



HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

RECEIVED
DATE 31/01/12 BY EDD POST

The Economic Development Directorate (EDD) is hosting a number of community drop-in sessions to present the Hawker Group Centre Draft Master Plan to seek community comment.

The purpose of the Master Plan is to establish a planning framework for the future development of the Hawker Group Centre. The Draft Master Plan has been developed by the Economic Development Directorate in conjunction with the Hawker Project Reference Group (PRG) made up of community representatives, Hawker traders, and other key stakeholder representatives.

Now that you have reviewed the material presented at the information display, we would appreciate your comments.

Your views are valued and will be taken into account in finalising matters in relation to the sale and future development of the land.

1. How often do you visit the Centre (tick below)?

Daily 2-3 times /week Weekly Occasionally

2. Did you come here today specifically to visit the display?

Yes No

3. The following statements refer to proposals in the draft MASTER PLAN. Using the scale of 1 to 5 where 1=strongly agree and 5=strongly disagree, please rate the extent to which you agree or disagree with each statement. (Please by circle the appropriate number below).

	Strongly agree	Agree	Neither agree/disagree	Disagree	Strongly disagree	Don't know
A bigger supermarket will better meet resident's needs	1	2	3	4	5	<input type="checkbox"/>
The location proposed for the supermarket is appropriate	1	2	3	4	5	<input type="checkbox"/>
I like the location of the additional shops	1	2	3	4	5	<input type="checkbox"/>
I like that the plan provides for additional cafés and more outdoor dining	1	2	3	4	5	<input type="checkbox"/>
Parking will continue to be available and accessible	1	2	3	4	5	<input type="checkbox"/>
Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient	1	2	3	4	5	<input type="checkbox"/>
The higher buildings should be located near Belconnen Way	1	2	3	4	5	<input type="checkbox"/>
<i>NONHERE</i> The proposed heights for new development are appropriate	1	2	3	4	5	<input type="checkbox"/>
The new plaza will be an attractive meeting point in the centre	1	2	3	4	5	<input type="checkbox"/>
I like the retention of the playground in the plaza	1	2	3	4	5	<input type="checkbox"/>
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Housing over commercial and retail will enliven the centre	1	2	3	4	5	<input type="checkbox"/>
Some parts of Hawker Place should be renamed	1	2	3	4	5	<input type="checkbox"/>
The proposals will make the Hawker centre a more attractive place to visit	1	2	3	4	5	<input type="checkbox"/>
I would visit the centre more frequently if the master plan was implemented	1	2	3	4	5	<input type="checkbox"/>

PTO



ACT
Government

Economic Development

HAVE YOUR SAY

HAWKER GROUP CENTRE

DRAFT MASTER PLAN

4. What are the main features of the plans on display that you believe will improve the Hawker Centre?

REPLACING THE MOTOR WITH ARTS
IF THEY ARE DECENT PLACES, WELL
BUILT & ATTRACTIVE TO LOOK AT

5. Are there aspects of the plans on display that you dislike? If so, what are they?

! ENOUGH INFILL ALREADY!
NO MORE LITTLE BOXES

6. Any further comments?

I DON'T TRUST THE DEVELOPERS
ONCE THE PANDORA'S BOX OF THE
PLANNING PROCESS IS OPENED

7. In what suburb do you live?

HAWKER

Gender: Male Female

Age:
<20 yrs 51-60 yrs
21-30yrs 61-70yrs
31-40 yrs 71+ yrs
41-50yrs

THANK YOU FOR YOU COMMENTS

Additional information may be obtained by visiting the Economic Development Directorate (EDD) website:
www.economicdevelopment.act.gov.au

Telephone inquiries may be directed to Ms Kathleen Pooley in EDD's Community Engagement Unit on 6205 4056.

PLEASE DROP INTO THE BOX PROVIDED or RETURN TO SENIOR MANAGER COMMUNICATIONS AND
MEDIA ECONOMIC DEVELOPMENT DIRECTORATE BY

COB 31 JANUARY 2012

Mail: GPO Box 158, Canberra ACT 2601 or Email: EDDCommunity@act.gov.au



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DON'T NEED AT ALL						
The proposed heights for new development are appropriate	1	2	3	4	5	<input type="checkbox"/>
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4. What are the main features of the plans on display that you believe will improve the Hawker Centre?

ANY ADVANTAGE OF THE PROPOSED PLAN
IS LOST BY THE OVERALL EXCESSIVE
DEVELOPMENT.

5. Are there aspects of the plans on display that you dislike? If so, what are they?

* TOO MUCH DEVELOPMENT
* TOO LITTLE OPEN PARKING
* TOO MUCH EMPHASIS ON SQUEEZING
IN AS MANY APARTMENTS AS POSSIBLE

6. Any further comments?

IF DIFFERENT HOUSING OPTIONS ARE REQUIRED
LOOK AT THE BLOCKS OF FLATS ON THE CORNER
OF SPRINGVALE AND MURRANSI - THEY ARE DATED.
REPLACE THEM WITH 2 STOREY MODERN 2-3 BEDROOM
TOWN HOUSES.
HAWKER

7. In what suburb do you live?

Gender: Male Female
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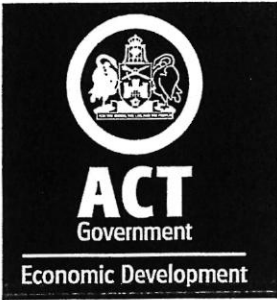
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There is value in some consolidation - redevelopment with residential premises above commercial premises. Just avoid over consolidation and excessive infill.

5. Are there aspects of the plans on display that you dislike? If so, what are they?

My strong preference is for the car park on Springvale Drive to be retained ^{for parking purposes}. I accept the value of developing the 2 car parks between the garage and KFC but would limit all development to 3-4 stories

6. Any further comments?

I believe that a sequence of models showing situation at 5, 10 and 15 years time would be preferable to a single model with the total plan envisaged. The reality is that the Centre needs to be attractive and workable across the whole time frame.

7. In what suburb do you live?..... Hawker

Gender: Male Female

Age:
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31-40 yrs 71+ yrs
41-50yrs

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INCREASING THE SIZE OF THE LOCAL SHOPS
AND AREA BUT LEAVE THE IGA STORE ALONE

5. Are there aspects of the plans on display that you dislike? If so, what are they?

BUILDING EIGHT STOREY HIGH BUILDING TO PUT
UNDERGROUND PARKING IN, WILL CAUSE DISTRESS TO
ORDER PEOPLE MOVE SO FOR NIGHT SHOPPING.

6. Any further comments?

KEEP THE IGA CARPARK AS IS. CONSIDER BUILDING
LOW LEVEL HOUSING/UNITS IN CARPARKS BETWEEN THE
SERVICE STATION AND HFC. THINK ABOUT BUILDING FOR
THE MORE ELDERLY ONE LEVEL UNITS THE BEST APPROACH

7. In what suburb do you live?.....

Gender: Male Female

Age:
<20 yrs 51-60 yrs
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HAVE YOUR SAY

HAWKER GROUP CENTRE

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4. What are the main features of the plans on display that you believe will improve the Hawker Centre?

None

.....

.....

.....

5. Are there aspects of the plans on display that you dislike? If so, what are they?

- *Loss of accessible, convenient & safe parking - underground parking is NOT easily accessible, convenient or safe especially for older people or people with children.*
- *Buildings of more than two storeys are not conducive to the centre being friendly, convenient or inviting - most probably there will be very little housing choice*
- *Far too many high rise apartment blocks are proposed - patrons and smaller*

6. Any further comments? *shops will feel hemmed in*

- *IGA is an excellent supermarket as it is - no need for change of location or expansion*
- *No need to sell the carpark next to IGA - leave it as a carpark*
- *If the proposed changes were to go ahead, much of the underground carpark would be taken by the residents of the apartments.*
- *Instead of apartments, the community would be better served by some of the land being taken for a retirement village or nursing home*

7. In what suburb do you live? *Weetangera*

Gender: Male Female

Age:

<20 yrs <input type="checkbox"/>	51-60 yrs <input type="checkbox"/>
21-30yrs <input type="checkbox"/>	61-70yrs <input checked="" type="checkbox"/>
31-40 yrs <input type="checkbox"/>	71+ yrs <input type="checkbox"/>
41-50yrs <input type="checkbox"/>	

- *Having lived in Weetangera for 30 years my husband and I are seriously considering downsizing but in no way would we move into an apartment.*
- *More single storey 3 bedroom + double garage townhouses with small gardens are needed in this area.*

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476

RECEIVED
DATE 30/01/12 BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Monday, 30 January 2012 4:50 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Daily

- Did you come here today specifically to visit the display?:

A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Strongly disagree (5); I like that the plan provides for additional cafés and more outdoor dining: Strongly disagree (5); Parking will continue to be available and accessible: Disagree (4); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Disagree (4); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Disagree (4); I like the retention of the playground in the plaza: Neither agree/disagree (3); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- The following statements refer to proposals in the draft Master Plan.:

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:

Not enough information provided to make such a decision. No indication of building heights on individual buildings.

Loss of surface parking - undercroft not so speedy to access. Current supermarket stocks a good range to complement Coles, Woolworths and Aldi - does not need to be so much bigger. Additional shops not needed.

- Are there aspects of the plans on display that you dislike? If so, what are they?:

Not obvious how additional cafes are provided for - need to support existing shops. Buildings should be only two storeys - the area is suburban, not high density. Tall buildings will dominate the area. Residential over retail not suitable because of noise and smells from shops. Could have offices and nightclubs over retail instead. Proposed new roads from Belconnen Way and connecting to Springvale Drive potentially dangerous - also unnecessary.



No access is shown to new building on Belconnen Way behind the church. How can this be done - access from either Belconnen Way or Beetaloo St would be dangerous and undesirable. Proposed road cutting across footpath from Page also undesirable and dangerous. This plan seems to be driven by the desire to create high-rise residential regardless of the effect on the neighbourhood and regardless of realities and practicalities.

- Any other comments?:
- In what suburb do you live?: Scullin
- Gender: Male
- Age group: 51-60 yrs

RECEIVED
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Lowe, Holly

From: EDD, Webmaster
Sent: Monday, 30 January 2012 4:47 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Daily
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Disagree (4); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Disagree (4); I like that the plan provides for additional cafés and more outdoor dining: Agree (2); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Disagree (4); The higher buildings should be located near Belconnen Way: Neither agree/disagree (3); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Agree (2); I like the retention of the playground in the plaza: Agree (2); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly agree (1); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- The following statements refer to proposals in the draft Master Plan.:

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: Not much, making the carparks between Coniston and Hawker pl not short cuts.
- Are there aspects of the plans on display that you dislike? If so, what are they?: Reducing surface parking. Saying we are getting more parking by making carparks the minimum size. There are advantages in doing more than the bare minimum. Underground parking don't like. You are proposing too many flats it will turn into a slum.
- Any other comments?: a large number of people signed a petition to protect existing carparks. You ignored that your consultations a sham. Government's that ignore the public loose office!
- In what suburb do you live?: Hawker

- Gender: Male
- Age group: 51-60 yrs

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DATE

Lowe, Holly

Subject: FW: Hawker comments

From:
Sent: Monday, 30 January 2012 4:12 PM
To: EDD, Community
Subject: Hawker comments

Hi

I live in Page, and I'm a female aged 58 who has used the Hawker shops (IGA regularly, bookshop and video occasionally) for 15 years.

I think a larger supermarket would defeat the purpose of using the Hawker IGA. The 'quick and convenient' often referred to applies to being inside the supermarket equally. I use it because it is compact and quality. I also use it as an incentive to walk. If I have to trail around miles of aisles to pick up a few things, I might as well get in the car and do a proper shop at any other of the major supermarkets in the vicinity.

Re new shops and cafes - have the lingering effects of the GFC been taken into consideration? I think you'd have to be crazy to start up a new venture.

Re the plaza - I think it is vital that the wisteria stays. (I am so annoyed that the beautiful shady tree outside the IGA entrance has been removed - for no very good reason that I can see.) There is a very attractive seating arrangement next to the video shop - I have never seen anyone using it. I am curious as to why that is. On the other hand, the existing plaza and outdoor seating seem to provide sufficient meeting places. After looking at all the documentation, I am not clear whether the purpose of the expansion of Hawker is intended to provide for the residents of new blocks.

I don't agree that the place is 'tired' - beyond what a high-pressure hose and a lick of paint could fix.

On a small point: shops are often required to have an 'active' shop front - explained to me as anything that isn't brick. So a glass window is installed, which is immediately blocked out with blinds, mirror-glass, adverts, transfers, whatever. These windows are then not active, often not attractive (ie hideous), presumably not cheap (ineffective as insulation), and possibly less secure. So why not brick - artfully painted perhaps. I seem to recall the Lyneham IGA had their windows bricked in a few years back, and it looks fine.

I always thought what Hawker needed was a community garden - where the new apartments currently stand would have been perfect.

