There was no evidence of duplicate IP addresses for question 4.

SOCIAL MEDIA

Community posts on the EPSDD Facebook Page

QUESTION: *Is Kippax your stomping ground?*

DATE POSTED	REACH	LIKES	SHARES	LINK CLICKS
29 January 2018	295	4	0	4
21 January 2018	814	17	5	37

OTHER SUBMISSIONS

This section includes email written submissions, as well as phoned in feedback.

A project web page was created and project specific email addresses were provided as follows:

- EPSDD project web page: www.planning.act.gov.au/tools_resources/legislation_plans_registers/plans/master_plans/kippax
- ‘Your say’ project web page: <https://www.yoursay.act.gov.au>
- Project email: kippax@act.gov.au

The project email address and information on the web pages allowed people to raise individual concerns and submit their proposals in more detail. All ideas and proposals were considered as part of the preparation of the final master plan. All comments were categorised in **Table 9** under common themes. Where a number of feedback items were repeatedly raised by separate individuals, these numbers have been identified.

Seventy four (74) email submissions were received and can be viewed at www.planning.act.gov.au. Of those submissions, 13 specifically supported the revisions to the draft master plan indicating retail expansion over part of the Holt District Playing Fields and 20 specifically did not support the revisions. The remaining 41 submissions suggested how the proposed retail expansion could work better or sought the replacement of existing community facilities such as the skate ramp.

As there were few formal submissions, it should be noted that these comments may not be representative of the broader population’s viewpoint.

Table 11: Common themes of Stage 4 submission comments:

THEME	SUB THEME	COMMENTS	COMMON RESPONSE
REVISIONS TO THE KIPPAX GROUP CENTRE DRAFT MASTER PLAN	N/A	Specifically state they do not support the revisions to the draft master plan showing retail expansion over the Holt District Playing Fields.	20
		Specifically state they support the revisions to the draft master plan showing retail expansion over the Holt District Playing Fields.	13
		Support adoption of the 2015 Kippax Group Centre Draft Master Plan which showed retail expansion over a surface car park.	4
		Want a commitment in the master plan that whoever develops the retail to the east of Kippax Fair is required to fund the replacement/upgrades of the former Kippax Health Centre building and playing fields. All costs arising are to be borne by the developer of the retail expansion.	3

THEME	SUB THEME	COMMENTS	COMMON RESPONSE
LAND USE	Retail	Concerned about the impact of retail development to the east and on existing business to the west. Believe retail expansion will upset Canberra's retail hierarchy and impact on the Belconnen town centre.	6
		Kippax is lacking decent shops and boutique bars.	1
	Residential	More residential is not needed in the centre. Not convinced it will increase safety, apartments above commercial space are at increased risk of fire damage.	3
		Support proposal for mixed use residential development.	1
	Recreation and community facilities	Ensure the Kippax Tennis Club can expand to the west. Ensure the Kippax Library can also expand.	2
	Holt District Playing Fields	Do not remove Holt District Playing Fields. They are heavily used by sporting groups and provide green space and amenity for surrounding residents. The remaining green space may not be sufficient to allow the general public to use when seasonal sports are being played.	13
	Higgins Oval	Higgins oval has a dedicated off leash dog area and I would like it to remain as it is.	1
	Skate ramp	The Kippax skate ramp is highly valued. If it is removed as part of development it should be replaced.	18
MOVEMENT	People's park	Support the people's park however are concerned about the loss of car parking spaces.	3
	Public transport	Future public transport options i.e. light rail, should not be impacted. Light rail should be made a high priority.	2
	Traffic	Traffic will become worse a result of the revisions to the draft master plan. Concerned about additional traffic on Southern Cross Drive and how this will be dealt with.	4
		Support new road linking Moyes Crescent and Hardwick Crescent.	1
		There should be a 40km speed limit and speed humps extending along the entire length of Stark Street.	1
		Need a comprehensive traffic, transport and parking study to assess impacts of retail expansion.	1

