

278

RECEIVED	
DATE	BY EDD
8/2/12	ONLINE

Lowe, Holly

Subject: FW: Hawker Village Development

From:
Sent: Wednesday, 8 February 2012 11:02 AM
To: EDD, Community;
Subject: Hawker Village Development

The centre is well patronised by families and elderly citizens, it is not a trendy modern centre utilised by 20/ 30 year old singles that require cafe's, coffee shops or trendy retail outlets. If this mix of retail is desired then Westfield Belconnen is minutes away.

Our customers require a convenience centre that has no parking problems or restrictions. You only have to watch the centre for a day to made aware of where people park and how reluctant they are when it comes to walking with a trolley or bag of groceries.

To change the centre at all is not progress for the community's sake but what seems to be an outcome that is driven by groups outside of our community.

WHY DOES THE CENTRE HAVE TO CHANGE? IT WORKS WELL AS IT IS!

Leave Hawker Village as it is and spend all the consultant fees and studies monies in projects that will add value to the greater community.

Yours truly

RECEIVED	
DATE 6/2/12	BY EDD POST



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 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?

Nil

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

*Developers can do pretty much what they like once they have leases.
Accommodation over shops can be unpleasant —
noise, cockroaches, lack of privacy. I have experienced these disadvantages.*

6. Any further comments?

Some parts of centre are run down but I don't know how you can force owners to do them up.

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

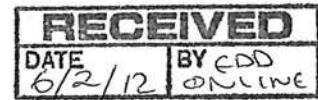
THANK YOU FOR YOUR COMMENTS

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

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Lowe, Holly

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

From: eddwebmaster@act.gov.au [<mailto:eddwebmaster@act.gov.au>]
Sent: Monday, 6 February 2012 3:38 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

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: 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: 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 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, we choose to frequent the Hawker shops because they are not as busy as larger shopping centres. Jamison has been upgraded and the mall is very close for those who require more services and larger supermarkets. The iGA does not need to be expanded as it provides adequately for those that do not want to frequent larger shopping centres.

- Are there aspects of the plans on display that you dislike? If so, what are they?: All of them. The high rise buildings are not appropriate and the removal of outdoor parking areas is unacceptable. There is no shortage of larger shopping centres nearby and money was injected already into upgrading the centre. It is a very adequate local shopping centre and people should have the choice of smaller and less busy local shopping centres. There is also a large residential apartment block being built in Jamison providing more accommodation for those that require it. This is more about making

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developers and the owner of the current supermarket richer and the needs and wishes of the majority of the community are not being taken into consideration.

I am totally against the development planned. I also wish to convey the thoughts of my elderly parents(2) who are against the expansion, particularly the underground carpark and the high level buildings. They wish to be included in the response count but do not have a computer.

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



HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

RECEIVED
DATE 6/2/12 BY EDD POST

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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



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?

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

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6. Any further comments?

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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

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Hawker Centre Community Consultations Summary

Introduction

The draft Hawker Master Plan was made available for public comment on 3 December and the consultation period continued until 31 January 2012, although feedback was accepted until 5 February 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 were 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 Project Reference Group (PRG). Attendees at the drop-in sessions 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.

A total of 274 feedback sheets and comments were received. The following summarises the results.

Who Commented

274 people provided feedback.

Of these:

- 47% were male and 53% were female.
- Overall respondents were older than the total catchment population: 33% of respondents were aged 41-60 years compared with 26% of the catchment population while 43% were aged 61 years or over (22%). Only 11% of respondents were aged below 30 years (38%).
- Almost half of the respondents lived in Hawker (47%). In comparison, 22% lived in Weetangera, 10% lived in Page and 8% lived in Scullin. The balance (13%) came from other areas of Canberra.
- About 40% of respondents visit the Hawker centre daily and the same proportion visit 2-3 times per week. About 9% of respondents visited weekly and 9% occasionally.

What the Community Said

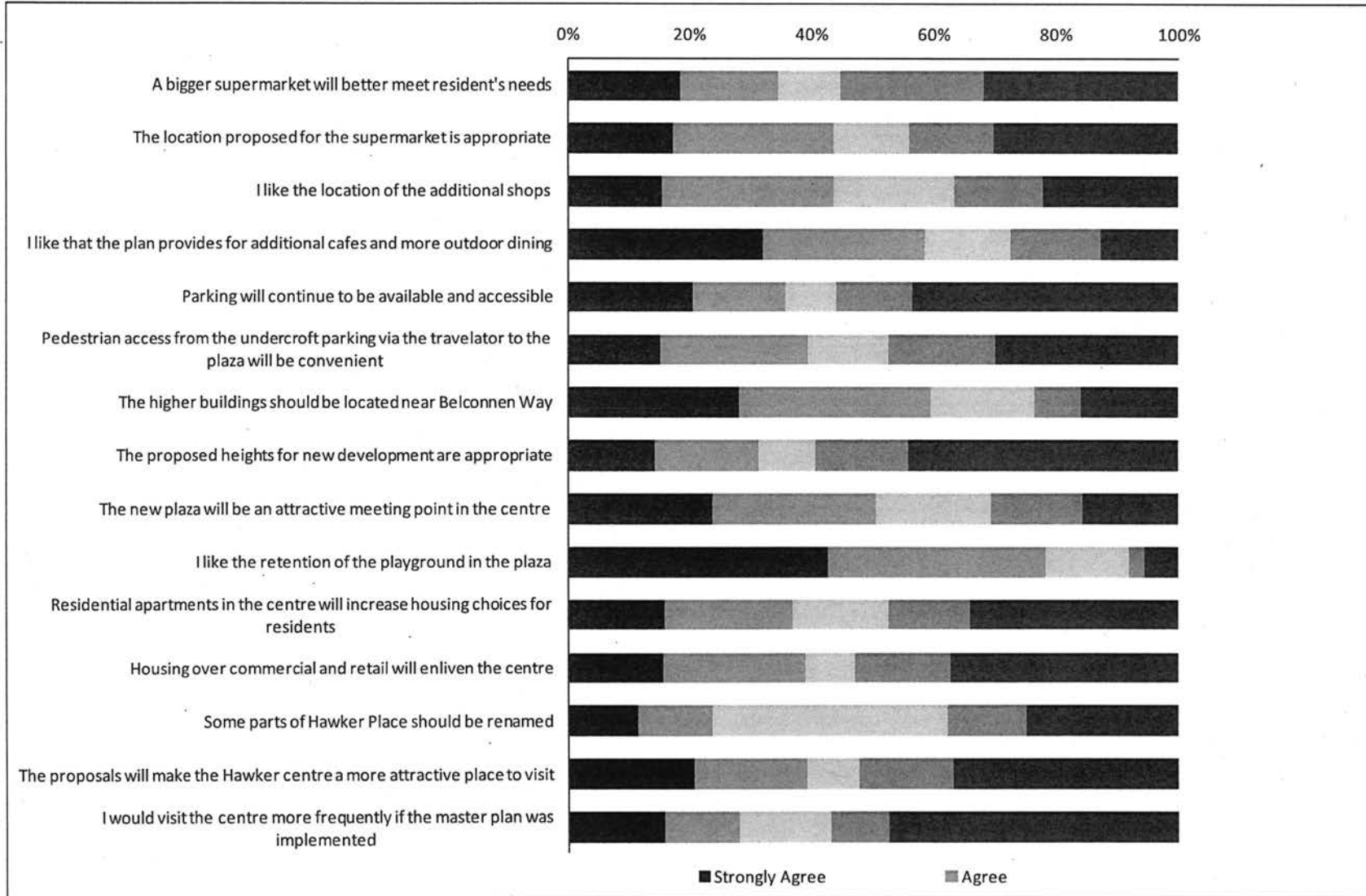
As part of the feedback, respondents were asked to indicate whether they agreed or disagreed with a series of statements about different aspects of the draft Master Plan. Figure 1 presents the results which are summarised below.