Regards

471

RECEIVED	
DATE	BY EDD
30/01/12	ONLINE

Lowe, Holly

Subject: FW: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Monday, 30 January 2012 11:52 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week

- Did you come here today specifically to visit the display?: No

- The following statements refer to proposals in the draft Master Plan.:
 A bigger supermarket will better meet resident's needs: Disagree (4); The location proposed for the supermarket is appropriate: Disagree (4); I like the location of the additional shops: Neither agree/disagree (3); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Disagree (4); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Disagree (4); The higher buildings should be located near Belconnen Way: Agree (2); The proposed heights for new development are appropriate: Disagree (4); The new plaza will be an attractive meeting point in the centre: Agree (2); I like the retention of the playground in the plaza: Agree (2); Residential apartments in the centre will increase housing choice for residents: Disagree (4); Housing over commercial and retail will enliven the centre: Disagree (4); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Disagree (4); I would visit the centre more frequently if the master plan was implemented: Neither agree/disagree (3)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: renewal of some of the older buildings

- Are there aspects of the plans on display that you dislike? If so, what are they?: I would like to see a more integrated transport plan. If you wish to encourage more use of public transport, provide more than just a bus stop on the road. One idea would be to provide secure parking for bicycles. This would allow people to ride to the centre, use the shops, restaurants provided there, and then travel by bus to work, school, other destinations.

- Any other comments?: This plan seems to focus on the provision of more shops and apartments. There seems to be little reference to the integration of transport, and

consideration of other assets in the community. For example the number and diversity of schools in the immediate area -how will the provision of small apartments help to keep the schools vibrant. There seems to be no innovative urban planning ideas such as the bike suggestion above.

- In what suburb do you live?: Hawker
- Gender: Female
- Age group: 61-70 yrs

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HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

RECEIVED
DATE 30/1/12 BY Post

The Economic Development Directorate (EDD) is hosting a number of community drop-in sessions to present the Hawker Group Centre Draft Master Plan to seek community comment.

The purpose of the Master Plan is to establish a planning framework for the future development of the Hawker Group Centre. The Draft Master Plan has been developed by the Economic Development Directorate in conjunction with the Hawker Project Reference Group (PRG) made up of community representatives, Hawker traders, and other key stakeholder representatives.

Now that you have reviewed the material presented at the information display, we would appreciate your comments.

Your views are valued and will be taken into account in finalising matters in relation to the sale and future development of the land.

1. How often do you visit the Centre (tick below)?
Daily 2-3 times /week Weekly Occasionally

2. Did you come here today specifically to visit the display?
Yes No

3. The following statements refer to proposals in the draft MASTER PLAN. Using the scale of 1 to 5 where 1=strongly agree and 5=strongly disagree, please rate the extent to which you agree or disagree with each statement. (Please by circle the appropriate number below).

	Strongly agree	Agree	Neither agree/disagree	Disagree	Strongly disagree	Don't know
A bigger supermarket will better meet resident's needs	1	2	3	4	5	<input type="checkbox"/>
The location proposed for the supermarket is appropriate	1	2	3	4	5	<input type="checkbox"/>
I like the location of the additional shops	1	2	3	4	5	<input type="checkbox"/>
I like that the plan provides for additional cafés and more outdoor dining	1	2	3	4	5	<input type="checkbox"/>
Parking will continue to be available and accessible	1	2	3	4	5	<input type="checkbox"/>
Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient	1	2	3	4	5	<input type="checkbox"/>
The higher buildings should be located near Belconnen Way	1	2	3	4	5	<input type="checkbox"/>
The proposed heights for new development are appropriate	1	2	3	4	5	<input type="checkbox"/>
The new plaza will be an attractive meeting point in the centre	1	2	3	4	5	<input type="checkbox"/>
I like the retention of the playground in the plaza	1	2	3	4	5	<input type="checkbox"/>
Residential apartments in the centre will increase housing choice for residents	1	2	3	4	5	<input type="checkbox"/>
Housing over commercial and retail will enliven the centre	1	2	3	4	5	<input type="checkbox"/>
Some parts of Hawker Place should be renamed	1	2	3	4	5	<input type="checkbox"/>
The proposals will make the Hawker centre a more attractive place to visit	1	2	3	4	5	<input type="checkbox"/>
I would visit the centre more frequently if the master plan was implemented	1	2	3	4	5	<input type="checkbox"/>

PTO

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ACT
Government

Economic Development

HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

4. What are the main features of the plans on display that you believe will improve the Hawker Centre?

Improved plaza - but it's needed it for years
and the money is not there
The rest is rubbish, designed to justify a
land grab and revenue squeeze from a cash
strapped ACT Government.

5. Are there aspects of the plans on display that you dislike? If so, what are they?

• Reduction in close-by parking (undercover not that important
I don't stay for hours.
• Object to more bloody plots of poor design and construction
• The whole concept is a "field of dreams" proposal - the
best says if we sell off the 2 lots, then lots of plots,
then other private development may occur, and over

6. Any further comments?

20 years Rubbish. Its a money grab disguised
as an urban argument.

PS Re 500k pop for Canberra Why. Whosays is
that best estimate it needs for viability of side
in revenue gathering AND WHAT ABOUT

7. In what suburb do you live?

Gender: Male Female

Age: <20 yrs 51-60 yrs
 21-30yrs 61-70yrs
 31-40 yrs 71+ yrs
 41-50yrs

WATER & the M-D Bed
Its insane!

THANK YOU FOR YOU COMMENTS

Additional information may be obtained by visiting the Economic Development Directorate (EDD) website:
www.economicdevelopment.act.gov.au

Telephone inquiries may be directed to Ms Kathleen Pooley in EDD's Community Engagement Unit on 6205 4056.

PLEASE DROP INTO THE BOX PROVIDED or RETURN TO SENIOR MANAGER COMMUNICATIONS AND
MEDIA ECONOMIC DEVELOPMENT DIRECTORATE BY

COB 31 JANUARY 2012

Mail: GPO Box 158, Canberra ACT 2601 or Email: EDDCommunity@act.gov.au

RECEIVED
DATE 30/01/12 BY EDD ONLINE

Lowe, Holly

Subject: FW: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Monday, 30 January 2012 9:41 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Daily
- Did you come here today specifically to visit the display?: No

- The following statements refer to proposals in the draft Master Plan.:

A bigger supermarket will better meet resident's needs: Disagree (4); The location proposed for the supermarket is appropriate: Disagree (4); I like the location of the additional shops: Strongly disagree (5); I like that the plan provides for additional cafés and more outdoor dining: Strongly disagree (5); Parking will continue to be available and accessible: Neither agree/disagree (3); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Disagree (4); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Strongly disagree (5); I like the retention of the playground in the plaza: Strongly disagree (5); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:

I cannot answer this question since I believe the whole scheme is a sham. I see nothing that will improve the centre and make it more attractive. The one exception is that it appears that the hideous concrete post for advertising bills will be removed.

- Are there aspects of the plans on display that you dislike? If so, what are they?:

The scheme presented is simply a scheme to build more housing. It does not provide a "village" atmosphere. There is no extension of the small area at present used for outdoor coffee drinking - the so-called extension is also a traffic thoroughfare. The toilet block has been removed. Why can we not have open spaces - they manage it in crowded European cities.

- Any other comments?: The whole scheme should be given to a competent firm of town planners, developers should be kept well away. Thank goodness the plan is due for completion in 20 - 25 years time since I will be long gone before that and will not see the mess that is planned.
- In what suburb do you live?: Weetangera
- Gender: Male
- Age group: 71+ yrs



HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

RECEIVED
DATE 30/1/12 BY POST

The Economic Development Directorate (EDD) is hosting a number of community drop-in sessions to present the Hawker Group Centre Draft Master Plan to seek community comment.

The purpose of the Master Plan is to establish a planning framework for the future development of the Hawker Group Centre. The Draft Master Plan has been developed by the Economic Development Directorate in conjunction with the Hawker Project Reference Group (PRG) made up of community representatives, Hawker traders, and other key stakeholder representatives.

Now that you have reviewed the material presented at the information display, we would appreciate your comments.

Your views are valued and will be taken into account in finalising matters in relation to the sale and future development of the land.

1. How often do you visit the Centre (tick below)?

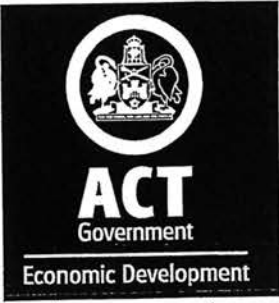
Daily 2-3 times /week Weekly Occasionally

2. Did you come here today specifically to visit the display?

Yes No

3. The following statements refer to proposals in the draft MASTER PLAN. Using the scale of 1 to 5 where 1=strongly agree and 5=strongly disagree, please rate the extent to which you agree or disagree with each statement. (Please by circle the appropriate number below).

	Strongly agree	Agree	Neither agree/disagree	Disagree	Strongly disagree	Don't know
A bigger supermarket will better meet resident's needs	1	2	3	4	5	<input type="checkbox"/>
The location proposed for the supermarket is appropriate	1	2	3	4	5	<input type="checkbox"/>
I like the location of the additional shops	1	2	3	4	5	<input type="checkbox"/>
I like that the plan provides for additional cafés and more outdoor dining	1	2	3	4	5	<input type="checkbox"/>
Parking will continue to be available and accessible	1	2	3	4	5	<input type="checkbox"/>
Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient	1	2	3	4	5	<input type="checkbox"/>
The higher buildings should be located near Belconnen Way	1	2	3	4	5	<input type="checkbox"/>
The proposed heights for new development are appropriate	1	2	3	4	5	<input type="checkbox"/>
The new plaza will be an attractive meeting point in the centre	1	2	3	4	5	<input type="checkbox"/>
I like the retention of the playground in the plaza	1	2	3	4	5	<input type="checkbox"/>
Residential apartments in the centre will increase housing choice for residents	1	2	3	4	5	<input type="checkbox"/>
Housing over commercial and retail will enliven the centre	1	2	3	4	5	<input type="checkbox"/>
Some parts of Hawker Place should be renamed	1	2	3	4	5	<input type="checkbox"/>
The proposals will make the Hawker centre a more attractive place to visit	1	2	3	4	5	<input type="checkbox"/>
I would visit the centre more frequently if the master plan was implemented	1	2	3	4	5	<input type="checkbox"/>



HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

4. What are the main features of the plans on display that you believe will improve the Hawker Centre?

Retention of the playground

5. Are there aspects of the plans on display that you dislike? If so, what are they?

- A larger supermarket would be superfluous and would have a negative impact on existing small businesses of good quality & repute*
- The assumption that new ^{operating} cafes or shops will be a reality and thrive is baseless in the context of the wider area developments ~~likely~~ in train.*

6. Any further comments?

The plan is ludicrous overkill in size and concept for the area character and raises Q's of road safety & infrastructure in Belconnen Way + surrounding streets

7. In what suburb do you live?.....

PAGE

Gender: Male

Female

Age:

<20 yrs

21-30yrs

31-40 yrs

41-50yrs

51-60 yrs

61-70yrs

71+ yrs

THANK YOU FOR YOUR COMMENTS

Additional information may be obtained by visiting the Economic Development Directorate (EDD) website:
www.economicdevelopment.act.gov.au

Telephone inquiries may be directed to Ms Kathleen Pooley in EDD's Community Engagement Unit on 6205 4056.

PLEASE DROP INTO THE BOX PROVIDED or RETURN TO SENIOR MANAGER COMMUNICATIONS AND MEDIA ECONOMIC DEVELOPMENT DIRECTORATE BY

COB 31 JANUARY 2012

Mail: GPO Box 158, Canberra ACT 2601 or Email: EDDCommunity@act.gov.au

RECEIVED	
DATE	BY EDD
30/01/12	ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Monday, 30 January 2012 4:09 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week
- Did you come here today specifically to visit the display?: Yes
- The following statements refer to proposals in the draft Master Plan.:
 - 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: Your posting really strahitgneed me out. Thanks!
 - Are there aspects of the plans on display that you dislike? If so, what are they?: Your posting really strahitgneed me out. Thanks!
 - Any other comments?: Your posting really strahitgneed me out. Thanks!
 - In what suburb do you live?: MxVbsqaIa
 - Gender:
 - Age group: <20 yrs

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RECEIVED	
DATE	BY EDD
29/01/12	ONLINE

Lowe, Holly

From:
Sent: Sunday, 29 January 2012 6:19 PM
To: EDD, Community
Subject: Hawker Group Centre Draft Master Plan
Attachments: Hawker Group Centre Draft MP.docx

EDD Community Engagement Unit

Please see our attached comments for the Hawker Group Centre Draft Master Plan

Senior Manager Communications
Economic Development Directorate
GPO Box 158
CANBERRA CITY ACT 2601

Hawker Group Centre Draft Master Plan

We are, in principle, in favour of what has been proposed in this Draft Master Plan. Please see below our comments on specific issues in the Draft Plan.

Positive aspects

- The Draft Master Plan is welcomed for the Group Centre to enable a very disjointed set of buildings to be improved.
- Current carparks are ugly and have always been underutilised.
- Opportunities for additional business, in particular alfresco cafes/restaurants.

Issues

Relocation of the Supermarket

We see no benefit in the relocation of the supermarket nor having a larger supermarket. While this appears to be necessary in order to improve access, ie extending the laneway through to Hawker Place cul-de-sac as per the proposed plan, it would seem like an extravagant move in the initial stage. Leaving aside the actual size of this facility, according to the ACCC definition, Hawker IGA would already qualify as a full-line supermarket and meet the needs of the community into the future -

"a full-line supermarket, is generally considered to be a supermarket with a full range of goods including packaged groceries, fresh meat, bakery and deli departments, fresh fruit and vegetables and frozen foods."