THEME	SUB THEME	COMMENTS	COMMON RESPONSE
MOVEMENT	Parking	There is insufficient car parking in the centre and when sport is on.	2
		Surface car parking should be kept. The only building allowed on them should be multistorey car parks.	1
		Do not want paid parking in the centre.	1
		Need different types of parking e.g. short stay, long stay and drop off and pick up zones.	1
		Parking needs to be as close as possible to services and facilities.	3
		Basement car parking or multistorey car parking could allow for the consolidation of fragmented car parking.	1
		New developments should be required to provide sufficient parking.	3
		Ensure motorcycle parking is provided.	1
		Has consideration been taken in redesign of Kippax regarding the illegal parking problem in Hardwick Crescent stretching from the Aldi store to the Kippax Library?	1
		Building a multistorey car park will reduce available car parks during construction.	1
	Park and ride	The park and ride is too far from the centre and too far from the bus interchange. Ensure park and ride is provided to support the centre becoming a public transport hub.	2
	Walking and cycling	The east/west pedestrian connection through the proposed retail expansion is supported.	1
		Do not support making part of Hardwick Crescent a car free space. Believe this be disruptive to the circulation of traffic and access to convenient on-street parking. Better to have low speed shared space.	2
		Support making part of Hardwick Crescent a pedestrian orientated street.	1
		Increase pedestrian and cyclists safety.	1
ENVIRONMENT	Flooding/drainage/ water quality	Development on the Holt District Playing Fields should not occur as it provides drainage. Development here will increase run off and potential flooding. Given global warming and increased incidents of severe storms, it would seem wise to preserve the flood mitigation measures that already exist.	3
		The Holt District Playing Fields incorporate water sensitive urban design features which assist with managing water quality.	1
	Urban heat island	The loss of the Holt District Playing Fields to retail development will increase the urban heat island effect.	3
	Climate change	Ensure the centre is resilient to climate change.	2

THEME	SUB THEME	COMMENTS	COMMON RESPONSE
BUILDING FORM	Building heights	Support buildings of 6 storeys.	1
		Do not support buildings of 6 storeys.	2
		Support buildings of 3-6 storeys.	1
		Support buildings 3 storeys high or less.	2
		Extend opportunity for 6 storeys along Hardwick Street.	1
		Ensure new development does not create over shadowing or overlooking issues for public spaces and residential areas.	3
MASTER PLAN PROCESS	Building design	New architecture should be inspiring, modern and visually appealing while incorporating nicely with the environment.	1
	Views	Make use of the awesome views out to the ovals.	1
	Process	Kippax Fair's alternative development proposal have created a delay in the master planning process.	1
	Engagement	The 'YourSay' webpage is producing biased results because of flawed consultation process followed by the Community Panel.	1
	Community Panel	The Community Panel process favoured Kippax Fair's alternative development proposal. The membership of the community panel was not inclusive, open or representative, no local residents.	6
		Congratulate the ACT Government and the EPSDD for initiating the panel to gather feedback on the draft plan.	1
		The community panel did not follow their terms of reference.	1
AMENITY	Retail report by Macro Plan Dimasi	I believe this report, commissioned by the ACT Government, is flawed. I want it made available to the public.	1
	Noise	Residential apartments above commercial space can have noise issues. Also concerned about construction noise.	5
	Landscaping	Centre and surroundings should have an emphasis on the natural environmental ambience. Encourage green walls, rooftop gardens and more trees and shrubs.	2

Kippax Group Centre Master Plan



Group Centre Master Plan will consider

of the Kippax Group Centre Master Plan, is to provide a planning framework to guide the growth and development of the Kippax group centre. The master plan considers a range of challenges and opportunities, to inform future planning and development decisions and may result in changes to the Local Plan and the Territory Plan.

Issues being considered include

- Access and connectivity for pedestrians and cyclists
- Opportunities to enhance the public realm and provide attractive spaces for meet and gather
- Greater provision for younger generations
- Identifying opportunities for development and growth
- Providing green spaces
- Maintaining and enhancing the character of the area



ACT
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SUMMARY OF ANALYSIS

The following summary highlights the key messages from Stages 2, 3 and 4 of community engagement and how they are addressed in the final Kippax Group Centre Master Plan. Some comments may not be able to be resolved through the master plan process and will require EPSDD to discuss further with the responsible ACT Government directorates. Therefore, not all community feedback received throughout the process may be directly reflected in the master plan.

Table 12: Summary of key messages and how the master plan responds:

KEY MESSAGES FROM ENGAGEMENT	PROPOSALS AND ACTIONS OF THE MASTER PLAN
PARKING	
<ul style="list-style-type: none"> • Access to sufficient, free, convenient parking close to the shops is very highly valued and appreciated by those who use the shops and facilities at the centre. • Concern that parking is reaching capacity, and development proposed in and around the centre will increase demand for parking. • Concern about the loss of car parking spaces to the proposed 'people's park'. • Concern about proposed multi-storey/ underground car parking and the potential negative impact on the ability to easily access the facilities (retail, commercial, community) – especially for seniors, mobility impaired and parents with prams. 	<p>The master plan recommends improving the pedestrian access within the centre, which will enable better utilisation of car parking at the edge of the centre.</p> <p>The master plan also recommends improving they car parking efficiency in the centre by:</p> <ul style="list-style-type: none"> • relocating long term parking to the periphery of the centre, including Park and Ride spaces • relocating bus layover out of the centre core area, and • reconfiguring the layout and access arrangements of existing surface car parking. <p>The master plan supports requirements that future development should provide for car parking on-site, and that eventual redevelopment of existing surface car park areas would be required to provide replacement car parks.</p>
ACCESSIBILITY (ACTIVE TRANSPORT – WALKING AND CYCLING)	
<ul style="list-style-type: none"> • There are concerns that safe road access (e.g. Starke and Flack Streets, Moyes Crescent and Southern Cross Drive) into the centre safety is already problematic and will further decline with increased population and development. Further investigation and road treatments to ensure safe access for all users was suggested through feedback. • Improving pedestrian and cycling access/ facilities to and within the centre is well supported. Several requested more bicycle parking facilities. • It was raised that people of various age groups use the centre and it should be made accessible for everyone - young, seniors and those with mobility issues, parents with prams etc. 	<p>The master plan recommends public domain upgrades to improve walking and cycling conditions in the centre and surrounding suburbs.</p> <p>The master plan recommends improvements to pedestrian connections across the surface car parks on Hardwick Crescent and improvements to ensure safer and more convenient road crossings at key locations surrounding the centre.</p> <p>The master plan identifies primary and secondary active frontages (that typically will be highly pedestrianised areas) and recommends that new development be required to positively address these frontages.</p> <p>The master plan makes recommendations to improve east to west pedestrian connections.</p> <p>The proposed new road between Moyes Crescent and Hardwick Crescent east will be required to include pedestrian and cyclist access. This new connection will provide a formalised east west pedestrian and cyclist link.</p>

KEY MESSAGES FROM ENGAGEMENT	PROPOSALS AND ACTIONS OF THE MASTER PLAN
OPEN/GREEN SPACES/OVALS/RECREATION FACILITIES	
<ul style="list-style-type: none"> There is a mix of views on the value of the Holt District Playing Fields. Some people say they are highly valued and heavily used. User groups advise that the Holt District Playing Fields directly to the east of Kippax Fair are of poor quality and suffer from poor drainage which make them unusable from time to time. Some residents indicated that they don't use the playing fields and would prefer the convenience of additional retail and services. The skate ramp is regularly used and there is strong support for its replacement and improvement if it is demolished as part of any redevelopment. There were requests to improve the amenity of open spaces – with more trees/shade, public art, more recreational facilities for all age groups e.g. playground/skate park, BBQs, spaces for community markets/events, community garden, pool. The 'people's park' in the revised draft master plan was not strongly supported due to a loss of surface car parking spaces. Interest was expressed in ensuring the tennis courts could expand in the future if there is demand. 	<p>The master plan recommends that retail development be allowed on part of the existing Holt District Playing Fields to the east of the centre. To ensure the community is not disadvantaged the master plan specifies that the developer of this land will be required to contribute to the following:</p> <ul style="list-style-type: none"> Upgrade currently unused open space close to the centre, this could include turf, irrigation, pavilion, lighting, seating etc. to replace the approximately 16,000m² of sport and recreation space lost as part of the potential retail expansion. Remove the existing skate ramp at the rear of the centre and construct a new skate ramp on the existing Holt District Playing Fields on the corner of Moyes Crescent and Flack Street. <p>The master plan recommends a number of public domain upgrades focused on improving the amenity of the centre including providing more landscaping through the centre. The final master plan has not included the 'people's park' because it would require loss of surface car parking spaces and it was also decided that it would be better to make the focus on achieving high quality public spaces when Hardwick Crescent east is established as a main street and the public space to the south of the Kippax Library is upgraded.</p> <p>The master plan retains space for the tennis courts to expand.</p>
COMMUNITY FACILITIES	
<ul style="list-style-type: none"> It was expressed that the potential for the Kippax Library to expand should be protected so it can increase in size in the future should there be demand. 	<p>Space has been reserved to the north of the Kippax Library to allow it expand should it need to in the future.</p>