- The same proportion of respondents agreed (44%) as disagreed (44%) with the proposed location of the supermarket, however only 35% of people agreed that a bigger supermarket would better meet residents' needs and 10% were neutral.
- 44% of respondents liked the location of the additional shops proposed in the draft Master Plan and 37% did not agree. In comparison 59% of respondents agreed with the provision of additional cafes and outdoor dining.
- The majority of respondents considered that parking would not continue to be available and accessible (56%) whereas 36% agreed that parking would continue to be available and

accessible. Similarly 48% of respondents disagreed that the pedestrian access from the proposed undercroft parking would be convenient with 39% agreeing.

- Respondents generally agreed that higher buildings should be located near Belconnen Way (59%) whereas 24% disagreed. However over half of respondents (59%) did not agree that the proposed building heights for new development in the centre were appropriate and 31% agreed.
- Half of respondents agreed that the plaza would be an attractive meeting place compared with 31% 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 8% disagreed.
- A higher proportion of respondents disagreed that the development of apartments in the centre would increase housing choice for residents (47%) than agreed (37%). Similarly a higher proportion (53%) considered that housing would not enliven the centre than considered that it would (39%).
- Respondents did not consider it necessary to rename parts of Hawker Place: 24% of respondents agreed whereas 38% disagreed. A relatively high proportion of respondents (39%) were neutral.
- A higher proportion of respondents disagreed (52%) that the draft master plan proposals would make the Hawker Centre a more attractive place to visit compared with 39% who considered that they would make it a more attractive place to visit. Similarly a higher proportion did not agree that they would visit the centre more often if the plan was implemented: 28% agreed they would visit the centre more frequently compared with 56% of respondents who did not agree.

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





HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

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Daily 2-3 times /week Weekly Occasionally

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

Yes No

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	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 checked="" type="checkbox"/>	<input type="checkbox"/>
The location proposed for the supermarket is appropriate	1	2	3	4 <input checked="" type="checkbox"/>	5	<input type="checkbox"/>
I like the location of the additional shops	1	2	3	4 <input checked="" type="checkbox"/>	5	<input type="checkbox"/>
I like that the plan provides for additional cafés and more outdoor dining	1	2	3 <input checked="" type="checkbox"/>	4	5	<input type="checkbox"/>
Parking will continue to be available and accessible	1	2	3	4	5 <input checked="" type="checkbox"/>	<input type="checkbox"/>
Pedestrian access from the undercroft parking via the travelator to the plaza will be convenient	1	2	3	4	5 <input checked="" type="checkbox"/>	<input type="checkbox"/>
The higher buildings should be located near Belconnen Way	1	2	3 <input checked="" type="checkbox"/>	4	5	<input type="checkbox"/>
The proposed heights for new development are appropriate	1	2	3	4	5 <input checked="" type="checkbox"/>	<input type="checkbox"/>
The new plaza will be an attractive meeting point in the centre	1	2	3	4	5 <input checked="" type="checkbox"/>	<input type="checkbox"/>
I like the retention of the playground in the plaza	1	2 <input checked="" type="checkbox"/>	3	4	5	<input type="checkbox"/>
Residential apartments in the centre will increase housing choice for residents	1	2	3	4	5 <input checked="" type="checkbox"/>	<input type="checkbox"/>
Housing over commercial and retail will enliven the centre	1	2	3	4	5 <input checked="" type="checkbox"/>	<input type="checkbox"/>
Some parts of Hawker Place should be renamed	1	2	3	4	5 <input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposals will make the Hawker centre a more attractive place to visit	1	2	3	4	5 <input checked="" type="checkbox"/>	<input type="checkbox"/>
I would visit the centre more frequently if the master plan was implemented	1	2	3	4	5 <input checked="" type="checkbox"/>	<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?

Certain aspects of the plan are an improvement but overall the plan is too much and will detract from what is a functional, community based suburban shopping centre. If people want more there is the Belconnen mall - why try and turn Hawker into a mini version?

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

Too much development for a simple and effective suburban shopping centre. A travelator? Seriously? What happened to ducking down to the local shops?

6. Any further comments?

I appreciate the need for more housing and a redevelopment of the shops but think the current plan is over the top and doesn't provide for a community based, local shopping facility.

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

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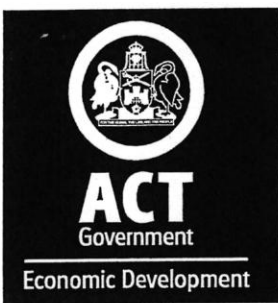
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COB 31 JANUARY 2012

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HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

RECEIVED
DATE UNKNOWN BY EDD
1- Person

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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).

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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"/>
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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 573



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?

A bigger supermarket
easier access for
pedestrians
A new plaza.

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

More housing would
cause an ISSUE
with traffic.

6. Any further comments?

.....
.....
.....

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

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RECEIVED
DATE 5/02/12 BY GDP ONLINE

272

Lowe, Holly

From: Sunday, 5 February 2012 2:42 PM
Sent: EDD, Community
To: Comments on Draft Hawker Master Plan
Subject: COMMENTS ON THE DRAFT MASTER PLAN FOR HAWKER SHOPS PRECINCT.docx
Attachments:

Dear Senior Manager Communications

Attached is a response to the proposed Draft Hawker Master Plan. I understand from The Chronicle that late submissions will still be accepted. We have been interstate this week and were unable to submit by 31 January 2012.

We hope that our response can be included in the community consultation.

With best wishes

COMMENTS ON THE DRAFT MASTER PLAN FOR HAWKER SHOPS PRECINCT

As long-term residents of Hawker (10 years owner-occupier), we are taking the opportunity to provide feedback on the Draft Master Plan for Hawker. We have read the background papers, attended information sessions and the recent residents' forum. While we – and many other residents – believe there is need for upgraded facilities and replacement of low quality and tired facilities and buildings, the scale of this master plan is unacceptable if the “feel” of ‘Hawker Village’ is to be retained. This was by far the majority opinion of the recent residents' meeting (24th Jan 2012) which raised a myriad of concerns and observations. Specifically, we oppose:

1. The Disappearance of Convenient Parking

The only land that can be readily sold and developed is two of the existing car parks between Hawker Place and Coniston Street. It is proposed to build units/apartments which will not only cannibalize some 180-200 existing car-parking places for shoppers, but put more pressure on spaces as residents and their visitors will take up any spaces left (and do we *really* need more units/apartments, or do developers want to build them because they are cheap and raise more rates per metre for the ACT government??). The new supermarket is planned to be built in the third car park across from the club. So we know that two of the first development projects that might take 10 years will decimate the free surface car parks and provide precious few to compensate (some under the supermarket – perhaps). These car parks are community land (our ‘common’s if you will), not the government’s private real estate, to do with as they will.

The planners claim that *more* car parks will be available by 2040 – if all the undercroft basement parking sites are actually developed and build by whomsoever owners/developers. On the plan five undercroft car parks are indicated (amounting to 345 places). This seems a complete pipedream, castles in the air. We bet that almost none of these will be built. So any calculation made by the planners about the alternative provision of car parks is not guaranteed, subject to development whims, and up to 28 years away! We think it is most unlikely that underground parking will be included in the development plans (it is added expense to include in building works, and any undercroft built near or under the apartments are likely to be assigned to apartment residents). At the ANU we have proposed on many occasions that when existing car parks are commandeered for new buildings, that an underground or undercroft car park should be included, but we are always told that it is far too expensive and there is not the money for such inclusion; there still aren't any!