The supermarket was extended only a few years ago and has more choice per line of goods than the traditional larger Coles & Woolworths chains. The larger the area of the shop does not necessary indicate the quality and selection of goods. This extension was undertaken over an unnecessary lengthy period of time by the proprietor with complete disregard to the comfort of staff and customers, with noisy construction work undertaken during trading hours. The community does not need to be disrupted yet again.

If this land was for open-tender sale, it is possible for the likes of Supabarn or Aldi to obtain the carpark site. If this happens the proprietor of the IGA is unlikely to pull down his building, therefore the proposal is flawed. How is the Government going to handle this matter? We would not like to see any favouritism nor compulsory buyout to free the land.

Keeping the supermarket as is and providing an access road from Belconnen Way enables the eastern carpark to have mixed use development, which may also include undercroft parking as proposed.

Development Opportunities

We believe that a height maximum of four storeys must be mandated in the Master Plan and included in the Territory Plan. In our observation of developments around Cooleman Court and Athllon/Anketell in Tuggeranong this would seem an appropriate scale for the infill mixed use developments, a scale which will not overpower the existing urban landscape. This generally busy section of Belconnen Way in particular, has an already congested feel. The residential area along this stretch is zoned RZ2 with the potential for increase of height and density also, which will only exacerbate this "canyon" feel effect.

We note the study is restricted to the area bounded by Belconnen Way, Springvale Drive, Coniston Street and Beetaloo Street. As such, it ignores the potential for infill as per the Government's policy in the surrounding feeder area. Some opportunities for development (in particular for residential) within this area include:

- Unused areas within the Hawker College/Belconnen High School playing fields which are no longer being maintained.
- Areas in Scullin and Hawker currently held by church groups (eg Salvation Army & Capital Bible) for many years with no sign of further development.
- Section 43 in Scullin currently with two temporary but fully utilised buildings. This is a large area, but if a permanent community hall/meeting place was allocated within the Hawker Group Centre, and the businesses currently in Frewin Centre given the opportunity to be housed within the new look Hawker Group Centre then section 43 has infill development potential.
- Site of the former Page Service Station undeveloped for nearly 20 years.
- Hawker Tennis Centre has been under a mystery cloud for some time, are there any proposals in the pipeline for what is likely to happen on this site? Is the community likely to lose a tennis centre to residential development?

Most of the above sites are either zoned Community or Restricted Access Recreation, but as it appears the need for "50% of new housing in established urban areas" is a priority, should church/government educational groups who have held sites for over 30 years without any further sign of development be allowed to continue to leave this land vacant at the expense of the larger community needs? This also applies to the current owner of this service station site.

Housing Diversity

This matter should be included when considering this Master Plan. The term "greater housing diversity" is an extremely loose term that is being completely misinterpreted by developers. While this is outside the scope of this study, there appears to be no avenue within Government to ensure a full range of diversity actually occurs. There is a high ratio of retiree/aged people in this area, but there is limited opportunity to downsize from large suburban blocks in this area. Your

proposal will not ensure that this housing diversity will provide easy access residences with quality living space, less bedrooms and bathrooms and essential two car accommodation. Please, no more pokey one and two bedroom apartments such as the Space development at Jamison and many of the recent RZ2 infill.

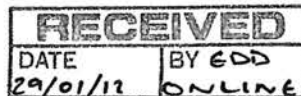
Downer Local Centre

We noticed in *The Canberra Times* on 28 January 2012 an invitation to Downer residents to attend a meeting "to develop a concept design for the Downer local centre precinct". Why is there not a more consistent approach across all areas of Canberra?

With the Hawker Group Centre the initial two workshops in 2010 arranged by the Government did not have a defined purpose such as this, at that stage. This task (Master Plan development) for the Hawker Group Centre was exclusively a role for the PRG and excluded the general community who uses this Centre from having input at this stage of development. The Friends of Hawker Village is not an inclusive community group.

Since the Government agreed to develop a Draft Master Plan at the end of 2010, it has been totally in the hands of the PRG. The PRG appears to be heavily biased towards the traders and Friends of Hawker Village, to the detriment of the wider unbiased community. The Government questionnaire, while inviting responses to specific issues, does not enable the community to provide its wider views. Is it too late for the Government to give the same opportunities to this community as it proposes to give Downer residents?

29 January 2012



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Lowe, Holly

From: EDD, Webmaster
Sent: Sunday, 29 January 2012 8:47 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?:
- Did you come here today specifically to visit the display?:

A bigger supermarket will better meet resident's needs: Agree (2); The location proposed for the supermarket is appropriate: Disagree (4); I like the location of the additional shops: Don't Know (6); I like that the plan provides for additional cafés and more outdoor dining: Neither agree/disagree (3); Parking will continue to be available and accessible: Neither agree/disagree (3); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Neither agree/disagree (3); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Disagree (4)

- The following statements refer to proposals in the draft Master Plan.:

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:

None in particular. I can only see problems with implementing the proposal eg. how can a new supermarket be built on the car park without first providing alternative parking for the hotel and club. Having put up with continual construction in Civic, the Belconnen town centre and the GDE, I dread the thought of continual construction at Hawker over the next three decades. Anyone who believes the plan will improve the Hawker Centre must be indulging in wishful thinking.

- Are there aspects of the plans on display that you dislike? If so, what are they?:

The centre will become closed in. It will not feel like just popping down to the local shops anymore. The surface car parks make this easy at present. Some above ground parking is to be retained but how will that be rationed when everyone will want to use it rather than have to manoeuvre around tight corners and into tight spaces under a building.

- Any other comments?:

The plan might satisfy the infill policy but it will destroy the current convenience of Hawker and remove its appeal over much bigger centres like Belconnen Mall. If I have to catch a bus to Hawker, I might as well

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go to the mall. I can't see how Hawker can ever compete in range of shops with larger centres like the mall and Jamison.

- In what suburb do you live?: Weetangera
- Gender: Female
- Age group: 31-40 yrs

RECEIVED	
DATE	BY EDD
29/01/12	ONLINE

Lowe, Holly

From:
Sent: Sunday, 29 January 2012 8:43 PM
To: EDD, Community
Cc: 'Hawker Friends'
Subject: Hawker Group Centre - Master Plan Project

For the personal attention of Mr David Dawes.

Dear David,

Having attended your 'show and tell' sessions at the Hawker shopping centre recently and having procured a copy of the "HAWKER GROUP DRAFT MASTER PLAN", I'm stunned, bemused, very upset and the meeting at Christ Church, Hawker, on 25 January 26, 2012 only heightens my revulsion at your tactics. You and your staff seem to be regarding we residents and voters as idiots! That we are not!

You are not telling the truth to users of the Hawker Village Shopping Centre.

1. Your document, once again, is full of 'pretty pictures' that have nothing whatsoever to do with the Hawker Shopping Centre
2. Re: "Possible short term":
 - It would seem that you propose closure of Hawker Place between Beetaloo street and Springvale Drive. Where will the buses have to go? Please advise. If there's any notional avenue there for traffic and buses it's got to be one-way and any vehicular traffic would be held up while buses unloaded and loaded passengers; a stupid idea!
 - Area 5: Yet another attempted money-grab to the detriment of we residents.
 - The implementation of your 'Master Plan' would involve Contractors' vehicles blocking access to the Hawker Shopping Centre for a long time and force small businesses to close!

I could go on about the inadequacies of your documents.

Let's 'cut to the chase'. The ACT Government finances are in disarray. Redevelopment of car parks are attractive to you and to the ACT Government; you get a 'star in your crown' because the ACT Government gets income from developers tendering for those sites and, ultimately, the ACT Government and ACTEWAGL derive ongoing income from the residents in these new properties. The downside is that we residents and voters would be disadvantaged.

Sorry, you might have to find another job. A petition of 1500 from nearby residents against this proposed redevelopment is a big number as we approach an ACT Government election this year and the ACT Chief Minister would be very displeased with you if your "bloody mindedness" cost her failure in the forthcoming ACT election.

For your consideration and action as appropriate.

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RECEIVED	
DATE	BY EDD
28/01/12	online

Lowe, Holly

From:
Sent: Saturday, 28 January 2012 8:17 PM
To: EDD, Community
Subject: HAWKER DRAFT MASTER PLAN - COMMENTS
Attachments: Submission-DRAFT MASTER PLAN.doc

To whom it may concern:

Please find attached my comments which are provided as part of the current public consultation on the Draft Master Plan for the Hawker Centre.

I offer these views as a resident of Weetangera and user of the Hawker Centre for 22 years. I also served as a representative of the community group Friends of Hawker Village (FoHV) at a number of meetings of the Project Reference Group.

Many of the issues which have characterised the development of the Hawker draft plan are the same as those which have emerged in relation to planning discussions in other areas of Canberra. My intention in highlighting various deficiencies, particularly in relation to process issues, is to signal areas which can be improved in future.

The attached views should be regarded as my personal views and not those of FoHV.

Thank you.

Weetangera ACT 2614

Draft Hawker Centre Master Plan

I. The Overall Process

There were a number of deficiencies in the overall process. These include the following:

1. There was never a clear articulation of, much less agreement about, what the problems were to which the Master Plan was supposed to provide the solution. Was it to deliver on the Government's infill policy? Was it to meet identified needs in the local area? If so, where was the needs analysis?

The process was prompted by the proposed sale of 2 car parks, and ended up with the proposed sale of all 3 – which certainly reinforces the impression that it was the Government's intention all along to exploit the process to push for maximum development in a way which would avoid future community objections.

From the community's perspective, the 'problems' associated with Hawker have been identified via various surveys and consultations. Most of these problems are not major and many relate to the responsibilities of building owners and to the mix of retailers and services rather than to issues which are within the Government's ability to influence.

From the community's perspectives, the strengths of the Hawker centre relate not only to its location, but to its pleasant environment of which the existence of safe, easy and convenient parking is an integral and necessary part. In other words, the car parks are an asset, not a liability, although there are no objections to a more efficient layout of parking spaces.

It is also the case that Hawker's role as a 'top up' centre is not considered a 'problem' to customers and the community, who realise (even if consultants do not) that, given a fixed amount of expenditure, increasing the proportion of money spent in one location will only serve to reduce the amount spent in other locations, leading those centres to complain that they are not getting their 'fair share'.

So when you consider what the community believes are the strengths of the Hawker centre, there is a conflict between retaining those strengths and addressing the Government's view of the 'problems' which the community interprets as: 'surface car parks, which currently generate no income and are costly to maintain, can be converted to income-generating properties which deliver on the Government's infill policy'.

2. No clear connection was made between the proposed future development of Hawker and ACT Government policy and strategy documents, including those pertaining to healthy communities, transport, commercial zones, supermarket competition, and densification along major transport corridors.

3. The Hawker centre appeared to be considered in complete isolation from other nearby suburban centres and from other significant residential and commercial developments only a few kilometers away. As a result, decisions were made in the absence of any understanding about the connection between the proposed future development of Hawker and either the revitalisation of other suburban centres or of relevant factors such as the location of new housing or other new

commercial facilities.

4. There is a real question, as raised at the community forum on 24 January 2012, about what the legitimate role of centre traders should be in a master planning process, the outcomes of which have community-wide implications. It would be useful for future master planning processes to be structured so that they did not consist solely of one-to-one discussions between the Govt and traders, and the Govt and the community, but included fora at which various interests could be brought together for constructive dialogue

5. Various issues re consultation:

- Numerous consultation exercises were held from 2009 - 2011, but it is not clear how these contributed to the outcomes. Community views remained fairly consistent over time in terms of key issues and what was opposed and what was supported, but these views did not seem to be reflected in the outcomes. The community was given no indication about how its views were taken into account in the development of the draft Master Plan.

- Key documents which were integral to the consultation process presented various barriers for many people. For example:

- the 'Kit of Parts' was an example of cumbersome, jargon-laden documents which were virtually impossible for the lay person to understand;
- the Vision and Objectives invitation to comment was jargon-laden and contained no instructions for how to provide comments;
- design proposals were typically described and presented in ways which made them difficult for ordinary people to understand and interpret -- it is difficult for most people to translate 'plan'-type and aerial into something understandable;
- community consultations which rely heavily on accessing electronic documents will inevitably exclude many people.

- Consultations on draft master plans such as this should be for a minimum of 8 weeks and should include drop-in sessions and community meetings. The proposal for a 2-week consultation period was a serious misjudgment which was clearly inconsistent with other consultation periods and served to increase distrust of the Government. Members of the community have questioned whether the current period is adequate, given that the outcome will guide future development of the area for the next 20-30 years. It is important that the timing not been seen as arbitrary or rushed, but be sufficient for the purpose. The whole process for City West master plan, for example, took 2 years.

- The following comments about consultation by David Crosbie, CEO of the Community Council for Australia, are relevant:

'The benefits of good consultation are well documented. If you listen to the people who matter, you are more likely to develop effective strategies that both work better and can be sustained over time.

Unfortunately the term consultation has been progressively bastardised by an ongoing series of predetermined, closed option, pseudo-neo-quasi engagement strategies designed almost exclusively to satisfy a symbolic process requirement. This approach adopts a simple method: consult – then do

exactly what you were going to do before you consulted with one or two minor concessions. It is a little like putting a condom on after sex so that you can say you used one.' [When Bad Consultation Leads to Bad Policy: Opinion, David Crosbie, 21 Nov. 2011.