KEY MESSAGES FROM ENGAGEMENT	PROPOSALS AND ACTIONS OF THE MASTER PLAN
TRAFFIC/TRAFFIC MANAGEMENT	
<ul style="list-style-type: none"> There are concerns about the impact of development on local residents with respect to traffic and congestion – particularly on Moyes Crescent e.g. with increasing noise pollution, traffic and heavy vehicles making deliveries to the centre. There were concerns about the new roads as proposed in the draft master plan mostly to do with pedestrian and cycling safety and flow on effects to other street intersections/residences. The need for safer road crossings was commonly raised. The new road from Moyes Crescent to Hardwick Crescent was supported particularly if it provides good quality pedestrian and cyclist connection as well. 	<p>The final master plan continues to recommend that a new road between Moyes Crescent and Hardwick Crescent east be provided. This will reduce traffic approaching the centre from the west. Traffic at the north end of Moyes Crescent will be managed through road design to minimise impacts on adjoining properties. This new road is to include pedestrian and cyclist paths as well.</p> <p>Intersection upgrades to Southern Cross Drive/Starke Street and Macnaughton Crescent/Drake Brockman Drive intersections will assist with managing traffic congestion in the area.</p> <p>The master plan also focuses on encouraging walking, cycling and use of public transport to reduce the reliance on cars and impacts of traffic.</p>
DEVELOPMENT, BUILDING HEIGHTS AND AMENITY	
<ul style="list-style-type: none"> In Stages 2, 3 and 4 of community engagement views regarding building heights were mixed. Some felt the proposed heights were about right, whilst other feedback received was mixed. A number of participants requested that the design of taller buildings consider amenity (solar access, minimal wind tunnelling impacts, atmosphere and aesthetics, active frontages), and not hinder the ability to navigate around and access the centre. 	<p>The master plan identifies site specific building heights to ensure that taller buildings are placed within an appropriate urban context and that a human scale is achieved throughout the centre.</p> <p>The proposed building heights have been tested to ensure solar access is protected for key public spaces.</p> <p>Podium setbacks are required to retain a human scale.</p>
AMENITY – KIPPAX IS IN NEED OF IMPROVEMENTS AND MODERNISATION	
<ul style="list-style-type: none"> Strong concerns around drainage and flooding on the Holt District Playing Fields were raised in regards to developing over these areas. Concerns were raised about increased noise and construction noise from any new developments. Concerns were raised about the heat island effect of any new developments were raised. 	<p>Any new developments will be required to comply with the latest standards for construction noise and noise attenuation.</p> <p>To mitigate the heat island effect reflective roofs, light-coloured building materials, more energy efficient buildings and planting of large canopy trees are to be used throughout the centre.</p>

KEY MESSAGES FROM ENGAGEMENT	PROPOSALS AND ACTIONS OF THE MASTER PLAN
COMMERCIAL/RETAIL	
<ul style="list-style-type: none"> • There was support for retail expansion to the east over the part of the existing Holt District Playing Fields. • There was concern about the viability/competition impacts with the proposal to increase the retail/community services (including another supermarket). • There was strong support to establish a community hub to the south of the Kippax Library. • More active street frontages are considered desirable. • Existing retail and community services are appreciated – these should not be compromised by future development. 	<p>The master plan allows for retail expansion to the east over part of the existing Holt District Playing Fields. To ensure existing retail and services in the centre are not impacted it is proposed to require active frontages Hardwick Crescent east and facing the community hub. Clear visual connections between Hardwick Crescent west and the community hub will be required.</p> <p>It is proposed to relocate the Kippax Bus Station to the north of the Kippax Library and construct a new community facility building just to the south of the playground on part of Block 5 and road reserve Section 88. These recommendations will support the establishment of the community hub.</p> <p>The master plan identifies where active frontages should occur to increase vitality of the centre. Hardwick Crescent east in particular is identified as a main street where activity is to be promoted.</p>
PUBLIC TRANSPORT	
<ul style="list-style-type: none"> • Concerns were raised by those with a mobility issue continuing to have easy access to the new bus station. • The importance of easy cycling access to public transport was raised. • Concerns were raised that public transport services will need to be reliable with improved services and facilities – particularly with the potential increase in demand with future development (such as Ginninderry). 	<p>The master plan supports Kippax to enhance its role as a public transport hub, with a relocated and expanded Kippax Bus Station. Any new public transport facilities will be required to comply with the latest standards for disabled access to public transport.</p> <p>The bus station is proposed to be relocated to the north of the Kippax Library, with provision for bus layover relocated out of the centre core precinct. Park & Ride will be relocated to Moyes Crescent.</p> <p>Upgrade of the Starke Street/Southern Cross Drive intersection will enable faster and more reliable bus access to the centre.</p>

NEXT STAGE

All comments and submissions received from the community, stakeholders and government agencies were analysed and considered in the development of the Kippax Group Centre Master Plan.

Information on the master plan is available at www.planning.act.gov.au

APPENDIX

Where permitted, the submissions received can be viewed on the Kippax Group Centre Master Plan page at www.planning.act.gov.au



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