The Hawker plan shows a pitiful small amount of kerb side parking, three of four spaces here and there, some nowhere near the shops, and including the car park for the Medical Centre (15 car places) which we understand is a private car park and the businesses pay a fee for their clients using it (they are not going to let in Hawker shoppers to fill their spaces). Most of the shown surface parking will not be convenient for people with medical conditions, disabilities, prams, heavy shopping bags – and those simply in a hurry. As the cost of building underground car parks almost doubles the cost of the one-two storey build (as we understand), what guarantee is there that developers would be prepared to provide this? Where are other people supposed to park after the car parks have been sold off and developed while they wait for the promised replacements to materialise? And how much will underground parking cost the public?

While the widespread concern about parking may seem a community-centred view of an ageing population in Hawker, it is of equal concern to young families with children. Hawker is an attractive convenient suburb for young families as older residents downsize – indeed many pass their properties on to their children and grandchildren – thus continuing a strongly held sense of community. Tradespeople frequently shop (or put on a bet at the club or TAB) at Hawker because of its convenient parking for utes with trailers, delivery trucks, full size trucks and even campervans. People also use the extensive and convenient car parks when coming to Hawker for medical, allied health and other professional services provided at Hawker in the Birubi Centre (which itself has patently inadequate car parking now!).

2. No guarantee that the Master Plan can be enforced and will happen

In refining the master plan there appears to be a huge division between *traders* (businesses) and *property owners*, with consultation occurring with (some) privileged traders but actual owners saying they have no intention of selling or having been consulted. If owners of outdated or poor quality buildings (shops) or facilities (professional centre, KFC, service station, Belconnen pub/motel) do not want to sell or redevelop, then much of the Master Plan will not happen and guarantees of new parking, retail, etc, will not eventuate. Should re-development occur it will be at a premium, and valuations and rents will increase accordingly forcing many of the existing traders to leave and a very different shopping precinct will be the result. We may find if the rents go up considerably that Hawker is littered with empty shops, vacant premises for hire, and no facilities. This is not the planners worry or concern when they stick little model buildings on model board to woo the unsuspecting public. But it is our concern – those in the community who have an existing vibrant shopping centre, with many traders paying low rents and providing good-quality and cheap products/services. We have asked around in many of the shops and among the smaller traders and most say they know nothing, have not been consulted, and that they will hold onto their existing leases until they expire and see what happens or transpires (some hold leases of 10 years) – this is not a very satisfactory state of affairs. Some change is inevitable (eg, roll-over of businesses, different types of shops) but the master plan does not fill us with confidence that the future will be better (and surely this is one of the main things they should have addressed).

If we look around Hawker we see two noticeable things. First there are plenty of moribund or edgier retail precincts close by – have a look at the Weetangera 'shopping centre' which can now only boast a Brazilian waxing salon, dentist and printing business; Page and Higgins shops are almost destitute and the Higgins' petrol station closed some years ago due to declining business. Alternatively, we have three, yes THREE major retail centres within about 3 kilometres or 5 minutes drive away. There is also the new Rock development alongside Belconnen Markets which proposes large scale mixed use retail, office and residential space; and we have Jamison, Belconnen Mall and Kippax – so why the need to massive expansion at Hawker?

There is extensive evidence that – despite the rose-tinted visions of planners and their consultants (none of whom live in the area or have a idea of its local convenience) – there is limited capacity of government (and its agencies) to deliver or enforce aspects of a Master Plan, its intended land use projections, or development guidelines if owners *won't sell* or developers want to *vary the plan* and are prepared to persist. If no one is accountable for the concept plan and no one can guarantee to implement it, then it is but a mirage. If we complain in a decade's time that the master plan is not

being adhered to then the consultants will have long high-tailed it away and be completely unaccountable for their 'vision', and the present ACT government personnel will have moved on and have no accountability for the eventual outcomes.

3. No need for a mega supermarket

There is also widespread concern about the unnecessary proposal to relocate the recently extensively refurbished and expanded IGA supermarket which is now a major and popular facility. The new IGA suits the needs of local convenience shoppers who like the accessibility, friendliness, ease of knowing and finding stock, quick to shop, and easy to park; IGA also employs a considerable number of local youths and older workers providing much needed local income – it has a good staffing policy and a service-oriented culture unlike some of the big supermarkets which are downsizing staff, eliminating staff who might assist shoppers, and going self-service in check-outs. The recent IGA redevelopment took much, much longer than expected with severe disruptions lasting over two years during that time. There is no need for a massive mega-supermarket in Hawker to replace it when there are six huge supermarkets within a 10 minutes drive from Hawker (three at Belconnen Mall, two at Jamison and one at Kippax. All of these are much less convenient than Hawker IGA (which is one of the reasons we don't use them). Moreover, given the domination of the supermarket business by Coles and Woolworths, it seems most unlikely that they would passively stand by while IGA doubled or tripled its current size. Remember they opposed Aldi opening at Belconnen Markets with the result that there is no supermarket there in the market precinct – a situation which limits their appeal for general shopping. It is also possible that the new proposed supermarket site may be divided into two – one for IGA and another to go out to tender; the danger here is that we don't get better services, range of goods, prices etc, but that a supermarket chain moves in and deliberately loss-leads to eradicate the Hawker IGA and put it out of business, reducing services and shopping choice and then upping back prices once they are closed down. Two supermarkets are likely to compete intensively with local trading businesses (bakeries, delis, chemist, butcher etc) because they will set these services up in their stores.

4. Another planning folly – inventing a 'Village Centre'?

The idea of moving and/or re-creating a 'Village centre' (the square) seems at best some planning fantasy. Does any shopping precinct in Canberra have a village centre that works as a vibrant community hub? Most intended village centre places become empty spaces, disused or misused, graffitied, peopled by school wagggers and touters, the occasional druggies or homeless (eg. Dickson, Civic and Garèma Place, Kambah – even Manuka and Kingston). There is no evidence that the residents of Hawker and environs want a plaza in which to commune – more cafe and restaurant choice perhaps but the idea the people will hang around in the village centre to chit chat with passers-by is bizarre.

5. Number and height of apartments /mixed use buildings

The proposed height of the high rise apartment buildings on the north side of the site is extremely concerning – 6-8 stories is unacceptable especially when there is plenty of apartment/mixed use accommodation being built elsewhere in Belconnen – eg. Jamison, Belconnen Markets, Belconnen Town centre, Bruce, etc. We already have a suite of 2-3 storey units/apartments in Hawker (mostly badly built and poor quality residences); and these are constantly turning over with new occupiers.

If new apartments are needed (if) then why not tear these down and build decent ones on the existing sites. We think if parts of the master plan are adopted that there will be an even greater rate of turnover of residents in the proposed apartments who will generally be renters and who it must be said are a different demographic from long-term house owners. As we see in the apartments already in Hawker these temporal residents have no commitment to or interest in the place as a community. This influx would completely change the character of Hawker as a community.

6. Transport provision for non-car users

There was some talk at some of the public meetings of Hawker being put on a transport corridor. Apart from the road corridors which are used mainly by private transport (cars) there appears to be no planning for any transport corridor. Making provision for a bus that takes us to the Belconnen interchange is hardly a transport corridor! What about a light rail network to Belconnen and out as far as Holt, what about more bike paths, locality transit movers (cf. San Francisco's BART system), etc. This is very short-sighted planning and indeed forces people *to use cars* but – hang on – the plan is eliminating the available spaces that we now already have so there will be less parking available for them. What realistic alternatives do they have?