<http://www.probonoaustralia.com.au/news/2011/11/when-bad-consultation-leads-bad-policy>]

II. The PRG Process

There were a number of deficiencies in the PRG process. These include the following:

1. One of the first jobs of the PRG should have been to reach a shared understanding of what the 'problems' to which a 'solution' is being sought. This would have at least established a necessary common ground and helped to expose otherwise-hidden agendas. As it was, the PRG emphasis was always on changes to the retail/commercial centre, despite population and infill appearing to be the main driver.
2. The process of analysing the existing Centre failed to address why inadequacies may exist and whether it would be possible to correct them without major redevelopment.
3. The PRG should have been comprised of members who are more representative of the community and of the Centre itself. The intention was that two other community members were to serve on the PRG, but no names seem to have been considered. It is my understanding that all the traders on the PRG own their premises; traders operating from leased premises may have different perspectives.
4. There was an unfortunate attempt near the end to infer that the PRG, and not the LDA, should adopt 'ownership' of the draft Master Plan. This was contrary to the clear understanding provided at the outset in writing by the LDA to the effect that role of the PRG was simply to advise the LDA, who would be making the decisions.
 So you can't expect to have it both ways. When you make it clear that the process is owned by the Government, with the PRG advisory only, with the PRG chaired by a Government representative, then you cannot turn around and attempt to claim some sort of PRG consensus and ownership when that is not the PRG's role – nor should you be surprised, if it is clearly a Government-driven process, when members of the community feel that things are being driven by a particular 'agenda' (in this case, Government infill policy).
 Alternatively, you can have a process in which this type of master planning is distanced from government agencies and in which the community plays a more direct role – which would include having local PRGs chaired and facilitated by individuals with no financial or political interest in a particular outcome.
5. It was inappropriate and unhelpful for the PRG facilitator to be closely associated with pro-densification interests; having the supposedly neutral PRG facilitator assist at the drop-in sessions to promote the LDA's draft Master Plan was contrary to the assurance of neutrality.
6. The PRG should have had access to independent experts who could help ensure that the group was aware of various options and their practicalities rather than being led solely by the Government's consultants, some of whom were viewed as having particular biases. PRG

members are not town planning experts and had little basis to know whether what was being presented constituted best practice, what the options might be, or what the pros and cons were of various options. There was no input from relevant professionals such as the Australian Institute of Landscape Architects to help the PRG consider issues around 'green infrastructure'.

The LDA may be interested in the following assessment which was provided to me by an independent town planning expert with extensive experience of the ACT planning process:

'This [the relevant bit from the Hawker Planning Study] is simply a lengthy list of unsupported assertions. It is the language of promotional real estate brochures. It is very unprofessional when it talks about how four-storey flat buildings can produce the always mentioned 'vibrancy' and opportunities for over-sighting by neighbouring residents that will enhance street security. And what about the alternatives, for example would two-storey apartment buildings produce even more and better outcomes and what about just leaving the car parks as they are or do something to make them better car parks. The references to loss of sunlight being confined to just a few buildings and the claim that mixing commercial and residential development on the same level is OK when it doesn't even work very well in Paris anymore, is enough for the Hawker residents to dismiss them as incompetent if words upon words is all that they have to offer. If it were me at this point I would be getting very firm with the Government stating the obvious, namely that it persists in appointing consultants who know less than the community group and so what's the point.'

7. Information should have been provided to the PRG about the views of centre traders, which should have (and may have) been collected systematically. As it was, information was incomplete and anecdotal, and largely dominated by the views of traders who were also building owners. The fact that the Government had conducted one-on-one discussions with traders, but no one was privy to the results of those discussions, was not helpful and kept other key stakeholders in the dark.

8. It would have been helpful for the PRG to have visited other centres to obtain a clearer understanding of options and issues.

9. Consultation outcomes should have been taken much more seriously and should have formed the central focus of discussions – as it was, these were treated in a cavalier fashion.

It was extraordinary and inappropriate for the Workshop to have proceeded without prior consideration of the outcomes of the community feedback on the proposed Vision & Objectives – feedback which, when it was finally provided, included objections to such basic premises as the incorporation of housing in the Centre and the incorporation of 'significant multi-storey development.'

10. Discussions seemed calculated to deliberately avoid the issue of the car parks, which should have been a major focus of discussions. "One community concern associated with the proposed development is the treatment of carparking and the need to retain the current ease of access for users of Hawker shops."- Chief Minister Jon Stanhope ('Master Plan and Reference Group to Shape Hawker's Future', media release, 2 December 2010)

11. Discussions seemed calculated to deliberately focus on 'upgrading the centre' as a safer and less divisive subject than the issue which seemed to be at the heart of the Government's agenda: providing for as many residential units as possible (noting that these increased in number from

the original 40 to as many as 150).

12. The PRG was expected to operate with a lack of evidence to support numerous assumptions. For example, while the claim was made that, 'Potential for increasing housing density will increase demand for retail services', no evidence for this claim was provided, especially in relation to units located close to retail centres. A number of MLAs had raised concerns about these unsubstantiated claims as long ago as 2003 and produced examples of local shopping centres in the ACT where the proximity of apartment blocks did not translate into a thriving local centre. I would have liked to have seen an analysis showing the proximity of residential accommodation and/or population numbers within a particular radius of various shopping centres (say, in Belconnen) and the economic health of the nearby shops. The reality is that decisions about where, when and on what to spend money depend on a complex array of factors.

13. Shopper surveys (and telephone surveys) should be a normal and routine part of a master planning exercise for a local centre – it should not have been left to the FoHV to insist that such surveys be conducted.

14. The consultant's retail study was generally unhelpful. It is an unfortunate omission – and an indication of the overall quality of the analytical approach – that no attempt was made to consider the retail survey, the shopper survey and the parking survey in an integrated way.

15. The absence of a clear understanding of the PRG's role and that of its members resulted in the inappropriate criticism of FoHV by some members of the PRG. This criticism was prompted by the distribution of a FoHV leaflet encouraging people to provide feedback on the draft Objectives. FoHV were criticised by some PRG members for focusing attention on the possible sale of the car parks, when this issue was, for many people, the core issue as well as the very issue which had prompted the master planning process. The truth of statements in the FoHV leaflet to the effect that 'the sale of at least two car parks is still very much on the agenda' was borne out by the proposal to sell and redevelop all three car parks.

16. PRG meetings should not be so secretive and should be open to any members of the public who wish to attend.

III. Draft Master Plan – response to the Proposals

1. My views are generally consistent with my understanding of the dominant views which have emerged throughout the course of consultations: that Hawker is valued for its safety and convenience, with ease of parking a major factor; and that existing problems are not major, and many relate more to the responsibilities of building owners and to the mix of retailers and services. My views are also generally consistent with the concerns about the draft Master Plan which have been put forward by the Friends of Hawker Village.

2. I am concerned that issues which are important to the community – such as safe and easy parking, and traffic flow and congestion, especially as these issues impact on an older population – have either not been given sufficient weight or have been insufficiently understood.

3. I do not believe that the proposals contained in the draft Master Plan take sufficient account of potential conflicts between various proposed outcomes, such as noise and amenity issues for people living in, above and adjacent to commercial premises.

4. To the extent that concerns have been raised about the risks of the Hawker centre not 'keeping up with other centres' in ways which may threaten its economic sustainability: isn't this a matter for 'the market'? If businesses are offering what customers want, where they want them, when they want them, and at a quality that meets customers' needs, then these businesses will be supported. Ensuring that the buildings and public areas are clean, modern, and appealing is a matter for the owners and traders, in cooperation with ACT Government agencies, especially if the area includes community facilities.

5. To the extent that the Government seeks to utilise available land for residential densification, a convincing case has not been made that the balance of costs and benefits warrants the redevelopment of the 3 existing car parks. If there is a desire to provide additional housing near shopping centres, then the community is entitled to know what the various options might be in the Hawker area, including Scullin, Weetangera and Page, and the potential redevelopment of current sites with multi-storey units in Hawker.

6. Information about housing demand and preferences, especially taken together with public health and environmental consideration, strongly suggests that the emphasis should be on the provision of townhouses and medium-density cluster development, as well as dual-occupancy accommodation, which provide greater flexibility than multi-storey unit developments. There are some excellent examples near other local shops in Canberra.

When Australians were asked in 2011 what matters most to them in terms of housing (Weidmann, B, Kelly, J-F, 2011, *What Matters Most? Housing Preferences Across the Population*, Grattan Institute, Melbourne), living near local shops or a shopping centre ranked 6th and 7th most important out of 10 factors. For single people aged 18–44, living near local shops ranked 9th in terms of importance. Although being near local shops is more important for older couples and single-person households, older people strongly prefer to remain in their own home for as long as possible – and when they move, they look for smaller three-bedroom homes, on a single level, with a small private outdoor area, provision for pets, guest bedrooms and multi-purpose rooms for hobbies and for care of grandchildren. Small apartments will not necessarily meet these needs for down-sizing.

7. The presumed health and environmental benefits of greater densification have been overstated and remain unproved. Recent findings have cast doubts on the role of neighbourhood type in encouraging walking and thereby addressing obesity (see, eg: 'Fat City: Questioning the Relationship Between Urban Sprawl and Obesity' at: <http://diegopuga.org/papers/fatcity.pdf> and published in the *Journal of Urban Economics*, 2008, (63)2: 285-404, as well as other important findings, including those highlighted in Tony Recsei's 'Resisting Dickensian Gloom', at: <http://www.planetizen.com/node/42927>).

8. The proposals appear to place little or no value on an open, low-rise centre. If it is the Government's intention that all existing such centres will be transformed into mini-cities, with multi-storey buildings, underground parking and travelators, then it needs to say so – and to expect community resistance.

Generally speaking, I do not believe that there is a need, in the ACT, for high-rise buildings in

suburban areas, nor for any residential buildings to exceed 3-4 storeys, even on major transport corridors.

Larger developments are inconsistent with the 'bush capital' image and with the aspects of the ACT that most residents value. The push for larger developments smacks of cringe-making attempts to create a grandiose urban environment to feed the need of local politicians and bureaucrats to preside over a larger and more important city.

9. I support the following outcomes from a Master Plan for the Hawker Centre:

- keeping the Centre essentially low-rise;
- retaining maximum surface areas for car parking, with a sensible and efficient arrangement of parking spaces, conveniently located to facilities;
- minimising the need for on-street and kerb-side parking;
- avoiding undercroft and underground car parking and travelators;
- ensuring that sufficient and convenient parking is maintained for the medical centre and for the Church;
- the continued provision of free public parking;
- providing an improved bus service for the Hawker centre, with a focus on direct services to Civic and Woden, supported by with the provision of a park-and-ride area;
- no expansion of the supermarket which requires a loss of surface car parking (there is capacity to make more efficient use of the supermarket's internal space, if there is a desire to increase product lines)
- no retail development which would detract from the viability of small businesses;
- no fast food restaurants (KFC is currently occupying prime space that could be used for something less socially detrimental!);
- the provision of expanded and additional retail premises, to the extent that these are needed, to be pursued as a matter between traders and landlords, and through alterations to buildings, as appropriate, and better use of existing areas of the centre, such as the lower level and the area between the video shop and the medical centre;
- better pedestrian flow throughout the centre, including improved integration of the lower level with the main level, and the improved integration of the various street-level areas;
- improvements to visual amenity by updating and improving buildings;
- no residential accommodation in the commercial area itself or on current car park sites;
- accommodation (including for older people) and community uses on land currently owned by Christ Church, should the Church wish to use its land for this purpose;
- any new housing near the Centre to be single or 2-storey townhouses.

10. The draft Master Plan should be revised rather than accepted in its current form. Much of what is contained in the draft Master Plan appears to be an exaggerated version of previous proposals – proposals which had elicited strong community opposition.

It would be helpful to have much greater involvement of the community in revising the Master Plan, including 'crowd-sourcing' and the use of other innovative participatory techniques to help ensure that 'the best and the brightest' ideas have an opportunity to emerge and to be considered. Stakeholders need to be aware of each others' views in a way which is constructive and cooperative.

28 January 2012

RECEIVED	
DATE	BY EDD
28/01/12	ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Saturday, 28 January 2012 1:31 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Disagree (4); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Disagree (4); I like that the plan provides for additional cafés and more outdoor dining: Disagree (4); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Disagree (4); I like the retention of the playground in the plaza: Agree (2); Residential apartments in the centre will increase housing choice for residents: Disagree (4); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Disagree (4); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- The following statements refer to proposals in the draft Master Plan.:

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: The only thing that I think will improve it is the additional shops

- Are there aspects of the plans on display that you dislike? If so, what are they?: I dislike the idea of underground shopping and of having units up to six stories high. I like the hawker shops as they are and with this proposal there is too much you are trying to put into one small place.

- Any other comments?: I don't think you should go through with the proposal because it would ruin hawker shops. What is now an easy and relaxing place to shop would become harder, having to find parking underground etc.

- In what suburb do you live?: Scullin

- Gender: Female
- Age group: <20 yrs

RECEIVED	
DATE	BY EDD
27/01/12	ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Friday, 27 January 2012 4:04 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Daily
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Strongly disagree (5); I like that the plan provides for additional cafés and more outdoor dining: Strongly disagree (5); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Neither agree/disagree (3); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Strongly disagree (5); I like the retention of the playground in the plaza: Neither agree/disagree (3); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- The following statements refer to proposals in the draft Master Plan.:

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: None
- Are there aspects of the plans on display that you dislike? If so, what are they?: All of them

- Any other comments?: I hope you lot all lose your jobs over this. Stop spending our money trying to push through unwanted "developments". Stop twisting our community's view. We like the existing easy parking. Go develop in greenfield sites and leave the existing suburbs alone. Tossers.

- In what suburb do you live?: Weetangera
- Gender: Male
- Age group: 51-60 yrs

RECEIVED
DATE 27/01/12 BY EDD ONLINE

Lowe, Holly

Subject: FW: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Friday, 27 January 2012 12:38 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

• How often do you visit the Centre?: 2-3 times/week

• Did you come here today specifically to visit the display?: Yes

• The following statements refer to proposals in the draft Master Plan.: A bigger supermarket will better meet resident's needs: Strongly agree (1); The location proposed for the supermarket is appropriate: Strongly agree (1); I like the location of the additional shops: Strongly agree (1); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Strongly agree (1); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly agree (1); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly agree (1); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); Some parts of Hawker Place should be renamed : Strongly agree (1); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Agree (2)

• 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: Reconfiguration of the centre.

• Are there aspects of the plans on display that you dislike? If so, what are they?: no

• Any other comments?:

- In what suburb do you live?: Hawker
- Gender: Female
- Age group: 61-70 yrs

RECEIVED
DATE 27/01/12 BY EDD ONLINE

Lowe, Holly

Subject: FW: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Friday, 27 January 2012 12:02 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Weekly
- Did you come here today specifically to visit the display?: Yes

A bigger supermarket will better meet resident's needs: Agree (2); The location proposed for the supermarket is appropriate: Strongly agree (1); I like the location of the additional shops: Strongly agree (1); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Strongly agree (1); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly agree (1); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly agree (1); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); Some parts of Hawker Place should be renamed : Agree (2); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Strongly agree (1)

- The following statements refer to proposals in the draft Master Plan.:
A bigger supermarket will better meet resident's needs: Agree (2); The location proposed for the supermarket is appropriate: Strongly agree (1); I like the location of the additional shops: Strongly agree (1); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Strongly agree (1); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly agree (1); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly agree (1); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); Some parts of Hawker Place should be renamed : Agree (2); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Strongly agree (1)
- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:
A reconfiguration of the shops will make it more welcoming as will the increase in the public space.
- Are there aspects of the plans on display that you dislike? If so, what are they?:
I believe that the PRG has done an excellent job.

- Any other comments?:

- In what suburb do you live?: Hawker
- Gender: Male
- Age group: 51-60 yrs

RECEIVED
DATE 27/01/12 BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Friday, 27 January 2012 9:24 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

• How often do you visit the Centre?: 2-3 times/week

• Did you come here today specifically to visit the display?: No

• The following statements refer to proposals in the draft Master Plan.:
A bigger supermarket will better meet resident's needs: Agree (2); The location proposed for the supermarket is appropriate: Neither agree/disagree (3); I like the location of the additional shops: Agree (2); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Neither agree/disagree (3); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Agree (2); The higher buildings should be located near Belconnen Way: Agree (2); The proposed heights for new development are appropriate: Agree (2); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Agree (2); Housing over commercial and retail will enliven the centre: Agree (2); Some parts of Hawker Place should be renamed : Agree (2); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Agree (2)

• 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: Improved use of outdoor space.

• Are there aspects of the plans on display that you dislike? If so, what are they?: Although I welcome a bigger supermarket, my concern would be that it would be taken over by Coles or Woolworths. The current IGA is wonderful because it provides alterantive and gourmet products not found in other supermarkets and this is what I think makes the Hawker Centre such a popular place to shop.

• Any other comments?:

• In what suburb do you live?: Weetangera

- Gender: Female
- Age group: 21-30 yrs

RECEIVED	
DATE	BY EDD
27/01/12	ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Friday, 27 January 2012 9:01 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Daily

- Did you come here today specifically to visit the display?: No

- The following statements refer to proposals in the draft Master Plan.:
 A bigger supermarket will better meet resident's needs: Agree (2); The location proposed for the supermarket is appropriate: Agree (2); I like the location of the additional shops: Agree (2); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Agree (2); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly agree (1); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly agree (1); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Agree (2); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Strongly agree (1)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:
 Hawker shopping centre is disjointed and the redevelopment will bring more cohesion to the area.

- Are there aspects of the plans on display that you dislike? If so, what are they?:
 I would prefer that Hawker Place between Springvale Drive and Beetaloo Street did not cross the pedestrian area but terminated mid way from either entranceway.

- Any other comments?:
 I am very keen to see as much green space as possible.

- In what suburb do you live?:
 Weetangera

- Gender: Female
- Age group: 51-60 yrs

RECEIVED
DATE 25/01/12 BY EDD ONLINE

Lowe, Holly

Subject: FW: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Wednesday, 25 January 2012 4:27 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Occasionally
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Strongly disagree (5); I like that the plan provides for additional cafés and more outdoor dining: Neither agree/disagree (3); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Strongly disagree (5); I like the retention of the playground in the plaza: Neither agree/disagree (3); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Neither agree/disagree (3); I would visit the centre more frequently if the master plan was implemented: Neither agree/disagree (3)

- The following statements refer to proposals in the draft Master Plan.:
4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:
- Are there aspects of the plans on display that you dislike? If so, what are they?:
- Any other comments?: The ageing population of Belconnen is being forgotten. There are many home owners who will benefit from downsizing from their larger homes

and or /larger blocks. As one of these I do not wish to live in a nursing home hostel or retirement village. I would like to build or buy a reasonable sized home with 2 garages on a smaller block and sell my current home to a younger family who could enjoy having a lovely backyard. Many of the blocks in Hawker Weetangerra Scullin and Page are extremely large and could be amalgamated for example to make three blocks out of 2 by moving the current boundaries. This type of development could be restricted to those downsizing and if resold only to another downsizer. This would ensure a generational mix which makes for a healthy and vibrant community. The new change of lease taxes have put an end to dual occupancies or similar developments for the individual lease holder. ACT Government should be assisting individual lease holders to revamp these suburbs rather than handing all development over to box builders. Just go out to West Macgregor 10am on Saturday morning and note how many driveways have cars parked in them rather than in the individual garages. So why continue to build these homes on tiny blocks with little garaging. Also go and have a good look at the Eva Gaslight Estate and see firsthand what a mess Bob Winnell made of it in 1986. He has now gone from shoeboxes sitting in the middle of large blocks blocking future development to shoeboxes sitting on shoebox size blocks. What a disaster and further unit development in Hawker will just compound the housing problems in Belconnen.

- In what suburb do you live?:

- Gender:

- Age group:

51-60 yrs



ACT
Government

Economic Development

HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

208

RECEIVED
DATE 25/01/12 BY EDD ONLINE

The Economic Development Directorate (EDD) is hosting a number of community drop-in sessions to present the Hawker Group Centre Draft Master Plan to seek community comment.

The purpose of the Master Plan is to establish a planning framework for the future development of the Hawker Group Centre. The Draft Master Plan has been developed by the Economic Development Directorate in conjunction with the Hawker Project Reference Group (PRG) made up of community representatives, Hawker traders, and other key stakeholder representatives.

Now that you have reviewed the material presented at the information display, we would appreciate your comments.

Your views are valued and will be taken into account in finalising matters in relation to the sale and future development of the land.

1. How often do you visit the Centre (tick below)?

Daily 2-3 times /week Weekly Occasionally

2. Did you come here today specifically to visit the display?

Yes No

3. The following statements refer to proposals in the draft MASTER PLAN. Using the scale of 1 to 5 where 1=strongly agree and 5=strongly disagree, please rate the extent to which you agree or disagree with each statement. (Please by circle the appropriate number below).

	Strongly agree	Agree	Neither agree/disagree	Disagree	Strongly disagree	Don't know
A bigger supermarket will better meet resident's needs	1	2	3	4	5	<input type="checkbox"/>
The location proposed for the supermarket is appropriate	1	2	3	4	5	<input type="checkbox"/>
I like the location of the additional shops	1	2	3	4	5	<input type="checkbox"/>
I like that the plan provides for additional cafés and more outdoor dining	1	2	3	4	5	<input type="checkbox"/>
Parking will continue to be available and accessible	1	2	3	4	5	<input type="checkbox"/>
Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient	1	2	3	4	5	<input type="checkbox"/>
The higher buildings should be located near Belconnen Way	1	2	3	4	5	<input type="checkbox"/>
The proposed heights for new development are appropriate	1	2	3	4	5	<input type="checkbox"/>
The new plaza will be an attractive meeting point in the centre	1	2	3	4	5	<input type="checkbox"/>
I like the retention of the playground in the plaza	1	2	3	4	5	<input type="checkbox"/>
Residential apartments in the centre will increase housing choice for residents	1	2	3	4	5	<input type="checkbox"/>
Housing over commercial and retail will enliven the centre	1	2	3	4	5	<input type="checkbox"/>
Some parts of Hawker Place should be renamed	1	2	3	4	5	<input type="checkbox"/>
The proposals will make the Hawker centre a more attractive place to visit	1	2	3	4	5	<input type="checkbox"/>
I would visit the centre more frequently if the master plan was implemented	1	2	3	4	5	<input type="checkbox"/>

PTO

432



HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

4. What are the main features of the plans on display that you believe will improve the Hawker Centre?

.....
None.
.....
.....

5. Are there aspects of the plans on display that you dislike? If so, what are they?

.....
All of them.
.....
.....

6. Any further comments?

.....
Please leave our shopping centre alone.
Spend the money on other shopping
centres which really need it.
.....

7. In what suburb do you live?..... *HAWKER*

Gender: Male Female

Age:
<20 yrs 51-60 yrs
21-30yrs 61-70yrs
31-40 yrs 71+ yrs
41-50yrs

THANK YOU FOR YOU COMMENTS

Additional information may be obtained by visiting the Economic Development Directorate (EDD) website:
www.economicdevelopment.act.gov.au

Telephone inquiries may be directed to Ms Kathleen Pooley in EDD's Community Engagement Unit on 6205 4056.

PLEASE DROP INTO THE BOX PROVIDED or RETURN TO SENIOR MANAGER COMMUNICATIONS AND MEDIA ECONOMIC DEVELOPMENT DIRECTORATÉ BY
COB 31 JANUARY 2012
Mail: GPO Box 158, Canberra ACT 2601 or Email: EDDCommunity@act.gov.au

431

207

RECEIVED
DATE 25/01/12 BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Wednesday, 25 January 2012 11:06 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?:
- Did you come here today specifically to visit the display?:

• The following statements refer to proposals in the draft Master Plan.:

A bigger supermarket will better meet resident's needs: Agree (2); The location proposed for the supermarket is appropriate: Agree (2); I like the location of the additional shops: Agree (2); I like that the plan provides for additional cafés and more outdoor dining: Neither agree/disagree (3); The higher buildings should be located near Belconnen Way: Strongly agree (1); I like the retention of the playground in the plaza: Strongly agree (1); The proposals will make the Hawker centre a more attractive place to visit: Neither agree/disagree (3)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:

• Are there aspects of the plans on display that you dislike? If so, what are they?:

If a multi-level residential building is added, this will mean medium density housing. The crime rate WILL increase. If the "improvements" go ahead, how will our rates be affected?

- Any other comments?:
- In what suburb do you live?: HAWKER
- Gender: Female
- Age group: 71+ yrs

430

Lowe, Holly

From: EDD, Webmaster
Sent: Wednesday, 25 January 2012 10:46 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week

- Did you come here today specifically to visit the display?: Yes

- The following statements refer to proposals in the draft Master Plan.:
 A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Neither agree/disagree (3); I like that the plan provides for additional cafés and more outdoor dining: Agree (2); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Strongly disagree (5); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:

- Are there aspects of the plans on display that you dislike? If so, what are they?: More residential

- Any other comments?: More residential means more people which isn't advantageous for current residents, potentially increasing crime and reducing accessibility. Residents already have accommodation and the proposed plan will only increase population.