7. Impractical road system

Many residents have expressed concern about the proposed re-routing of access and through roads which are widely regarded as plainly unworkable. They are also made dangerous by the location of the centre close by Belconnen Way – a highway. There are proposals to have a small number of kerb side parking at various place along these busy roads (just off Belconnen Way, Springvale, even Beetaloo street). This will cause accidents as people try to park and to take off into traffic. We have only to look at Gungahlin where the roads that surround the shopping precinct illustrate the madness of this policy of squeezing car parks alongside major roads. Sounds wonderful in theory – but in practice is a horror to negotiate and not have an accident.

8. Why should Hawker residents want to spend more money at Hawker?

The background papers presented some fantastic scenarios of the purported income of residents of the Hawker environs and compared this with current expenditure patterns at Hawker, concluding that this community had the capacity (or duty) to spend much more than they do at the Hawker shops (one scenario suggested up to four times as much!). This calculation was used to justify the 'need' for more retail outlets to tempt the dollars out of people's wallets. However, it does not follow that local residents will quadruple their expenditure at Hawker on basics (food, etc), professional services (medical, haircuts, petrol, etc) and eating out, just because there are more retail places? It is likely that the majority Hawker demographic is spending about as much as it ever will at Hawker and so has reached a limit of such expenditure; people may spend the rest of their incomes on things like travel, entertainment, electronic stuff, cars and household goods – and they will do so elsewhere. They have no intention of multiplying their expenditure at Hawker and a significant number of Hawker residents have fixed incomes and thus budgets (or will soon on retirement). This is a completely false premise on which to base development plans.

9. The suggestion of a retirement village idea may be better idea and more desirable

A number of people have suggested that a retirement home/village/facility would be better for Hawker. This was again suggested at the recent meeting called by the Friends of Hawker to much support and applause. We understand a retirement village has already been built at Kippax. There are some pluses with building a retirement village in preference to apartments and flats – more accommodation for the aged, employment opportunities for local people especially unskilled or low skilled people perhaps who want a part-time job as carers, diverse services required (medical, supplies, food etc). Many aged residents would be able to walk to the shops and positively contribute to the local community – and the facility would probably be much less intrusive on the Hawker village vibe.

In sum, this Draft Master Plan is not the right plan for Hawker and needs radical and realistic re-visioning.

RECEIVED
DATE 4/2/12 BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Saturday, 4 February 2012 10:00 AM
To: EDD, Community
Subject: Hawker Group Centre - Draft Master Plan Online Comments

Below are the comments provided through an online submission.

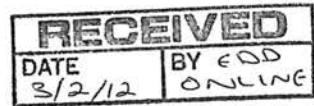
- How often do you visit the Centre?: Daily
- Did you come here today specifically to visit the display?: Yes

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: 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: 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?: nil
- Are there aspects of the plans on display that you dislike? If so, what are they?: I dislike the entire plan. It is not in the spirit of the initial intention to keep a village atmosphere. In particular, the addition of residential properties will take up car places making the centre inaccessible and will drive down the price of properties in Hawker.
- Any other comments?: The plan needs to be scaled back and reworks. It reaks of back yard deals with property developers.
- In what suburb do you live?: Hawker

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



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Lowe, Holly

From: EDD, Webmaster
Sent: Friday, 3 February 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?: Occasionally
- Did you come here today specifically to visit the display?: No

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: 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.:

4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: the mixed use aspect of the development will enliven and invigorate Hawker shops, which are at the moment feel deserted and outdated.

- 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?: Page

- Gender: Female

• Age group:

21-30 yrs

RECEIVED
DATE 2/2/12 BY EDD ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Thursday, 2 February 2012 10:24 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?:

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: 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: Agree (2); Residential apartments in the centre will increase housing choice for residents: Agree (2); 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)

• 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?: My family would like to see cafe culture brought to our local shops. It would also be good to see more trees and grass and less grey concrete. A contained play for children would also be good to see.

• In what suburb do you live?: Hawker

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

RECEIVED	
DATE	BY EDD
2/2/12	ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Thursday, 2 February 2012 10:18 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: 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)

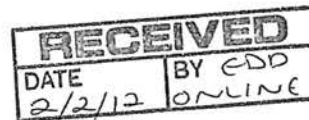
- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: I'd like to see a lot more shops

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

- Any other comments?: nope

- In what suburb do you live?: page

- Gender: Female
- Age group: <20 yrs



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Lowe, Holly

From: EDD, Webmaster
Sent: Thursday, 2 February 2012 10:16 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

- 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: 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: 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: 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?:
- 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?: Cook

- Gender: Male
- Age group: <20 yrs

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RECEIVED	
DATE	BY EDD
02/02/12	ONLINE

Lowe, Holly

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

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

Sent: Thursday, 2 February 2012 3:11 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: 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: 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: Agree (2)

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

- 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?: Weston

- Gender: Male
- Age group: 41-50 yrs

RECEIVED
DATE 02/02/12 BY EDD ONLINE

DATE

Lowe, Holly

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

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Thursday, 2 February 2012 2:59 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.:
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), Disagree (4); 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: 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?:

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

• Any other comments?: It is appropriate for a group centre to incorporate increases to building heights as a means of delivering higher density. This in order to encourage frequent patronage to aid its viability.

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

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RECEIVED	
DATE	BY EDD
02/02/12	ONLINE

Lowe, Holly

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

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Thursday, 2 February 2012 11:38 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?: 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: Agree (2); The location proposed for the supermarket is appropriate: Agree (2); 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: 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: Neither agree/disagree (3); Residential apartments in the centre will increase housing choice for residents: Agree (2); Housing over commercial and retail will enliven the centre: Don't Know (6); Some parts of Hawker Place should be renamed : Disagree (4); 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: Agree (2)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: improved public realm, square landscaping and son on.

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

- Any other comments?: taller buildings to belconnen way are okay, as long as care is taken not to overshadow public spaces for long periods of time throughout the day.

- In what suburb do you live?: Bruce
- Gender: Male
- Age group: 21-30 yrs

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HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

RECEIVED
DATE 02/02/12 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"/> Max 4-5 stories, 3 stories check
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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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?

2

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

- LOSS OF FREE STREET LEVEL CAR PARKS for 'Park n Ride'
- No Guarantee that existing car parks will be retained until after construction of new replacement car parks
- NO BUILDINGS SHOULD BE MORE THAN 3 STORES (OR 3+ LEFT) - 4 stories on Belconnen Way only.

6. Any further comments?

- AS A FOREIGN ^{IAC} ECONOMIST, THE CASE FOR DEVELOPMENT IS VERY ~~UNCONVINCING~~ UNCONVINCING
- NO MULTISTORY DEVELOPMENTS SHOULD ^{EVER} BE ALLOWED TO OVERLOOK ADJACENT SINGLE STORY DEVELOPMENTS AND DESTROYING RESIDENTS' PRIVACY AS WITH THE CONNISTON ST CARPARK PROPOSALS.

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

Gender: Male Female

Age:

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

THANK YOU FOR YOUR COMMENTS

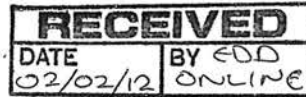
Additional information may be obtained by visiting the Economic Development Directorate (EDD) website:
www.economicdevelopment.act.gov.au

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



262

Lowe, Holly

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

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Thursday, 2 February 2012 9:51 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?: 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: 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: 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: 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 : Agree (2), 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: Agree (2)

• 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?:
The proposed designs meet a balance between city living and a relaxed suburban lifestyle, a new gathering place that encourages community through a rich diversity of services where people can meet and socialise. Sustainable living is also an important key point in the centres design and I think its an extremely important example to be making to the residents of the surrounding suburbs. I think this is exactly what Hawker shops needs.