- In what suburb do you live?: Hawker
- Gender: Male
- Age group: 41-50 yrs

RECEIVED	
DATE	BY EDD
25/01/12	ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Wednesday, 25 January 2012 10:26 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

• How often do you visit the Centre?: Daily

• Did you come here today specifically to visit the display?: No

• The following statements refer to proposals in the draft Master Plan.:
 A bigger supermarket will better meet resident's needs: Agree (2); The location proposed for the supermarket is appropriate: Agree (2); I like the location of the additional shops: Agree (2); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Strongly agree (1); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly agree (1); The higher buildings should be located near Belconnen Way: Agree (2); The proposed heights for new development are appropriate: Agree (2); The new plaza will be an attractive meeting point in the centre: Agree (2); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Neither agree/disagree (3)

• 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: More shops and housing better using the under used carpark, which is deserted most of the day and night

• Are there aspects of the plans on display that you dislike? If so, what are they?: The Belconnen Soccer Club should be forced to move their operations to Hawker playing fields

• Any other comments?:

• In what suburb do you live?: page

• Gender: Male

• Age group:

41-50 yrs

204

RECEIVED
DATE 25/01/12 BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Wednesday, 25 January 2012 10:25 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Daily
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Strongly agree (1); The location proposed for the supermarket is appropriate: Strongly agree (1); I like the location of the additional shops: Strongly agree (1); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Strongly agree (1); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Disagree (4); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly agree (1); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); Some parts of Hawker Place should be renamed : Strongly agree (1); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Neither agree/disagree (3)

- The following statements refer to proposals in the draft Master Plan.:

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: The higher build form close to belconnen way and the new active plaza.
- Are there aspects of the plans on display that you dislike? If so, what are they?: N/A
- Any other comments?:
- In what suburb do you live?: Macquarie

425

- Gender: Male
- Age group: 31-40 yrs

RECEIVED
DATE 25/12/12 BY EDD ONLINE

Lowe, Holly

Subject: FW: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]

Sent: Wednesday, 25 January 2012 10:13 AM

To: EDD, Community

Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Neither agree/disagree (3); The location proposed for the supermarket is appropriate: Agree (2); I like the location of the additional shops: Agree (2); I like that the plan provides for additional cafés and more outdoor dining: Agree (2); Parking will continue to be available and accessible: Neither agree/disagree (3); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Agree (2); The higher buildings should be located near Belconnen Way: Agree (2); The proposed heights for new development are appropriate: Neither agree/disagree (3); The new plaza will be an attractive meeting point in the centre: Agree (2); I like the retention of the playground in the plaza: Agree (2); Residential apartments in the centre will increase housing choice for residents: Agree (2); Housing over commercial and retail will enliven the centre: Disagree (4); Some parts of Hawker Place should be renamed : Agree (2); The proposals will make the Hawker centre a more attractive place to visit: Agree (2); I would visit the centre more frequently if the master plan was implemented: Neither agree/disagree (3)

- The following statements refer to proposals in the draft Master Plan.:

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:
- Are there aspects of the plans on display that you dislike? If so, what are they?: Reduced parking facilities
- Any other comments?:

- In what suburb do you live?: Melba
- Gender: Female
- Age group: 31-40 yrs

RECEIVED
 DATE 23/01/12 BY EDD
 EMAIL

202



HAVE YOUR SAY

HAWKER GROUP CENTRE

DRAFT MASTER PLAN

The Economic Development Directorate (EDD) is hosting a number of community drop-in sessions to present the Hawker Group Centre Draft Master Plan to seek community comment.

The purpose of the Master Plan is to establish a planning framework for the future development of the Hawker Group Centre. The Draft Master Plan has been developed by the Economic Development Directorate in conjunction with the Hawker Project Reference Group (PRG) made up of community representatives, Hawker traders, and other key stakeholder representatives.

Now that you have reviewed the material presented at the information display, we would appreciate your comments.

Your views are valued and will be taken into account in finalising matters in relation to the sale and future development of the land.

1. How often do you visit the Centre (tick below)?
 Daily 2-3 times /week Weekly Occasionally

2. Did you come here today specifically to visit the display?
 Yes No

3. The following statements refer to proposals in the draft MASTER PLAN. Using the scale of 1 to 5 where 1=strongly agree and 5=strongly disagree, please rate the extent to which you agree or disagree with each statement. (Please by circle the appropriate number below).

	Strongly agree	Agree	Neither agree/disagree	Disagree	Strongly disagree	Don't know
A bigger supermarket will better meet resident's needs	1	2	3	4	5	<input type="checkbox"/>
The location proposed for the supermarket is appropriate	1	2	3	4	5	<input type="checkbox"/>
I like the location of the additional shops	1	2	3	4	5	<input type="checkbox"/>
I like that the plan provides for additional cafés and more outdoor dining	1	2	3	4	5	<input type="checkbox"/>
Parking will continue to be available and accessible	1	2	3	4	5	<input type="checkbox"/>
Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient	1	2	3	4	5	<input type="checkbox"/>
The higher buildings should be located near Belconnen Way	1	2	3	4	5	<input type="checkbox"/>
The proposed heights for new development are appropriate	1	2	3	4	5	<input checked="" type="checkbox"/>
The new plaza will be an attractive meeting point in the centre	1	2	3	4	5	<input type="checkbox"/>
I like the retention of the playground in the plaza	1	2	3	4	5	<input type="checkbox"/>
Residential apartments in the centre will increase housing choice for residents	1	2	3	4	5	<input type="checkbox"/>
Housing over commercial and retail will enliven the centre	1	2	3	4	5	<input type="checkbox"/>
Some parts of Hawker Place should be renamed	1	2	3	4	5	<input type="checkbox"/>
The proposals will make the Hawker centre a more attractive place to visit	1	2	3	4	5	<input type="checkbox"/>
I would visit the centre more frequently if the master plan was implemented	1	2	3	4	5	<input type="checkbox"/>

PTO

421



HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

4. What are the main features of the plans on display that you believe will improve the Hawker Centre?

- * PLAZA EXTENDING ACROSS THE ROAD LINED WITH CAFES AND THE LIKE. , APPEARS TO ADEQUATELY PROVIDE FOR PEDESTRIANS ACCESSING THE CENTRE FROM ALL DIRECTIONS, + SAFELY.
- * RESIDENTIAL USES SPREAD EVENLY THROUGH THE CENTRE
- * SENSIBLE PROVISION FOR MORE SHOPS LOCATED IN HANDY PLACES
- * EXTENSION OF STREET BEHIND THE SUPERMARKET TO TAKE THE TRAFFIC LOAD OFF THE CURRENT MAIN REPTHROUGH ROAD

5. Are there aspects of the plans on display that you dislike? If so, what are they?

- * UNCERTAINTY ABOUT SUFFICIENT PARKING FOR VISITORS + EMPLOYEES OF HEALTH + OTHER PROFESSIONAL SERVICES OFFICES.
- * UNCERTAINTY ABOUT SHOP HOUSES - HAVE ANY SURVEYS BEEN CONDUCTED AMONG RESIDENTS OF SHOP HOUSES IN DICKSON? ARE THEY FULLY OCCUPIED, SOUGHT AFTER HOUSING TYPE OR DO THEY GENERATE COMPLAINTS ABOUT NOISE, VANDALISM AND NIGHT TIME SAFETY?

6. Any further comments?

- * I WOULD LIKE TO SEE A DISABILITY COMPLIANT RAMP + STEPS FROM THE MEDICAL CENTRE LEADING TO THE PHARMACY AND OTHER SHOP/CENTRE.
- * I WOULD LIKE THE PLAZA/MEDICAL CENTRE LINK STRENGTHENED WITH FULLY COMPLIANT DISABLED ACCESS, AND NEW PAVEMENT, PLANTING ETC.

7. In what suburb do you live? DOWNER BUT WORK 5 1/2 DAYS IN HAWKER

Gender: Male Female

Age:

<20 yrs	<input type="checkbox"/>	51-60 yrs	<input checked="" type="checkbox"/>
21-30yrs	<input type="checkbox"/>	61-70yrs	<input type="checkbox"/>
31-40 yrs	<input type="checkbox"/>	71+ yrs	<input type="checkbox"/>
41-50yrs	<input type="checkbox"/>		

THANK YOU FOR YOU COMMENTS

Additional information may be obtained by visiting the Economic Development Directorate (EDD) website:
www.economicdevelopment.act.gov.au

Telephone inquiries may be directed to Ms Kathleen Pooley in EDD's Community Engagement Unit on 6205 4056.

PLEASE DROP INTO THE BOX PROVIDED or RETURN TO SENIOR MANAGER COMMUNICATIONS AND MEDIA ECONOMIC DEVELOPMENT DIRECTORATE BY

COB 31 JANUARY 2012

Mail: GPO Box 158, Canberra ACT 2601 or Email: EDDCommunity@act.gov.au

RECEIVED
DATE 25/01/12 BY EDD ONLINE

Lowe, Holly

Subject: FW: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Wednesday, 25 January 2012 8:46 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week
- Did you come here today specifically to visit the display?: Yes

A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Neither agree/disagree (3); I like that the plan provides for additional cafés and more outdoor dining: Neither agree/disagree (3); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Neither agree/disagree (3); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Neither agree/disagree (3); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Neither agree/disagree (3); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- The following statements refer to proposals in the draft Master Plan.:
 - 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: None at all.

- Are there aspects of the plans on display that you dislike? If so, what are they?: The loss of car parking and pedestrian access to make way for medium density residential housing. Why is a bigger IGA supermarket required when the average customer does not do their weekly shopping at Hawker, deferring to the larger shopping centres at Kippax, Jamison, Belconnen.

Who wants to change the shopping facilities at Hawker? I am an older Canberra resident who was born and raised in Canberra. I moved to Hawker when roads in the area were nothing more than dirt tracks and the suburb of Hawker was nothing more than grassy paddocks, kangaroos and a lot of winds wept dusty allotments available for allocation by ballot to successful government housing tenants. AV Jennings was the major building contractor with their open house displays along Belconnen Way. ACT Planning was conducted by a Federal Government Minister until local Government was forced on the population of the ACT in 1989, against their will. Is this Hawker shopping centre going the same way where the will of the local residence are not going to be listened to whilst tax payer moneys are thrown at development companies and individuals to come up with a plan. According to the local rag The Canberra Chronicle from last week, it would appear that the Chief Commissioner for the ACT has made an offer, too good to be refused, for the IGA to undergo yet another upgrade and an incentive to relocate to the existing carpark to the East of the suburb along Springvale Drive.

- Any other comments?:

- In what suburb do you live?: Hawker

- Gender: Male

- Age group: 61-70 yrs

RECEIVED
DATE 25/01/12 BY

Lowe, Holly

From: EDD, Webmaster
Sent: Wednesday, 25 January 2012 7:50 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Neither agree/disagree (3); I like that the plan provides for additional cafés and more outdoor dining: Neither agree/disagree (3); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Neither agree/disagree (3); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Neither agree/disagree (3); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Neither agree/disagree (3); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- The following statements refer to proposals in the draft Master Plan.:
 - 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: There is no need for this expenditure. I do not believe that this plan that, by the way, has not been considered by the ACT Government, will provide improvements to the Hawker shopping village. It should stay as a village, as originally planned.
 - Are there aspects of the plans on display that you dislike? If so, what are they?: The plan to place carparking under the proposed IGA removes access to the shopping facilities and focusses the user on the presence of the IGA. The plan appears to focus on replacing the existing open air carparking with residential housing and a very large supermarket at the inconvenience to the existing Hawker shopping village shopper.
 - Any other comments?: Why do we need a bigger supermarket? I use the supermarket to buy top-up items and niche supplies not available from Woolworths or Coles outlets in Belconnen, Kippax or Jamison Centre. Who are the benefactors of the proposed new development? Are there any existing politicians

supporting this proposal who have a pecuniary interest in this development? If so they should be honest with the residence of Hawker and declare their interests or resign from the ACT parliament. I am also very concerned with the publishing of the plan in the local Canberra Chronicle newspaper together with the statement that the proprietor of the existing IGA has been given an offer too good to refuse encouraging him to relocate the supermarket to the Springvale Drive carpark. Who authorised this offer? What cost is there to the Canberra Taxpayer? Why are these incentives being offered without open discussion. Government tendering for business opportunities in Hawker should all be open and available to all potential tenderers not just to one Government preferred organisation.

- In what suburb do you live?: Scullin
- Gender: Male
- Age group: 61-70 yrs

RECEIVED	
DATE 25/01/12	BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Wednesday, 25 January 2012 7:26 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Disagree (4); I like that the plan provides for additional cafés and more outdoor dining: Neither agree/disagree (3); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Disagree (4); The higher buildings should be located near Belconnen Way: Neither agree/disagree (3); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Neither agree/disagree (3); I like the retention of the playground in the plaza: Agree (2); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Neither agree/disagree (3); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- The following statements refer to proposals in the draft Master Plan.:

4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: There are no features that attract me in this plan.

Are there aspects of the plans on display that you dislike? If so, what are they?: Relocation of the IGA to the Belconnen Soccer club overflow parking is definitely not required for the Hawker Shopping village.

Any other comments?: I would prefer that the ACT Government honour its agreement not to sell off the carparking areas to creat 'infill' in Hawker. What remains attractive for Hawker is the compactness of the shopping area that does not require a lot of walking about to get from one place to the other. The existing car parking adjacent to the shopping area is a bonus with good

access.

- In what suburb do you live?: Scullin
- Gender: Female
- Age group: 61-70 yrs

RECEIVED	
DATE 25/01/12	BY EDP ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Wednesday, 25 January 2012 6:35 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Daily
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Disagree (4); I like the location of the additional shops: Neither agree/disagree (3); I like that the plan provides for additional cafés and more outdoor dining: Neither agree/disagree (3); Parking will continue to be available and accessible: Disagree (4); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Neither agree/disagree (3); I like the retention of the playground in the plaza: Agree (2); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Neither agree/disagree (3); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- The following statements refer to proposals in the draft Master Plan.:

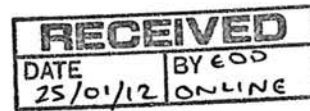
- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: If it is not broken don't fiddle with it. There is nothing that impresses me with this vision.

- Are there aspects of the plans on display that you dislike? If so, what are they?: Yes! It will bring more traffic cruising the feeder road systems looking for easy car parking. Over the 20+ years involved with this plan, there is no guarantees that the plan will actually deliver the facilities shown on the plan.

- Any other comments?: Why is there a driving need to relocate the IGA to an area of existing carparking, particularly when the IGA has only recently been upgraded forcing a relocation cost to be borne by other proprietors who are still struggling with attracting customers and have little available finance to upgrade their existing premises. What real listening to shop owners has the planners conducted? What tax payer derived cash incentives have

been put to the owner of the IGA? This needs to be quantified along with an explanation why this type of incentive is being proposed without seeking taxpayer agreement and only being made to one owner and not to other smaller proprietors.

- In what suburb do you live?: Hawker
- Gender: Female
- Age group: 61-70 yrs



197

Lowe, Holly

From: EDD, Webmaster
Sent: Wednesday, 25 January 2012 6:17 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week
- Did you come here today specifically to visit the display?: No

- The following statements refer to proposals in the draft Master Plan.:
A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Disagree (4), Strongly disagree (5); I like the location of the additional shops: Disagree (4); I like that the plan provides for additional cafés and more outdoor dining: Neither agree/disagree (3); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Neither agree/disagree (3); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Neither agree/disagree (3); I like the retention of the playground in the plaza: Agree (2); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Disagree (4); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)
- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: Nothing at all. This plan destroys the free flow of aged pedestrian and vehicle traffic. Where is the transport hub to facilitate improved bus usage with bike and car park and travel facilities.
- Are there aspects of the plans on display that you dislike? If so, what are they?: The carving up of current access ways and carparking to provide residential housing at a profit to Government and property developers. This is a direct variation to the original plan for the Hawker village that attracted the current residents.
As a Canberra born rate payer and home owner having lived in the Hawker precinct for a quarter of a century, I am very concerned with the financial incentives that have been made to the IGA supermarket owner to relocate his business to cover the existing Springvale Drive carparking facility that is essential overflow parking for the Belconnen Soccer club
- Any other comments?:

411

and motel facility.

• In what suburb do you live?: Hawker

• Gender: Male

• Age group: 61-70 yrs

196

RECEIVED	
DATE 24/01/12	BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 24 January 2012 11:39 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Occasionally

- Did you come here today specifically to visit the display?: No

- The following statements refer to proposals in the draft Master Plan.:
 A bigger supermarket will better meet resident's needs: Strongly agree (1); The location proposed for the supermarket is appropriate: Strongly agree (1); I like the location of the additional shops: Strongly agree (1); I like that the plan provides for additional cafés and more outdoor dining: Agree (2); Parking will continue to be available and accessible: Strongly agree (1); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Agree (2); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly agree (1); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Agree (2); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Strongly agree (1)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:
 Nice open area to enjoy on the weekend and undercroft parking whilst unloading shopping in winter months.

- Are there aspects of the plans on display that you dislike? If so, what are they?:

- Any other comments?: Friends of Hawker are friends of only themselves and do not represent the wider voice of the surrounding community.

- In what suburb do you live?: Page

409

- Gender: Male
- Age group: 21-30 yrs

RECEIVED	
DATE 24/01/12	BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 24 January 2012 11:32 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Occasionally

- Did you come here today specifically to visit the display?: Yes

- The following statements refer to proposals in the draft Master Plan.: A bigger supermarket will better meet resident's needs: Strongly agree (1); The location proposed for the supermarket is appropriate: Strongly agree (1); I like the location of the additional shops: Strongly agree (1); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Strongly agree (1); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly agree (1); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly agree (1); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); Some parts of Hawker Place should be renamed : Strongly agree (1); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Strongly agree (1)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: Cafe and potential for new shops

- Are there aspects of the plans on display that you dislike? If so, what are they?:

- Any other comments?:

- In what suburb do you live?: Hawker

- Gender: Female
- Age group: 51-60 yrs

RECEIVED	
DATE 24/01/12	BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 24 January 2012 5:28 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Disagree (4); The location proposed for the supermarket is appropriate: Disagree (4); I like the location of the additional shops: Neither agree/disagree (3); I like that the plan provides for additional cafés and more outdoor dining: Neither agree/disagree (3); Parking will continue to be available and accessible: Disagree (4); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Don't Know (6); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Neither agree/disagree (3); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- The following statements refer to proposals in the draft Master Plan.:

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:

- Are there aspects of the plans on display that you dislike? If so, what are they?:

The units on top of shops would not fit in with the relaxed village feel. The height of the proposed units is another negative part of the plan. Being surrounded by dwellings when going to the shops does not make for pleasant trip to the shops. The underground parking is unappealing. A dark underground carpark (regardless of the artificial light that would be created) is nothing compared to the natural scenery and sunlight. The plan shows there is not enough on street parking which is so convenient at present.

I don't agree that Hawker Shops should become congested with a multitude of units and shops, (especially considering we already have everything we need) instead of expanding the outer areas of Canberra. The 'catchment' areas already contain local shops and I don't think their patronage should be taken and diverted to Hawker Shops. We should try to keep our local shops open. In regards to the Public Spaces document- I don't agree with the findings that: *Paved verge linking in-board pedestrian areas. Includes shopfronts and entries to commercial tenancies is interrupted by service court. *Heavily landscaped buffer which effectively screens Hawker Centre from Belconnen Way does not serve any public function... It is nature and pleasing to the eye especially when walking to the shops.

- Any other comments?:
- In what suburb do you live?: Scullin
- Gender: Female
- Age group: 31-40 yrs

Hawker Centre Community Consultations Summary

Introduction

The draft Hawker Master Plan was made available for public comment on 3 December and the consultation period will continue until 31 January 2012. The initial consultations included two drop-in sessions held on Saturday 3 December 2011 and 10 December 2011 in the centre and several drop-in sessions held on the weekdays between the Saturday sessions at Christ Church. In addition the plans and supporting information, including a feedback form are available on the Economic Development Directorate (EDD) website.

The drop-in sessions were manned by staff from the Land Development Agency, EDD and the consultants who have assisted with the master planning and facilitation of the reference group. Attendees at the drop-in session were provided with an opportunity to be briefed about the draft master plan and staff and consultants answered any questions. Attendees at the drop-in sessions were encouraged to provide comments on the draft master plan via the feedback sheet.

The consultation period remains open however a total of 193 sheets had been received by COB Tuesday 24th of January 2012.

The following summarises the results

Who Commented

193 people provided feedback.

Of these:

- 45% were male and 55% were female.
- 38% of people were aged 41-60 years while 42% were aged 61 years or over. Only 20% of people were aged below 40 years.
- Almost half of the respondents lived in Hawker (49%). In comparison, 23% lived in Weetangera, 10% lived in Page and 8% lived in Scullin. 9% came from other areas of Canberra.
- The majority of respondents visit the Hawker centre either daily (45%) or 2-3 times per week (39%). About 10% of respondents visited weekly and 6% occasionally.
- 57% of respondents indicated that they came to the Hawker Centre specifically to visit the display while 43% were there for other reasons.

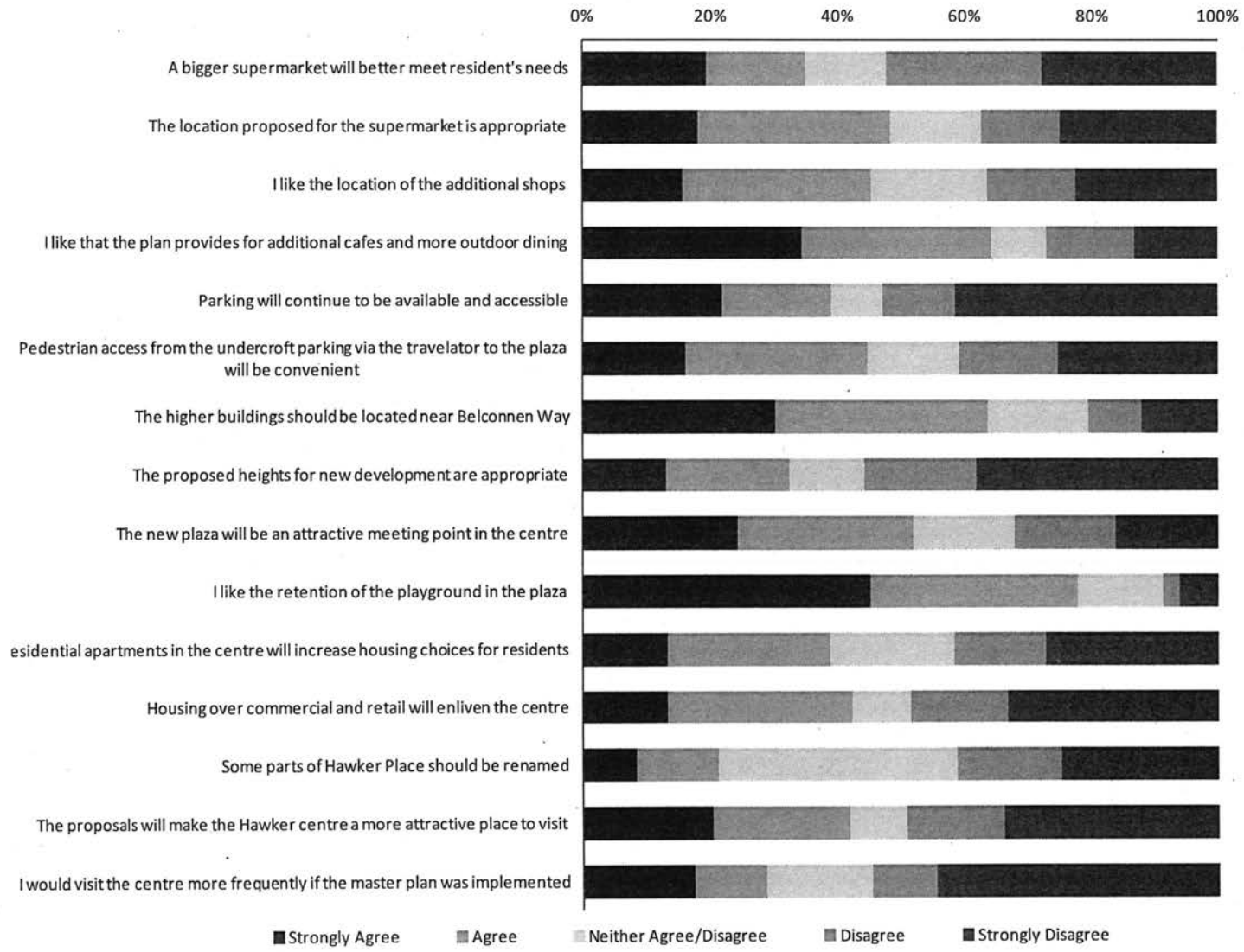
What the Community Said

As part of the feedback, respondents were asked to indicate whether they agreed or disagreed with a series of statements about different aspects of the draft master plan. Figure 1 presents the results which are summarised below.

- Respondents generally agreed (49%) with the proposed location of the supermarket, however only 35% of people agreed that a bigger supermarket would better meet needs.
- 45% of respondents liked the location of the additional shops proposed in the draft master plan and 34% did not agree with the proposed location. In comparison 64% of respondents agreed with the provision of additional cafes and outdoor dining.

- Attitudes to the parking arrangements were polarised with 39% of people agreeing and 53% disagreeing that parking would continue to be available and accessible. In comparison 45% of respondents agreed that the pedestrian access from the proposed undercroft parking would be convenient and 41% disagreeing.
- Respondents generally agreed that higher buildings should be located near Belconnen Way (64%). However over half of respondents (56%) argued against the proposed building heights for new development in the centre.
- Half (52%) of respondents agreed that the plaza would be an attractive meeting place compared with 32% who did not agree that the plaza would be an attractive meeting place. However a much higher proportion of respondents (78%) agreed with the proposal to retain the playground in the plaza and only 9% disagreed.
- A relatively equal proportion of respondents agreed that the development of apartments in the centre would increase housing choice for residents (39%) as disagreed (42%). A slightly higher proportion agreed (42%) and disagreed (48%) that housing would enliven the centre.
- Respondents did not consider it necessary to rename parts of Hawker Place: 21% of respondents agreed whereas 42% disagreed. A relatively high proportion of respondents (37%) were neutral.
- A similar proportion of respondents agreed (42%) and disagreed (49%) that the draft master plan proposals would make the Hawker Centre a more attractive place to visit, however they did not agree that they would visit the centre more often if the plan was implemented: 29% agreed they would visit the centre more frequently compared with 54% of respondents who did not agree.

Figure 1: Agreement and Disagreement with Statements about the Draft Master Plan



107

RECEIVED	
DATE	BY EDD
24/01/12	GNUNE

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 24 January 2012 12:05 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: Weekly
- Did you come here today specifically to visit the display?: No

A bigger supermarket will better meet resident's needs: Strongly agree (1); The location proposed for the supermarket is appropriate: Strongly agree (1); I like the location of the additional shops: Strongly agree (1); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Strongly agree (1); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly agree (1); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly agree (1); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); Some parts of Hawker Place should be renamed : Strongly agree (1); The proposals will make the Hawker centre a more attractive place to visit: Strongly agree (1); I would visit the centre more frequently if the master plan was implemented: Strongly agree (1)

There is a total over supply of parking in Hawker. The argument that the parking to be removed will have a detrimental effect on the area is a farce. They are never fully utilised in the first place. Local shops, like what's proposed, generate inward activity within the centre and will not crowd the streets with cars. All local residents will fully utilise the new facilities once developed even though they are currently vehemently opposed.

• 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:

• Are there aspects of the plans on display that you dislike? If so, what are they?:

• Any other comments?: It's a shame that this process has taken so long as I'm sure that it would already be perceived by developers and investors that this area will be difficult to development within. The ACT Government should take more of a firm stance with proposals that are consistent with Government

policy.