• 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: 21-30 yrs

RECEIVED
DATE 02/02/12 BY EDP ONLINE

Lowe, Holly

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

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Thursday, 2 February 2012 9:45 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?: Occasionally
- Did you come here today specifically to visit the display?: No

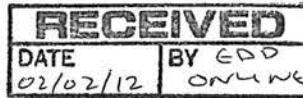
- The following statements refer to proposals in the draft Master Plan.:

A bigger supermarket will better meet resident's needs: 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: Agree (2); 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: Agree (2); The higher buildings should be located near Belconnen Way: Neither agree/disagree (3); 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: Disagree (4); 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: Agree (2)

- 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?: Keep up the good work....our local and Group centres would be well served by more sustainable and viable planning such as is proposed at Hawker.

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



260

Lowe, Holly

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

From: eddwebmaster@act.gov.au [mailto:eddwebmaster@act.gov.au]
Sent: Thursday, 2 February 2012 8:23 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?: 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: 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: Agree (2); The higher buildings should be located near Belconnen Way: Neither agree/disagree (3); 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: 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: Agree (2); 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 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?:

I think the urbanisation of the centre will be a big plus, and make for a more vibrant and sustainable focus for Hawker.

• 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?: Forrest
- Gender: Male
- Age group: 41-50 yrs

259

RECEIVED
DATE 02/02/12 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: Thursday, 2 February 2012 8:20 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?: Weekly
- 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: Agree (2); 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: Neither agree/disagree (3); The higher buildings should be located near Belconnen Way: Agree (2); The proposed heights for new development are appropriate: Strongly agree (1); 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 : Strongly disagree (5); 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: Agree (2)

- 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?:

- In what suburb do you live?: Turner
- Gender: Male
- Age group: 21-30 yrs

Lowe, Holly

From: Tuesday, 31 January 2012 11:08 PM
Sent: EDD, Community
To: CORBELL; BARR
Cc: Hawker Group Centre
Subject:

I have been a resident of Hawker for 16 years, and wish to add my concerns to those already expressed by many other residents of this great suburb.

I have very serious concerns for the long term sustainability of our shops. I believe several aspects of the draft master plan seriously threaten the health of the Hawker commercial centre, and that very careful consideration must be given to the proposed plan.

One of the most important features of Hawker Village is its convenience and accessibility. It seems that the draft plan seriously threatens this convenience. I believe it is time for the government to have a serious think about its open market approach to development solely for the sake of revenue. If you get it wrong at the Hawker Shops, and we lose our convenience, we will go elsewhere. And the Hawker shops will wither and die like so many other centres have.

Part of that convenience is the current IGA, which I visit several times a week for minor purchases. It probably amounts to 20% of our food budget. If the Hawker IGA becomes a full size market, but retains its current non-competitive prices, can it survive? I will not switch my main shopping to IGA unless they are reasonably competitive, with produce and selections comparable to Woolies and Coles. This suggests that IGA will remain a 'top-up' market but with supermarket overheads. I don't think it will survive.

Several times now I have heard from various government persons that a population 500,000 is a viable and sustainable figure for the size of our city. I do not believe that this, or any other government has ANY plan or strategy for reducing growth at any time in the future as we approach this number. It is laughable (in a tragic way) that any member of the ACT government expects anybody to believe this. Where is the plan? How or when do we plan to start limiting growth when every budget demands more and more growth just to break even? Is this just a carrot waved in front of the public to placate our concerns about growth?

I appreciate the opportunity to express my concerns.

Thank you,

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 31 January 2012 10:57 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 disagree (5); 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: 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: Agree (2); 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: 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: Strongly disagree (5)

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

• Are there aspects of the plans on display that you dislike? If so, what are they?: Obsession with satisfying too many agendas and interests few of which are positive for the community and a village atmosphere for Hawker

• Any other comments?:

• In what suburb do you live?: Hawker

- Gender: Male
- Age group: 61-70 yrs

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 31 January 2012 10:15 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
- 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: Neither agree/disagree (3); 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: Neither agree/disagree (3); 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: Don't Know (6); Housing over commercial and retail will enliven the centre: Agree (2); Some parts of Hawker Place should be renamed : Neither agree/disagree (3), Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Disagree (4)
- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: Some extra housing provided it is of good quality and at least two bedroom in size.
- Are there aspects of the plans on display that you dislike? If so, what are they?: I believe the playground should not be open to the road; that bus stops need to be provided that don't block the road. I don't like the loop road and would prefer to see one large open car park at least. Buildings should be of a maximum size of 3 storeys.
- Any other comments?: Older people are frightened of undercover parking stations because of space limitations, and safety at night. This plan does not help them to keep having access to Hawker.
- In what suburb do you live?: Weetangera

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

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 31 January 2012 6:26 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

• 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: Agree (2); 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 agree (1); The proposed heights for new development are appropriate: Neither agree/disagree (3); 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?: The bigger plaza and the chance to have an extra coffee shop/restaurant or two. If there are three bedroom apartments with double lock-up garages, I might buy one.

• Are there aspects of the plans on display that you dislike? If so, what are they?: My main concern is the height of the residential buildings.

• Any other comments?: I am a member of Friends of Hawker Village but disagree with them on this one.

• In what suburb do you live?: Hawker

- Gender: Male
- Age group: 61-70 yrs

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RECEIVED	
DATE	BY EDD
31/01/12	ONLINE

Lowe, Holly

From: Tuesday, 31 January 2012 3:19 PM
Sent: EDD, Community
To: Comments on the Hawker Group Centre Draft Master Plan
Subject:

Dear Kathleen Pooley

I would like to express my opinion that the Hawker Group Centre Draft Master Plan is not in the best interests of the Hawker catchment because it is an example of over-development that favours the developer.

Point 1

The MacroPlan Retail and Commercial Assessment of 20 April 2011

http://www.economicdevelopment.act.gov.au/data/assets/pdf_file/0018/205542/MacroPlan_Hawker_Presentation_summary.pdf

shows that the population of the Hawker catchment is likely to decline slightly between 2009 and 2027 and that the current average income is also slightly below that of ACT but the catchment can support an increase in retail GFA from current 6,000 sq metres to either 8953 or 12461 sq metres, depending which model they use. I believe the proposed increase in residential population at Hawker Group Centre does not support this huge increase.

The survey undertaken by Friends of Hawker Village in June / July 2011

<http://www.friendsofhawkervillage.com/docs/SUMMARY%20OF%20HAWKER%20SHOPPING%20SURVEYS.pdf> found

that half the participants used Jamison as their main shopping centre (it has grade car parking) and only 10% used Hawker; 61% used Hawker for 'top-up' shopping and over 82% came there by car. I believe that making parking more difficult (in undercroft car parks) will adversely affect Hawker Centre as a place to do weekly shopping, even if there is an enlarged supermarket and more shops.

I believe that MacroPlan's assessment has not taken into account the expansion of neighbouring shopping centres. Kippax has added Aldi supermarket, Jamison has been upgraded and also added Aldi, and Belconnen Mall has been greatly enlarged and has added Aldi supermarket and Target and many other shops. There are also other (empty) shops at Oracle apartments in Belconnen and more shops are proposed for the Belconnen Markets developments. Hawker catchment residents are used to shopping away from their local shops according to their individual preferences (see FOHV survey) and there are only so many retail dollars available so an expanded Hawker Centre will struggle to be commercially viable.

Point 2

The ACT Government is trying to break the duopoly of Woolwoths and Coles and I think that encouraging a larger supermarket to be built at Hawker (which will most likely not be owned by IGA) is contrary to their policy.

Point 3

It is easy to envisage that although the development proposals are supposed to be phased, a stroke of a bureaucrat's pen can release the car park between Shell and KFC before any retail redevelopment and if the owners of the present shops do not want to demolish and rebuild with undercroft parking, then the Centre users will have lost a large convenient car park for very little benefit. This 'greenfields' site is so much more attractive to a developer than any redevelopment of the Hawker shops.

Point 4

It is quite unreasonable to expect the Belconnen Motel / Soccer Club to have to provide parking for their patrons when it was a Government responsibility to provide parking when they were established at Hawker. I am concerned that this may mean that these facilities close their doors and allow the land to be rezoned for high density housing.

Point 6

532

As each plan is released it has shown more housing than the previous plan despite the consultation process that has shown that the majority do not want the additional housing. It seems as though the planners are intent on cramming in as much housing as they can fit.

Regards,

253

RECEIVED	
DATE	BY EDD
31/01/12	ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 31 January 2012 3:06 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: 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: 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 agree (1); Housing over commercial and retail will enliven the centre: Strongly agree (1); 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: Agree (2)

- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: More houses will be available in the area.

- Are there aspects of the plans on display that you dislike? If so, what are they?: No.

- Any other comments?: I support the development of this master plan for Hawker - change needs to happen in locations like this, Canberra will not be sustainable into the future if we do not start to increase densities.

- In what suburb do you live?: Cook

- Gender: Female

• Age group:

31-40 yrs

252

RECEIVED	
DATE	BY EOD
31/01/12	ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 31 January 2012 2:08 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

- 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: Agree (2); The proposed heights for new development are appropriate: Strongly disagree (5); The new plaza will be an attractive meeting point in the centre: Don't Know (6); 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 : 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?: None

- Are there aspects of the plans on display that you dislike? If so, what are they?:
 Too big. OVERKILL! The long-term outcome will depend on what the developers decide is to their profit, NOT what is the best for the community. It could end up being an unpleasant low-cost housing ghetto with lots of cheap and nasty one-bedroom dwellings. We also need lots of 3 and 2-bedroom dwellings that will facilitate downsizing, but the developers will have no interest in that. Bus pickup and setdown is dangerous - blocks traffic flow. No provision for park-and-bus system.

- Any other comments?:
 Abandon the plan and start again. The starting point should NOT be what is theoretically appropriate for a Group shopping center. The starting point should be what the NEEDS are of the existing community. Survey our

NEEDS then provide what is best to meet those needs. The plan seems driven by retailers' desires, the Government's desire to sell off the car parks to make money, and the desires of developers who are likely to want to maximise profits from building cheap low-quality small dwellings..

- In what suburb do you live?: Weetangera
- Gender: Male
- Age group: 71+ yrs

Lowe, Holly

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

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

Sent: Tuesday, 31 January 2012 2:10 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

• 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: 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: Don't Know (6); 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 : 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)

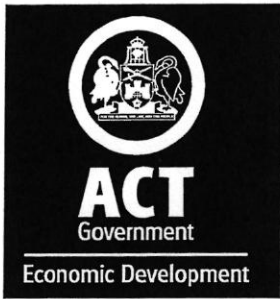
• 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: None

• Are there aspects of the plans on display that you dislike? If so, what are they?: Too big. OVERKILL! The long-term outcome will depend on what the developers decide is to their profit, NOT what is the best for the community. It could end up being an unpleasant low-cost housing ghetto with lots of cheap and nasty one-bedroom dwellings. We also need lots of 3 and 2-bedroom dwellings that will facilitate downsizing, but the developers will have no interest in that. Bus pickup and setdown is

dangerous - blocks traffic flow. No provision for park-and-bus system. Abandon the plan and start again. The starting point should NOT be what is theoretically appropriate for a Group shopping center. The starting point should be what the NEEDS are of the existing community. Survey our NEEDS then provide what is best to meet those needs. The plan seems driven by retailers' desires, the Government's desire to sell off the car parks to make money, and the desires of developers who are likely to want to maximise profits from building cheap low-quality small dwellings. Jenny Boesen

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

250



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 DECEMBER 2011

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

524



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?

BETTER ARRANGEMENT OF EXISTING SHOPS/SERVICES AND
CREATION OF A POPULAR PUBLIC PLAZA

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

MIXTURE OF RESIDENTIAL ACCOMMODATION WITH RETAIL
SHOPPING AND PUBLIC ACTIVITIES, SUCH AS PLAZA EVENTS

6. Any further comments?

THE PROPOSED MIX OF UNDERGROUND/UNDERCROFT PARKING
WITH THROUGH TRAFFIC, BUSES AND DELIVERY VEHICLES
NEEDS RECONSIDERATION. RESIDENTIAL PARKING MOVEMENTS WILL
EXACERBATE PARKING CONGESTION.

7. In what suburb do you live? WEETANGERA

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

HAWKER VILLAGE ISSUES

WHAT WE DON'T WANT

- ANY LOSS OF OPEN PARKING ON BLOCKS 8 & 10 AND LESS THAN HALF OF BLOCK 26
- ANY EXPANSION OF IGA (OR ANY OTHER BUSINESS) THAT DISTORTS THE BALANCE OF THE VILLAGE CENTRE BOTH PHYSICALLY AND ECONOMICALLY
- CLOSURE OF ACTTAB, POST OFFICE, BAKERY, FOOD SHOP FROM THE CENTRE. HOWEVER, IF THEY ARE RE-LOCATED TO HALF OF BLOCK 26 TO EXPAND THE PLAZA AREA THEN THE SERVICES THEY PROVIDE SHOULD NOT BE DISRUPTED DURING THE DEVELOPMENT OF THE CENTRE
- DEPENDENCE ON ESCALATORS/TRAVELATORS TO ACCESS THE PLAZA LEVEL
- MIXING BUSINESS AND DOMESTIC ACCOMMODATION IN MULTI-STOREY BUILDINGS
- FORCING MORE RESIDENTIAL ACCOMMODATION INTO THE SHOPPING PRECINCT BOUNDED BY BELCONNEN WAY, BEETALOO STREET, CONISTON STREET AND SPRINGVALE DRIVE.
- A HOTCHPOTCH OF BUILDING HEIGHTS UP TO EIGHT STOREYS

WHAT WE WANT

- A BIGGER, SECURE PLAZA WITH VIDEO SURVEILLANCE
- INCREASED SHOPPING, NOT RESIDENTIAL ACCOMMODATION
- COVERED PEDESTRIAN THOROUGHFARES
- REVISED TRAFFIC FLOW TO AND FROM BELCONNEN WAY FOR CARS AND HEAVY VEHICLES ACCESSING PARKING AND DELIVERY STOPS WITHIN THE CENTRE PRECINCT
- RETENTION OF EXISTING STREET LEVEL PARKING
- INDENTED BUS STOPS TO MINIMISE DISRUPTION IN FLOW OF THROUGH TRAFFIC

From:

Amplifying Remarks on Hawker Centre Development

I don't trust the LDA and want some specifics for the Hawker Master Plan. For example, the 'Key Target of 50% of new housing within the established urban area of Canberra' could be achieved in our area by hundreds of apartments in Hawker and a few duplexes in Weetangera or Scullin. We should be assured that the Hawker allocation is set fairly by demographic estimates for all existing suburbs out to, say 2040 for the whole of Canberra. In that way we can establish where and when the much vaunted population growth will occur. In my opinion the growth of Hawker Centre should be limited to two storey levels of the existing shopping precinct. This means the existing shopping area can double, if that is required. Furthermore, we will not need a bigger supermarket or service station or restaurants if the planned population growth is limited to that predicted for the Hawker precinct.

My concept of Hawker Village is one that provides goods and services which will meet the broad needs of the local residents. Hence the post office, ACTAB, newsagency, chemist and IGA are all meeting the demand of most residents. If particular products warrant more competition from a wider community, such as the newsagency, then the Jamison Centre and Belconnen Mall are alternative solutions, for customers and providers alike.

Turning to specific points in my hand-out, I accept retention of half of Block 26 as car park, assuming the other half is used to relocate the Post Office, ACTAB, bakery, food shop, etc for the enlarged plaza. It may be possible to also relocate the butcher, baker and dry-cleaning businesses too. I don't support demolition of IGA and relocation to create a larger supermarket. If justified, IGA should expand on its existing site to two levels with an internal escalator or ramp for its customers.

I am against more accommodation encroaching on the public areas, such as building on the car parks. There may be opportunities to replace the town houses on Coniston, Limbunya and Undoola Streets with higher density dwellings. Furthermore, I am against mixing shops and residential accommodation in the same building, except for special purposes, such as a gymnasium or a coffee/sandwich store, primarily for the occupants of the same building.

My concept anticipates use of the expanded plaza for free concerts and regular events – like a market day once a month, to allow the local community to enjoy a comparatively large plaza. My comment about security is to protect the site against vandalism, graffiti and illegal activities such as drug dealing. The security I envisage may include a police presence on special occasions but the normal security would rely on casual observation by the public and business owners to report suspicious activities. Video monitoring is an option. Protective bars may be necessary to cover doorways and ground floor windows in some adjoining buildings.

In my opinion there are opportunities for growth in the Hawker Village. A stand-out need is better financial services. It needs entrepreneurs and inviting shopfronts to increase the range of goods and services available. My point about covered footpaths, especially pushing a shopping trolley between car-parking and shops, is aimed at a more comfortable shopping experience. I hope traffic lights are not necessary and readily available car-parking, convenient bus services and well-lit pathways, public toilets, etc should help make Hawker a centre of preference for local residents.

Finally there may be better opportunities for Hawker Village to be more attractive to the schools nearby. For example, I notice the influx of teenagers from High Schools in the neighbourhood after school. What arrangements should be made to entertain/occupy children and young people who live near the Hawker Village? A community internet cafe may be a safe haven for such activities, particularly in inclement weather.



HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

RECEIVED
DATE 3/01/12 BY EDD POST

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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 checked="" 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?

Very few. Newness, Perhaps modern design of new shops

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

It is too large, impersonal and more appropriate to a major retail centre with little local familiarity between shoppers and retailers. Although there is some short-stay parking most of it will be taken up by disabled/parents with children/seniors and consequently most shoppers will need to use the craft parking (inconvenient) facilities.

6. Any further comments?

Establishing a very large supermarket provides the possibility it will at some time be taken over by eg. Woolworths/Coles. Apartment buildings may well mean presence of undesirables (unfortunate) (drugs/alcohol)

7. In what suburb do you live?

WEEETANGERA

Gender: Male Female

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

PREFER STATUS QUO, BUT WITH SOME REJUVENATION

THANK YOU FOR YOUR COMMENTS

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COB 31 JANUARY 2012

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



HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

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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 checked="" 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?

.....
.....
.....
.....

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

..... Most

6. Any further comments?

.....
.....
.....

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

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

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COB 31 JANUARY 2012
Mail: GPO Box 158, Canberra ACT 2601 or Email: EDDCommunity@act.gov.au

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HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

RECEIVED
DATE 31/01/12 BY EDD POST

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

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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?

OPPORTUNITY TO IMPROVE AESTHETICS
THROUGH ARCHITECTURAL STANDARDS

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

LOSS OF PARKING LOTS +
CONVENIENCE

6. Any further comments?

IGA LACKS ECONOMIES OF SCALE
TO COMPETE WITH WOOLWORTHS AND
COLES. A LARGER BUILDING WILL NOT HELP

7. In what suburb do you live? WEETANGERA

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

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MEDIA ECOMONIC DEVELOPMENT DIRECTORATE BY

COB 31 JANUARY 2012

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

515

Lowe, Holly

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

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

Sent: Tuesday, 31 January 2012 1:33 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?: Yes

• 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: Disagree (4); 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: 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 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?: YES I dont agree with the residential development

• Any other comments?:

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

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 31 January 2012 11:07 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: Strongly disagree (5); The location proposed for the supermarket is appropriate: Strongly disagree (5); 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: Don't Know (6); 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: Don't Know (6); 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: Agree (2); I would visit the centre more frequently if the master plan was implemented: Don't Know (6)

- 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?: Additional cafes and outdoor dining.

- Are there aspects of the plans on display that you dislike? If so, what are they?: No.11 on map. Curbside parking on Beetaloo Street will cause a hazardous traffic problem, with cars coming out of Jinka street, and unnecessary destruction of established native trees on this spot. There will be too much traffic converging on Beetaloo street especially if Hawker Place is closed off. I think that the traffic flow to and from the shopping centre has not been addressed thoroughly.

- Any other comments?: In the overall plans there is no mention of preserving the current established native trees. The building of units next to the church on Beetaloo street is only adding to the problem of traffic congestion in this area, also with the nearby medical centre. This area is already very busy.

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

RECEIVED	
DATE	BY EDD
31/01/12	ONLINE

Lowe, Holly

From: EDD, Webmaster
Sent: Tuesday, 31 January 2012 10:05 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?: 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: Neither agree/disagree (3); 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: 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: 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 : Strongly disagree (5); The proposals will make the Hawker centre a more attractive place to visit: Strongly disagree (5)
- 4. What are the main features of the plans on display that you believe will improve the Hawker Centre?: No
- Are there aspects of the plans on display that you dislike? If so, what are they?: Why do we need to put more people (residential units) there in the Hawker centre. This will damage our culture.
- Any other comments?: Enlarging the supermarket may be OK but upgrading Hawker centre to something like a shopping mall will definitely deteriorate the peaceful life of the suburb.
- In what suburb do you live?: Hawker

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



RECEIVED
 DATE 31/01/12 BY EDD EMAIL

HAVE YOUR SAY HAWKER GROUP CENTRE DRAFT MASTER PLAN

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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"/>
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I would visit the centre more frequently if the master plan was implemented	1	2	3	4	5	<input type="checkbox"/>

PTO

508



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?

NONE

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

TOO CROWDED. TOO BIG - OVERKILL! TOO MUCH
DEPENDENT ON DEVELOPERS' IDEAS. DOES NOT
GUARANTEE A GOOD MIX OF RESIDENTIAL TYPES.
WILL LEAD TO CHEAP, NASTY ONE-BEDROOM TYPE
GHETTO. BUS PICKUP/SETDOWN PLAN IS
HOPELESS. - DOES NOT ENCOURAGE BUS TRANSPORT
AND ~~IS~~ WILL IMPEDE TRAFFIC FLOW.

6. Any further comments?

- ① KILL THE PLAN AND START AGAIN!
 - ② REDUCE SCALE OF THE DEVELOPMENT
 - ③ UNDERTAKE A GOOD SURVEY OF THE NEEDS OF
 - ④ INCLUDE 2 AND 3-BEDROOMS IN RESIDENTIAL PLANS
TO ENABLE DOWNSIZING FOR OLDER PEOPLE
- WEETANGERA (RESIDENT FOR 32 YEARS)

7. In what suburb do you live?

Gender: Male

Female

Age:

<20 yrs

21-30yrs

31-40 yrs

41-50yrs

51-60 yrs

61-70yrs

71+ yrs

THE HAWKER/WEETANGERA
COMMUNITY, AND COME UP
WITH ~~A~~ A PLAN THAT
ADDRESSES THOSE NEEDS.

FROM :

THANK YOU FOR YOU COMMENTS

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www.economicdevelopment.act.gov.au

Telephone inquiries may be directed to Ms Kathleen Pooley in EDD's Community Engagement Unit on 6205 4066

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

31/1/2012



HAVE YOUR SAY

HAWKER GROUP CENTRE

DRAFT MASTER PLAN

RECEIVED	
DATE	BY EDD
31/01/12	EMAIL

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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).

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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 THAT I COULD SEE

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

A TOTAL OVERDEVELOPMENT! TWO AND THREE BEDROOM RESIDENTIAL DEVELOPMENTS WOULD BETTER SUIT LOCAL RESIDENTS WHO ARE DOWN-SIZING. THE BUS STOP PLAN COULD BE DANGEROUS & COULD CREATE A BOTTLENECK.

6. Any further comments?

PRODUCE A PLAN WITH LESS EXTENSIVE DEVELOPMENT. FIND OUT WHY PEOPLE USE AND LIKE THE CURRENT CENTRE AND BUILD ON THAT.

7. In what suburb do you live? WEETANGERA

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

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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 OF THEM

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

VERY MUCH SO - PARKING, HIGH RISE ACCOMMODATION (WILL BRING CRIME AND UNDESIRABLE ELEMENTS TO LOCATION) ROAD CLOSURE - GENERAL CLATURE OF A PLEASANT & PEACEFUL AREA

6. Any further comments?

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
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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?

NEW STREET NAMES
.....
.....
.....

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

NEW ROAD TO BELCONNEN WAY
HIGH BUILDINGS
UNDERCROFT PARKING
.....
.....

6. Any further comments?

MAKE THE LANDLORD'S
MAINTAIN THEIR BUILDINGS
.....
.....

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

Gender: Male Female

Age:
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PTO

500



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?

Nothing here really improves on what is already available. We have a good plaza with some playgrounds and a good mix of small shops.

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

Large 16A on carpark - will lead to loss of smaller shops: butcher, baker, chemist, newsagent. Not enough surface parking. Where are the bus stops?

SEE ATTACHED PAGE

6. Any further comments?

Maximum building height should be two storeys with maybe glass storeys near Belconnen Way but not near underpass.

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

Gender: Male Female

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ATTACHMENT TO FEEDBACK FORM FOR HAWKER DRAFT MASTER PLAN

I can understand the ACT Government's desire for some densification in Canberra but am not convinced that the Hawker Centre is appropriate for the scale of development proposed in the draft master plan. As early as the late 1970s, a decision was apparently made that there was not enough local demand to warrant the full-scale group centre originally planned. The sale of the land previously included in the group centre, between Coniston and Bonrook Streets, for townhouses was, in hindsight, quite foolish. It would better have been used for high-rise.

Since then, the Belconnen Mall, Jamison and Kippax centres have all expanded, so any increased population around Hawker will not necessarily result in increased local demand. Hawker has flourished at the expense of the local shops at Weetangera, Scullin and Page. It now has all the basic shops necessary for weekly needs plus a few other services such as the medical centre, pathology, post office and curtain making. It survives comfortably because it provides easy access for people in a hurry and it is congenial in being open and uncrowded.

Unless Hawker is able to accommodate both an Aldi and a major-chain supermarket, then it will never have the drawing power of Jamison, Kippax or Belconnen Mall. I cannot see Aldi choosing to establish yet another store so close to these ones. While a larger IGA might be able to provide a wider range, it will never be able to compete on price with these stores. Also, its smaller size is another attraction to people in a hurry as they don't have to cover a large store area to find what they want.

I have read the retail study on the government website and found it to be superficial in its consideration of the magnetic effect of the larger centres on trade at Hawker. No thorough study seems to have been done to truly justify the finding that Hawker is underperforming.

It has been claimed that without improvement, Hawker will decline. No evidence has been produced to support this assertion. Those who know the centre and use it regularly believe that the kind of congestion (and disruption) created by implementing the proposed master plan will harm smaller businesses at the centre.

The fifth statement on the first page of the feedback sheet declares that the draft master plan provides for additional cafes and outdoor living. It is hard to see how this is so. The plaza will be a different shape but it is not obvious that it is much bigger than the existing plaza. I do not understand how the master plan can determine what businesses will chose to establish there in the future. There are currently six food establishments, three of which can or could provide pleasant eating places if the management wanted to do so. RockSalt has thrived since opening for breakfast and coffee, the Cookery Nook serves coffee and could do better business, the bakery on the corner next to the post office has an ideal site for rejuvenating itself as a café/coffee shop.

While I do not object to some residential development at Hawker, I do think that removing practically all the surface car parks will be detrimental and that two storeys should be the maximum height of buildings, with maybe four storeys in selected locations where they will not overshadow or menace neighbours. I settled happily in Canberra precisely because it was not overbuilt and not congested. This draft master plan seems to be in keeping with what the Government plans for all of Canberra and will remove what makes it an attractive place to live. We do not have beaches to compensate for ugliness.



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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?

Larger floor space for some of the shops, newsagent etc.
Tree lined of covered walkways. Flow through for buses.
Plaza could be interesting.

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

3(?) story blocks of units. This is not the answer for people who wish to remain within their suburb, friends, church etc, Smaller housing/land packages are the answer not blocks of units.

6. Any further comments?

Hawker has an ageing population which is seeking to downsize. The people who have done this have already moved away into retirement villages or areas which offer smaller homes (ie 3 b'rooms) and smaller blocks. 1+2 b'room units are not the answer. These people have lost their known community!

7. In what suburb do you live? Westangera

Gender: Male Female

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What is wrong with what Hawker has now? A lick of paint will do wonders. What about all the businesses started at Hawker & gone broke? How many cafes do we need?

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

Parking. I have a disabled parking permit & I do not want to have to walk 200 metres to shop. There is not enough disability parking now - & it is not policed.

6. Any further comments?

WHY is so much money being spent doing up Scullin Shops. Is it because hopefully Scullin residents will not go to Hawker?

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

Gender: Male Female

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PTO

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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?

Removal of TAB & up grade to existing buildings
paving & general "face lift"

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

Infill with multi story buildings will destroy
the area - why change "The corner shop"
concept

6. Any further comments?

Why Hawker? with Jamison, Kippax
& Belconnen Mall so close by.

7. In what suburb do you live? Hawker

Gender: Male Female

Age:
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21-30yrs 61-70yrs
31-40 yrs 71+ yrs
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THANK YOU FOR YOU COMMENTS

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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?

(IN SEPARATE EMAIL)

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

(AS IN 4 ABOVE)

6. Any further comments?

(AS ABOVE)

7. In what suburb do you live? HAWKER

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How can you do this!

don't want higher buildings

motherhood!

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?

Bigger plaza, renaming streets

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

higher buildings, underground/
undercroft car parks, extra
access from Belconnen Way

6. Any further comments?

There is nothing wrong with the
centre what a shame it would
not be

7. In what suburb do you live?

Hawker

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How do we know what the developer will provide

How can we tell?



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Some more residential is probably a good idea but it needs to be appropriate to the demography ~~of the area~~ This would not be an improvement if sufficient access is not retained.

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

Too many, too high, buildings. Also lack of surety about what the developers will actually build. Lack of conviction that there is enough accessible parking for ^{shop} visitors alongside extra needs of ^{new} residents.

6. Any further comments?

Apartments that are an attractive alternative to older people in local houses would mean houses available to younger families in surrounding suburbs. Win-Win.

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