- In what suburb do you live?: Hawker
- Gender: Female
- Age group: 21-30 yrs

192

RECEIVED
DATE 24/01/12 BY EDD ONLINE

Lowe, Holly

To: EDD, Community
Subject: RE: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Tuesday, 24 January 2012 9:05 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week
- Did you come here today specifically to visit the display?: No

- The following statements refer to proposals in the draft Master Plan.:
A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Strongly disagree (5); I like the location of the additional shops: Strongly disagree (5); I like that the plan provides for additional cafés and more outdoor dining: Strongly disagree (5); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Strongly disagree (5); I like the retention of the playground in the plaza: Neither agree/disagree (3); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: None.

- Are there aspects of the plans on display that you dislike? If so, what are they?: Multi-story apartments and underground(undercroft) car parks are not compatible or appropriate with amenity, particularly for the elderly who won't be able to find easy car parks. Who is going to ensure that the apartment dwellers and their visitors are not going to monopolise the surface car parks?

The Hawker shopping centre is currently a highly successful and busy precinct .It is wonderfully designed and functional with safe and convenient carparking.It has multiple exit points that allow for free flowing traffic. Why would the government want to destroy something that works so well?What about Park and Ride in the future?Once the carparks are sold they are gone forever.What about the increase in population in all our suburbs through infill.We ,in all the surrounding suburbs still need to be able to park our cars to shop. This development will destroy everthing we love about Hawker and that is why we shop there-safe and convenient parking for all the community(thousands)It will become a congested mess with .traffic jams

- Any other comments?:

- In what suburb do you live?:

Weetangera

- Gender:

Female

- Age group:

41-50 yrs

RECEIVED	
DATE	BY EDD
24/01/12	ONLINE

Lowe, Holly

Subject: FW: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Tuesday, 24 January 2012 8:53 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

- How often do you visit the Centre?: 2-3 times/week

- Did you come here today specifically to visit the display?: No

- The following statements refer to proposals in the draft Master Plan.:

A bigger supermarket will better meet resident's needs: Disagree (4); The location proposed for the supermarket is appropriate: Neither agree/disagree (3); I like the location of the additional shops: Strongly disagree (5); I like that the plan provides for additional cafés and more outdoor dining: Agree (2); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Strongly disagree (5); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Neither agree/disagree (3); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Don't Know (6); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: The outdoor cafe and walkways.

- Are there aspects of the plans on display that you dislike? If so, what are they?: The removal of convenience parking. The increased size of the centre. I have found the Jamison is now an unpleasant place to shop on a regular basis because of its size and would prefer something like the current size of Hawker. Bigger centres like Jamison make parking difficult particularly if you are disabled or have a disabled passenger. Under cover parking is less convenient.

I think that places of the size and feel of Hawker should be retained. Jamison and Kippax and the Mall offer the larger feel in the Belconnen area. Its better to have a lively small centre like Hawker with a good spread of eateries, supermarket, pharmacy without the hassles of more populous centres.

- Any other comments?:
- In what suburb do you live?: Macquarie
- Gender: Female
- Age group: 51-60 yrs



HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

RECEIVED
DATE 23/01/12 BY EDD ONLINE

The Economic Development Directorate (EDD) is hosting a number of community drop-in sessions to present the Hawker Group Centre Draft Master Plan to seek community comment.

The purpose of the Master Plan is to establish a planning framework for the future development of the Hawker Group Centre. The Draft Master Plan has been developed by the Economic Development Directorate in conjunction with the Hawker Project Reference Group (PRG) made up of community representatives, Hawker traders, and other key stakeholder representatives.

Now that you have reviewed the material presented at the information display, we would appreciate your comments. Your views are valued and will be taken into account in finalising matters in relation to the sale and future development of the land.

- How often do you visit the Centre (tick below)?
Daily 2-3 times /week Weekly Occasionally
- Did you come here today specifically to visit the display?
Yes No

3. The following statements refer to proposals in the draft MASTER PLAN. Using the scale of 1 to 5 where 1=strongly agree and 5=strongly disagree, please rate the extent to which you agree or disagree with each statement. (Please by circle the appropriate number below).

	Strongly agree	Agree	Neither agree/disagree	Disagree	Strongly disagree	Don't know
A bigger supermarket will better meet resident's needs	1	2	3	4	5	<input type="checkbox"/>
The location proposed for the supermarket is appropriate	1	2	3	4	5	<input type="checkbox"/>
I like the location of the additional shops	1	2	3	4	5	<input type="checkbox"/>
I like that the plan provides for additional cafés and more outdoor dining	1	2	3	4	5	<input type="checkbox"/>
Parking will continue to be available and accessible	1	2	3	4	5	<input type="checkbox"/>
Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient	1	2	3	4	5	<input type="checkbox"/>
The higher buildings should be located near Belconnen Way	1	2	3	4	5	<input type="checkbox"/>
The proposed heights for new development are appropriate	1	2	3	4	5	<input type="checkbox"/>
The new plaza will be an attractive meeting point in the centre	1	2	3	4	5	<input type="checkbox"/>
I like the retention of the playground in the plaza	1	2	3	4	5	<input type="checkbox"/>
Residential apartments in the centre will increase housing choice for residents	1	2	3	4	5	<input type="checkbox"/>
Housing over commercial and retail will enliven the centre	1	2	3	4	5	<input type="checkbox"/>
Some parts of Hawker Place should be renamed	1	2	3	4	5	<input type="checkbox"/>
The proposals will make the Hawker centre a more attractive place to visit	1	2	3	4	5	<input type="checkbox"/>
I would visit the centre more frequently if the master plan was implemented	1	2	3	4	5	<input type="checkbox"/>

PTO



HAVE YOUR SAY

HAWKER GROUP CENTRE

DRAFT MASTER PLAN

4. What are the main features of the plans on display that you believe will improve the Hawker Centre?

.....
 N/A

5. Are there aspects of the plans on display that you dislike? If so, what are they?

.....
 Pottery supermarket 'selfishness' & land tax gains over a sympathetic
 developer

6. Any further comments?

.....
 Why isn't there a Belconnen 'Master Plan' for apartments &
 Supermarkets & centres

.....
 Why Has the Hawker Leasum Group be apparently totally disregarded - notes a modernity
 of Tourism/Fruit Markets
 of consultation process &
 implies commercial
 'fair compromise'

7. In what suburb do you live?

Gender: Male Female

Age: <20 yrs 51-60 yrs
 21-30yrs 61-70yrs
 31-40 yrs 71+ yrs
 41-50yrs

THANK YOU FOR YOUR COMMENTS

Additional information may be obtained by visiting the Economic Development Directorate (EDD) website:
www.economicdevelopment.act.gov.au

Telephone inquiries may be directed to Ms Kathleen Pooley in EDD's Community Engagement Unit on 6205 4056.

PLEASE DROP INTO THE BOX PROVIDED or RETURN TO SENIOR MANAGER COMMUNICATIONS AND MEDIA ECONOMIC DEVELOPMENT DIRECTORATE BY

COB 31 JANUARY 2012

Mail: GPO Box 158, Canberra ACT 2601 or Email: EDDCommunity@act.gov.au

393

RECEIVED	
DATE	BY EDD
23/01/12	ONLINE

Lowe, Holly

Subject: FW: Hawker Group Centre - Draft Master Plan Online Comments

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]

Sent: Monday, 23 January 2012 10:30 AM

To: EDD, Community

Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

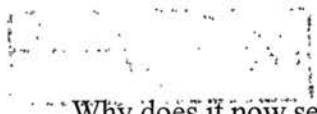
- How often do you visit the Centre?: 2-3 times/week

- Did you come here today specifically to visit the display?: No

- The following statements refer to proposals in the draft Master Plan.:
 A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Neither agree/disagree (3); I like the location of the additional shops: Strongly disagree (5); I like that the plan provides for additional cafés and more outdoor dining: Strongly disagree (5); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Neither agree/disagree (3); The higher buildings should be located near Belconnen Way: Strongly disagree (5); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Strongly disagree (5); I like the retention of the playground in the plaza: Strongly disagree (5); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

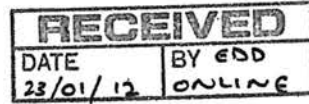
- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: None

- Are there aspects of the plans on display that you dislike? If so, what are they?: Why do we need this development. I moved to this area because the current village atmosphere, this proposal will severely erode that atmosphere.



Why does it now seem that there is a necessity to cram as many residential premises in as small an area as possible at the expense of open spaces. This development will only benefit the developers. I for one will not visit the centre if developed; this development has the potential to kill the shopping centre for the benefit of a few hip pockets.

- Any other comments?:
- In what suburb do you live?: Hawker
- Gender: Male
- Age group: 61-70 yrs



188

Lowe, Holly

From: EDD, Webmaster
Sent: Monday, 23 January 2012 9:35 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

• How often do you visit the Centre?: Daily

• Did you come here today specifically to visit the display?: No

• The following statements refer to proposals in the draft Master Plan.:
A bigger supermarket will better meet resident's needs: Strongly disagree (5); The location proposed for the supermarket is appropriate: Disagree (4); I like the location of the additional shops: Disagree (4); I like that the plan provides for additional cafés and more outdoor dining: Disagree (4); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Disagree (4); The higher buildings should be located near Belconnen Way: Neither agree/disagree (3); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Disagree (4); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Disagree (4); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

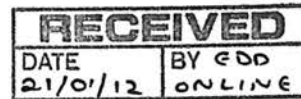
• 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: Nothing

• Are there aspects of the plans on display that you dislike? If so, what are they?: In order of dislike: Residential Units, Removed Parking Places, Height of the Building

• Any other comments?: Residential units will kill the Hawker style. I don't want to see future Hawker Centre be something like Totterdel street in Belconnen where residential units make it another China/Asia place. Please think of who will be most likely to live in the top-floor units and how they will contribute to (or harm) the style of the suburb. And if the plan is implemented, can it actually solve the residential density problem? In the

Objectives, the maintenance of Hawker style is ranked very high while the residential density problem is ranked low. So why make this dangerous move toward the low-rank objective which even cannot be 100% fulfilled by the project?

- In what suburb do you live?: Hawker
- Gender: Male
- Age group: 31-40 yrs



187

Lowe, Holly

From: EDD, Webmaster
Sent: Saturday, 21 January 2012 10:29 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

• How often do you visit the Centre?: Daily

• Did you come here today specifically to visit the display?: No

• The following statements refer to proposals in the draft Master Plan.:

A bigger supermarket will better meet resident's needs: Disagree (4); The location proposed for the supermarket is appropriate: Disagree (4); I like the location of the additional shops: Disagree (4); I like that the plan provides for additional cafés and more outdoor dining: Strongly disagree (5); Parking will continue to be available and accessible: Strongly disagree (5); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly disagree (5); The higher buildings should be located near Belconnen Way: Neither agree/disagree (3); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Disagree (4); I like the retention of the playground in the plaza: Strongly agree (1); Residential apartments in the centre will increase housing choice for residents: Strongly disagree (5); Housing over commercial and retail will enliven the centre: Strongly disagree (5); Some parts of Hawker Place should be renamed : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5); I would visit the centre more frequently if the master plan was implemented: Strongly disagree (5)

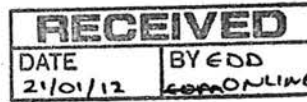
• 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: None

• Are there aspects of the plans on display that you dislike? If so, what are they?: Why this should be multi-storey building while surrounding buildings and houses have in general 1-2 levels. Multi-storey commercial and residential buildings will kill the the Hawker style, possibly makes it like an Asian town centre.

• Any other comments?:

• In what suburb do you live?: Hawker

- Gender: Male
- Age group: 31-40 yrs



186

Lowe, Holly

From: EDD, Webmaster
Sent: Saturday, 21 January 2012 4:48 PM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

• How often do you visit the Centre?: Occasionally

• Did you come here today specifically to visit the display?: No

• The following statements refer to proposals in the draft Master Plan.:
A bigger supermarket will better meet resident's needs: Strongly agree (1); The location proposed for the supermarket is appropriate: Agree (2); I like the location of the additional shops: Agree (2); I like that the plan provides for additional cafés and more outdoor dining: Strongly agree (1); Parking will continue to be available and accessible: Strongly agree (1); Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient: Strongly agree (1); The higher buildings should be located near Belconnen Way: Strongly agree (1); The proposed heights for new development are appropriate: Strongly agree (1); The new plaza will be an attractive meeting point in the centre: Strongly agree (1); I like the retention of the playground in the plaza: Neither agree/disagree (3); Residential apartments in the centre will increase housing choice for residents: Strongly agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); Some parts of Hawker Place should be renamed : Neither agree/disagree (3); The proposals will make the Hawker centre a more attractive place to visit: Agree (2); I would visit the centre more frequently if the master plan was implemented: Strongly agree (1)

• 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:
The retail centre needs an upgrade, be it government intervention or private investment, otherwise it will remain rundown and run the risk of becoming a dangerous area used by undesirables. Elements in the Plan which will improve the area begin with the introduction of amenity. The centre lacks a sense of place and therefore any loyalty to the area or shops, in our circumstance, is void. Activity, life and pedestrian footfall helps to create this sense of place – all of which will come if investment occurs in the area. I would even go so far to suggest increased building heights to ensure an adequate amount of new residents in the area contribute and sustain this activity. In turn better quality shops will want to be part of this new area.

• Are there aspects of the plans on display that you dislike? If so, what are they?: