



Andrew Barr MLA  
Received  
10 FEB 2012



Meredith Hunter MLA  
ACT Greens Parliamentary Leader  
Spokesperson for Treasury, Education & Training, Children & Young People, Women,  
Community Services, Aboriginal and Torres Strait Islander Affairs

MEMBER FOR GINNINDERRA

Mr Andrew Barr  
Minister for Economic Development  
ACT Legislative Assembly

Dear ~~Mr Barr~~ *Andrew*,

I am writing regarding your letter of 31 January 2012 concerning consultation with tenants about the Hawker Group Centre Draft Master Plan.

In your letter you advised that the Economic Development Directorate would be hand delivering a letter about the Draft Master Plan and opportunities for consultation to the tenants of Hawker Shopping Village.

I have been advised that at least one tenant has not received this letter. Could you please advise when the letter to tenants is due to be delivered.

I have also had concerns raised with me that not all traders have had equal access to the ongoing consultation and discussions with EDD. Could you please provide me a list of meetings and attendees held between EDD, traders and building owners in regards to the Hawker Master Plan.

Yours sincerely,

Meredith Hunter MLA  
9 February 2012

Phone:  
Email: [Hunter@parliament.act.gov.au](mailto:Hunter@parliament.act.gov.au)  
Post: GPO Box 1020, Canberra, ACT 2601

CC: Caroline Le Couteur MLA



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## Katy Gallagher MLA

CHIEF MINISTER

MINISTER FOR HEALTH

MINISTER FOR TERRITORY AND MUNICIPAL SERVICES

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MEMBER FOR MOLONGLO

Dear ,

Thank you for your email of 29 January 2012 about the Draft Hawker Group Centre Master Plan.

As you are aware, the Economic Development Directorate (EDD) has conducted an extensive consultation with residents of Hawker and neighbouring suburbs over the Draft Master Plan. The plans were on public display at Hawker Village during several drop-in information sessions over a week in December, and have been on the EDD website since that time.

Public submissions were invited on the proposals incorporated in the Draft Master Plan and I am pleased to note that 274 were received. That feedback is currently being collated and will be considered by the Government before any decisions are made. The comments you have made in your correspondence have also been noted.

My colleague, Andrew Barr MLA, the Minister for Economic Development, will make an announcement about future plans for Hawker when that process is complete.

Thanks you for your interest in this important issue.

Yours sincerely

Katy Gallagher MLA  
Chief Minister

ACT LEGISLATIVE ASSEMBLY

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601  
Phone (02) 6205 0840 Fax (02) 6205 3030 Email: [gallagher@act.gov.au](mailto:gallagher@act.gov.au)

Karen

**Karen Schembri** | Office of the Chief Minister  
t: 620 50840 | fx: 620 53030 | [karen.schembri@act.gov.au](mailto:karen.schembri@act.gov.au) | [www.chiefminister.act.gov.au](http://www.chiefminister.act.gov.au)

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**From**  
**Sent:** Sunday, 29 January 2012 8:12 PM  
**To:** GALLAGHER  
**Subject:** Hawker shopping Centre - Proposed redevelopment by LDA

Dear Chief Minister,

Your letter dated 8.11.11 refers. You invited me to respond. I'm doing that and, in the process, noting Mr David Dawes' awkwardness with the truth – to your potential chagrin.

The Hawker Shopping Centre proposals are flawed badly. Apart from that, your government has been grossly inept in enforcing the 'formal rules' for building owners to maintain their premises in good order.

You are aware of the largest Petition ever to have been presented to the ACT Assembly/government indicating that we don't want the Hawker car parks redeveloped. (1500 is a big number when it comes to the election this year!).

I've communicated separately with Mr Dawes. Undoubtedly, he will try to explain his trespasses to you that threaten your re-election.

Bottom line: stop this nonsense!

Yours faithfully,

IGA  
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**Lowe, Holly**

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**Subject:** FW: Hawker Group Centre

**From:** [redacted]  
**Sent:** Wednesday, 25 January 2012 2:33 PM  
**To:** [redacted]  
**Cc:** EDD, Community  
**Subject:** Hawker Group Centre

We attended the meeting convened by your "Group" last night. This was the first invitation for us as residents of Scullin for over 42 years, to have face to face contact with "FOHV". We assume you were the nameless person who addressed the meeting at the start.

We are unsure from the information provided on your website, and from the meeting last night as to who you actually represent and what your group is aiming to achieve. Are you a protest group not wanting to see any change? Are you claiming to represent people like us who are, in principle, in favour of some improvements to very tired looking Centre?

This is a Master Plan for what can happen at the Centre over the next 20-40 years, it is not a development proposal to be implemented next month. The FOHV participation on the PRG as far as the Government would see it, was to represent the community. The Belconnen Community Council was also involved, but we have never known this body to provide any direct community feedback on any issues. Apart from these two groups no other members of the community were invited.

Why does your group not look at the opportunities presented by this proposal, instead of focussing on the negatives? This group has not defined its position apart from stirring the community with negativity. The availability of carparking appears to be the most contentious issue and from what we have heard from within the community, much of it has stemmed from scare tactics put out by your group, which is unfortunate, as it has not allowed the four suburb community to look at potentials.

What is your definition of "safe" carparks? We find existing carparks quite unsafe and very cumbersome to negotiate, not to mention the quick rat runners you have to avoid between Hawker PI & Coniston St! We have never seen the carparks fully utilised ever; from over 30 years of observation, apart from when the Soccer Club did not have much competition. On bingo days and evenings the carpark on the IGA side was quite often full - those days are long gone. We prefer to walk to the centre as we did last night, and avoid these carparks. As far as carparking for funerals, try parking at a chapel in Belconnen or an inner city church for a funeral! We rarely see a funeral at this church.

The Government's consultation was non-existent in the beginning, but there has been considerable improvement on their part to keep the community in the four suburbs informed. This cannot be said for your group, that is, if you are actually representing this community and not just a selected group of Hawker residents, traders & the church.

A couple of examples to show how your group is not inclusive of the whole Hawker Group Centre community can be quickly seen from your document *A Brief History of the Hawker Shops*, eg, it omitted to list some of the business on section 33. This document states that Jamison was the main shopping centre for residents of Aranda, Cook, Macquarie, Page, Scullin, Higgins, Weetangera and Hawker - this is correct. It also states that early Hawker residents had to use the Weetangera shops as their local shops for some years; this may well be the case. But, the document does not mention the extreme vibrancy of the Scullin Shops at this time, with the supermarket and chemist open 7 days a week until 9pm each night, with customers from all these neighbouring suburbs. It was the establishment of Hawker Shops which saw the decline at Scullin. Scullin also lost the Health Centre to Hawker.

Perhaps people in your group are not aware that we have a perfectly good Community Hall in Scullin for community meetings for the four suburbs – a facility our community fought hard for prior to the establishment of Hawker Shops. Why has the church been used for this purpose? Is it the church community where your group was established? Did it not occur to your group to request a community hall/meeting place to be incorporated in the Hawker Centre?

We attended the initial consultation meetings in the church in 2010 and have provided input to the Government on the Master Plan. We also attended the December drop-in sessions, and met Government representatives, but no one from the FOHV group made themselves known at these sessions. We don't believe the FOHV has been democratic, nor has made any real attempt to be inclusive of the whole four suburb community.

We see this proposal as an opportunity to establish a much improved Centre. If change does not occur, the Centre is in definite danger of gradual decline.

BM 12/65 103



**Katy Gallagher MLA**  
CHIEF MINISTER  
MINISTER FOR HEALTH  
MINISTER FOR TERRITORY AND MUNICIPAL SERVICES  
MEMBER FOR MOLONGLO

C56/12

Correspondence referred from Chief Minister's office

To

Office of the Minister for Economic Development

Andrew Barr MLA  
Recd  
12/01/12

**From**

**Subject** Development at Hawker shopping centre

**Date** 12/1/2012

**ACT LEGISLATIVE ASSEMBLY**

London Circuit, Canberra ACT 2601 GPO Box 1020, Canberra ACT 2601  
Phone (02) 6205 0840 Fax (02) 6205 3030 Email: gallagher@act.gov.au

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**Katy Gallagher MLA**

CHIEF MINISTER

MINISTER FOR HEALTH

MINISTER FOR TERRITORY AND MUNICIPAL SERVICES

MEMBER FOR MOLONGLO

Emailed  
9-1-12  
CSG/12  
C:

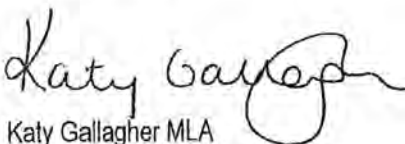
Dear \_\_\_\_\_

Thank you for your email of 19 December 2011 regarding development at the Hawker shopping centre.

I appreciate you taking the time to write to me and I have noted the issues you have raised about the proposed development. I have brought your views to the attention of the Minister for Economic Development, Andrew Barr MLA, who has portfolio responsibility for this matter. I have asked Mr Barr to consider your comments and respond to you directly on behalf of the Government.

Once again, thank you for writing.

Yours sincerely



Katy Gallagher MLA  
Chief Minister

- 6 JAN 2012

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**Wilson, Chris**

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**From:** Pearson, Karen on behalf of CMCD DLO  
**Sent:** Monday, 19 December 2011 9:55 AM  
**To:** Wilson, Chris  
**Cc:** Plenge, Lars; Coyles, Laurel  
**Subject:** FW: Hawker Village

**Importance:** High

Hi Chris

Please acknowledge and forward to ESD for response.

Thanks  
Karen

-----Original Message-----

**From:** Schembri, Karen On Behalf Of GALLAGHER  
**Sent:** Monday, 19 December 2011 9:47 AM  
**To:** CMCD DLO  
**Subject:** FW: Hawker Village

Karen

For ack letter from the CM and forward to approp agency for response.

Karen

Karen Schembri | Office of the Chief Minister  
t: 620 50840 | fx: 620 53030 | [karen.schembri@act.gov.au](mailto:karen.schembri@act.gov.au) | [www.chiefminister.act.gov.au](http://www.chiefminister.act.gov.au)

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-----Original Message-----

**From:**  
**Sent:** Monday, 19 December 2011 9:33 AM  
**To:** GALLAGHER  
**Cc:** PORTER; BARR; COE; Dunne, Vlcki; HUNTER; [news@chronicle.com.au](mailto:news@chronicle.com.au); [letters.editor@canberratimes.com.au](mailto:letters.editor@canberratimes.com.au);

**Subject:** Hawker Village

Dear Chief Minister,

As a 15 year resident of Hawker, I enjoy our suburb and lifestyle here.

I patronise the local shops, and am concerned about the plan to redevelop Hawker Village into something bigger which does not meet our needs.

Please reflect on whose needs are being served by this plan. To many of us it seems that the government can only balance its budget by feeding the needs of growth more and more each year. Every year we have a budget that can only be balanced by more development and growth, but this growth makes the problem even worse in the following year. When and where will this end? Is there a plan to slow things down as we approach a population of 500,000? Or 700,000?

As far as a bigger IGA better serving the needs of Hawker, I seriously think this is a mistake. Hawker IGA does not serve our needs now, except as a 'top-up' market. 50% of their floor space is dedicated to junk food, soft drinks and wine. There is more space allocated to soft drinks than their entire produce section. They are one of the most expensive markets in Canberra, while the quality of their produce is near the bottom of the list. That is the reason they have always been a 'top-up' market, and giving them more space will not change their philosophy.

Please listen to the residents of Hawker, not just the developers. What will happen to rental rates for the current shop owners? For example, will Ron's bookshop be forced out as an unfortunate consequence of refusing to listen to what our community wants?

We're the ones who live with Hawker Village everyday, and we are the ones who will be voting in the next election. Please respect our needs as well.

gm 12/42 99

**Friends of  
HAWKER  
Village**

Mr Andrew Barr, MLA  
Minister for Economic Development  
ACT Legislative Assembly

Dear Minister,

I am writing to you in relation to the draft Master Plan for the Hawker Centre, which was released for public comment in December 2011. The consultation period closes on 31 January 2012.

The draft Master Plan process was an important product of discussions in late 2010 between the Friends of Hawker Village (FoHV) and the former Chief Minister, Mr Jon Stanhope MLA. These discussions were a direct result of community concerns about the proposed sale of two surface car parks adjacent to the Hawker Village centre and, in particular, about the absence of consultation and of an integrated and coordinated plan for the area. Mr Stanhope acknowledged that community consultation and engagement in planning issues such as this could and should be improved.

In early 2011, a Project Reference Group was formed to advise the Government on the development of a draft Master Plan. FoHV representatives were active participants in the Reference group and attempted to ensure that local community interests were better understood and considered during development of the plan.

We are now at a crucial stage in the consideration of the draft Master Plan. As I am sure you are aware, Mr David Dawes and the LDA team conducted a number of "drop-in" sessions at the Hawker shops during December 2011. These sessions allowed LDA representatives to display drawings and a 3D model of the draft Plan, to answer questions, and to distribute hand-outs. Centre users were also given an opportunity to submit comments on a pre-printed form (whose biased questions have caused considerable comment).

Since the release of the draft Master Plan, a number of local residents have indicated that they found it difficult to interpret the material presented by the LDA. Feedback from local residents has also indicated that there are many questions and concerns about the draft Plan, including those which were unable to be addressed sufficiently during the drop-in sessions.

Our group is keen to ensure that residents and centre users understand the details of the various elements of the draft Plan and that outstanding questions about the draft Plan are addressed as part of the consultation process.

In addition to the difficulties that people have indicated that they have had in understanding aspects of the draft Plan, we also have the problem of the consultation period coinciding with the absence, from Canberra, of significant numbers of Canberrans.

One important way to overcome these challenges, and to ensure the very best outcome for all stakeholders, is to arrange a public meeting late in January. Indeed, FoHV had suggested at a Project Reference Group meeting that, consistent with other similar draft Master Plan processes, a public meeting could be included as a formal part of the community consultation process, but Mr Dawes was reluctant to commit to a meeting at that time.

In light of the level of community interest and concern, Friends of Hawker Village have arranged for a community forum to be held at 7.00pm on Tuesday 24 January 2012 at Christ Church, Hawker. We believe that members of the community would welcome the opportunity for a presentation of the draft Plan by representatives of the LDA, who would also be able to answer specific questions. A public forum would allow an open exchange of information and facilitate the sharing explanations and answers. Based on the concerns that have been raised with us, it seems evident that greater clarity and understanding around a number of issues would benefit both the community and the LDA and would help ensure that written responses submitted before 31 January are based on a clear understanding of what is being proposed. Given the effort that the LDA has devoted to the development of the draft Master Plan, the forthcoming forum should be regarded as a valuable opportunity for consultation and discussion with interested members of the community.

I would therefore be grateful for your assurance that representatives of the LDA will attend the meeting to provide an overview of the draft Master Plan and to answer questions about it. We would also be delighted if you were able to attend.

Friends of Hawker Village supporters share the Government's desire to plan for the optimal sustainable outcomes for the Hawker commercial precinct, and the forum on 24 January will

provide an important opportunity to better understanding a number of key issues associated with those outcomes.

Please let me know if you require any additional information or would like to discuss any aspect of this matter.

I look forward to hearing from you.

Yours sincerely,

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**Stratford, Heidi**

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**From:** BARR  
**Sent:** Monday, 9 January 2012 5:05 PM  
**To:** Stratford, Heidi  
**Subject:** FW: REQUEST FROM THE FRIENDS OF HAWKER  
**Attachments:** Minister Barr - Meeting Invitation final dated 8 Jan 12.doc

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**From:**  
**Sent:** Sunday, 8 January 2012 15:42  
**To:** BARR  
**Subject:** REQUEST FROM THE FRIENDS OF HAWKER

Dear Minister

I have sent this request by e-mail in consideration of the short timelines that are involved in the public consultation period for consideration of a draft Master Plan for the Hawker shopping precinct. I will send a hard copy in the mail for your records.

I have attached a Word document which details our request for your consideration.

Please contact me if you need any additional details.

Yours sincerely,

**Lowe, Holly**

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**Subject:** FW: Hawker Gro up Centre Draft Master Plan - comments  
**Attachments:** Dawes - Middleton Jan 12.doc; Porter - Middleton Jan 12.doc

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**From:**  
**Sent:** Thursday, 22 December 2011 7:57 PM  
**To:** EDD, Community  
**Cc:** Porter, Mary  
**Subject:** Hawker Group Centre Draft Master Plan - comments

This message responds to documents provided in December 2011 concerning plans to redevelop the Hawker shopping centre. It addresses several key issues.

Supermarket

A key driver for the proposal appears to be a larger supermarket. The need for this development is argued in MacroPlan report. With due respect to MacroPlan, they don't know what they are talking about here. The Hawker supermarket has always been supplementary to the supermarket/s at Jamison; shoppers do their major purchasing at Jamison, where there is greater competition and major chains compete, and they shop at Hawker when the goods required do not justify travelling that distance. Hawker is, on average, more expensive than Jamison.

A larger supermarket at Hawker will not alter the fundamental demand, because it will not bring competition. Therefore the proposed supermarket investment is highly dubious, and this cornerstone of the proposal has feet of clay.

Having regard to the public concern about the ACT Government's policy of restricted sale of supermarket sites, I would expect that any major increase in the area available in Hawker for a supermarket would trigger an open bidding process. In other words, the site would not simply be handed over to the owners of the existing supermarket.

Parking

Hawker has been successful, at least in large part, because it has sufficient parking conveniently available to the shops. Visitors can always be assured of easy parking. It is therefore critical that any development does not degrade the quantity or quality (ie convenience) of parking, or shoppers will go where access is easier.

The draft Master Plan claims to provide at least as many parking spaces as are currently available. Scrutiny of this claim raises doubts, both as to quantity and quality. The plans displayed, but not distributed, indicate that some of this parking will be reserved, eg for residents and for workers. Moreover the quality of this parking area is not equal to the surface level, unhindered parking area currently available. In short, the draft Master Plan proposes a confidence trick on residents with regard to parking.

Accommodation

Another pillar of the overall development proposal is the ACT Government's policy, called "infill" in a previous incarnation. It assumes that citizens will snap up new units built adjacent to a suburban shopping centre. While that assumption ignores factors including quality of accommodation and environment, it also ignores the difficulty similar developments (eg near Jamison) have experienced in filling units. This proposition too has feet of clay.

Consultation

Throughout this process the government agencies involved have failed to take seriously community objections to this proposal. Recent statements from the Friends of Hawker Village make it clear that this dictatorial attitude still persists. If this attitude continues to the point that a development is commenced against community opinion, that community will vent its displeasure at the ballot box.

Summary

Hawker residents, and the visitors from neighbouring suburbs who patronise the Hawker shopping centre, do not see much wrong with what is there now. Certainly they would not object to a modest smartening up, consistent with some of the more modest objectives of the proposal. They do not however warm to losing their cherished parking convenience in the interests of cramming blocks of units, and an oversized supermarket, into the area.

This proposed development should be taken away and redrafted into something more acceptable to the community. Its carriage should also be moved to an agency of government more willing to listen to the community. If that is not feasible, then the executives handling it should be terminated and replaced with appointees who know what consultation means.

Dear

Thank you for your email of 22 December 2011 in which you raised concerns associated with the Draft Hawker Group Centre Master Plan. At the outset I would point out that the process of developing the Draft Master Plan has involved an unprecedented level of consultation with the local community. For a start, a Project Reference Group (PRG) was established 12 months ago to advise the process and included representatives of the Friends of Hawker Village (FOHV), traders, Belconnen Community Council, the Council On the Ageing, and Christ Church Hawker. The PRG has met on more than 20 occasions and has been closely involved in formulating the proposal that was put to the community in early December. That process itself was extensive – 22 hours of public presentation over the period 3-10 December – and agreed by FOHV. In fact, the original exhibition times and dates were extended to meet the wishes of FOHV. It is simply incorrect to say that consultation has been 'dictatorial' or that community objections have not been taken seriously. I acknowledge that not everyone one or every group in the Hawker community likes the Draft, but that is not to say that there is total objection to it. The FOHV is one group that has objections, but it does not speak for the entire Hawker community.

You have also taken issue with the proposal in the Draft Master Plan that would see the Hawker supermarket redeveloped into a full line operation. A retail study undertaken by MacroPlan, that you refer to, found that the current Group Centre is underperforming and not meeting demand. If the retail environment at Hawker is to survive, let alone grow, it will have to be competitive and typically, that means the presence of a full line supermarket, or perhaps two supermarkets. The Draft Master Plan has suggested the former. If redevelopment does go ahead, and any project will only occur after owners or developers have made their own assessments of viability, it will be subject to a commercial process.

Another issue you raise is that of parking, and I think you are misinterpreting the Draft in this case. The Draft Master Plan proposes that redevelopment would see at least the same number of parking spaces retained – in fact slightly more in the short term – and in the event of a full scale redevelopment up to 200 more public spaces. This number does not include parking spaces for workers or new residents; such vehicle accommodation would need to be provided separately and in accordance with relevant parking standards. I acknowledge that much of the new parking is proposed to be in undercroft spaces, and that this is not to everyone's liking. However, I also note there is provision to retain public parking for the disabled, seniors and parents with prams as surface parking.

Finally, you raise the issues of proposed new residential accommodation. The Draft Master Plan is based, in part, on initiatives outlined in the Government's Draft ACT Planning Strategy, that call for increased residential densities around group and local centres. Again, I acknowledge that not everyone supports new residential development but point out that if the Hawker Centre is to become more vibrant and cater to more cafes and outdoor dining, it will need the impetus created

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by more residents. And again, new residential projects will only proceed if developers believe there is demand for what they propose.

Thank you again for raising your concerns. Like those of everyone else who has responded to the release of the Draft Master Plan they will be taken into account in developing the final. I would encourage you to remain interested. There is a host of information available on the EDD website and that will be updated as the process moves on.

Yours sincerely

DD

Ms Porter has asked for advice on specific points (highlighted below) raised by a constituent, \_\_\_\_\_ in respect of the Draft Hawker Group Centre Master Plan. The advice in relation to each point is as follows:

Supermarket

*A larger supermarket at Hawker will not alter the fundamental demand, because it will not bring competition. Therefore the proposed supermarket investment is highly dubious, and this cornerstone of the proposal has feet of clay.*

*Having regard to the public concern about the ACT Government's policy of restricted sale of supermarket sites, I would expect that any major increase in the area available in Hawker for a supermarket would trigger an open bidding process. In other words, the site would not simply be handed over to the owners of the existing supermarket.*

It is correct, as \_\_\_\_\_ suggests, that the Draft Master Plan envisages a larger supermarket as an important initial driver of redevelopment of the Hawker Group Centre. However, while Dr Middleton maintains the need for a redeveloped supermarket was 'argued in the MacroPlan report,' that report in fact found that current retail demand was not being met by supply. MacroPlan found the Centre was underperforming, that additional retail space can and should be supported, and that, typically, group centres included double-anchor or larger (e.g. full-line) supermarkets, which was missing at Hawker. The Draft Master Plan is designed to address this issue.

A larger (e.g. full-line) supermarket at Hawker is not designed to 'alter fundamental demand' as \_\_\_\_\_ suggests, but it would have the potential to increase competition, simply by virtue of its geographic position between the Jamison and Kippax Group Centres.

While the current operator of the existing IGA supermarket at Hawker has expressed an interest in expanding to a full-line operation, \_\_\_\_\_ is correct in assuming the site 'would not simply be handed over' to the existing owners. Until the Master Plan is finalised and a redevelopment proposal emerges it is too early to determine a process. However, it is anticipated the release of land required to redevelop the supermarket would be via a commercial process. Redevelopment of the supermarket would also need to meet the Government's Supermarket Competition Policy, adopted in 2011, which aims, amongst other things, to:

- Encourage full line independent supermarket chains to expand in the ACT;
- Facilitate the entry of suitable independent full line chains into new and redeveloped Group Centres; and
- Recognise that market and competition signals are demanding larger format supermarkets relative to the overall size of centres.

Parking

*The draft Master Plan claims to provide at least as many parking spaces as are currently available. Scrutiny of this claim raises doubts, both as to quantity and quality. The plans*

*displayed, but not distributed, indicate that some of this parking will be reserved, eg for residents and for workers. Moreover the quality of this parking area is not equal to the surface level, unhindered parking area currently available. In short, the draft Master Plan proposes a confidence trick on residents with regard to parking.*

\_\_\_\_\_ maintains the Draft Master Plan's proposals in relation to parking are in doubt because some of the new parking will be reserved for residents and workers. This assertion is incorrect. At the current time there are 348 public car spaces available at the Centre. If the redevelopment envisaged in the Draft Master Plan was to occur, 359 spaces would be provided in the short term, and around 560 spaces would be provided in the longer term. These are **public car spaces**, primarily available in undercroft parking below the redeveloped supermarket. Parking for residents and workers would be provided separately, and in accordance with ACT parking standards. Not all surface parking would go; some would remain, including that set aside adjacent to the proposed new public square, for the disabled, seniors and parents with prams.

#### Accommodation

*Another pillar of the overall development proposal is the ACT Government's policy, called "infill" in a previous incarnation. It assumes that citizens will snap up new units built adjacent to a suburban shopping centre. While that assumption ignores factors including quality of accommodation and environment, it also ignores the difficulty similar developments (eg near Jamison) have experienced in filling units. This proposition too has feet of clay.*

\_\_\_\_\_ is correct in his assertion that the provisions of the Draft Master Plan are based, in part, on increased residential density in the Group Centre. This fits with strategies outlined in the Draft ACT Planning Strategy released last year for public comment. The Strategy proposes that group and local centres remain the focus of community life by encouraging residential intensification and mixed use commercial development. When the Draft Master Plan was displayed for public comment in December, 65% of people who sent in feedback forms said they would welcome the provision of additional cafes and outdoor dining: that type of development will only occur in response to demand created by more residents. However, like all the potential development envisaged by the Draft Master Plan, new residential projects will only proceed if developers see a commercial demand.



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**ACTTAB Limited** ABN 98 071 257 504

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Senior Manager  
Communications  
Environment and Sustainable Development Directorate  
(via email [EDDCommunity@act.gov.au](mailto:EDDCommunity@act.gov.au))

### **Community consultation - Hawker Draft Master Plan**

I refer to initial contact by Mr Ian Wood-Bradley, General Manager Planning and Design, Land Development Agency on 2 December 2011 regarding the Hawker Group Centre Draft Master Plan, and the subsequent meeting held on 9 December 2011 between Mr Wood-Bradley and ACTTAB, concerning the proposed Plan and ACTTAB's positioning in the future development of the Hawker Centre. As you are aware, the Corporation owns premises within the Centre.

ACTTAB notes the advice that the Master Plan is a 30 year vision for the growth and development of the Hawker Centre and that the Hawker Group Centre Master Plan will be a staged process. The Corporation further notes, however, that in the initial Stage 1 process, as proposed, the ACTTAB building is identified with the potential to unlock some of the structure and accessibility issues of the Centre, and as such, has been removed from the illustrative "possible short term plan". Whilst this does not surprise, it does seem unusual that as a long term building owner in the Centre, ACTTAB has not been previously consulted in the development of the draft plan.

The Hawker outlet is in a key strategic location for the Corporation, servicing regular clientele from a number of inner Belconnen suburbs. Hawker is considered as a high convenience outlet which offers ease of access and additionally, is one of our two outlets attracting those customers in the vicinity of the Belconnen Mall and Belconnen Town Centre. The building has, in recent years, also undergone major refurbishment.

In terms of the future development of the Centre and the possible relocation of ACTTAB to another site within the precinct, the Corporation is open to considering new options, but would ideally be seeking to construct a stand alone or separate strata title facility, of a size of at least the current premises. It is important to maintain a location with significant street visibility and a mixture of short and medium term parking in close proximity, and including street parking. Specific on-site parking may be a consideration.

Whilst not raised in discussions with Directorate staff, the Corporation assumes that in the event of ACTTAB's existing site being sought for re-development then incentives would be provided in terms of relocation, development and building on an alternate site within the Hawker precinct; and that business continuity would be maintained during this process.

ACTTAB welcomes the opportunity to participate in the ongoing consultation process regarding the proposed plan. It is requested that the Corporation be included in any future consultation processes relative to the redevelopment of the Centre, through contacting \_\_\_\_\_, Executive Manager People and Business Support, on telephone \_\_\_\_\_

Yours sincerely \_\_\_\_\_

3 January 2012

cc. Mr Ian Wood-Bradley  
[ian.wood-bradley@act.gov.au](mailto:ian.wood-bradley@act.gov.au)



Meredith Hunter MLA  
ACT Greens Parliamentary Leader  
Spokesperson for Treasury, Education & Training, Children & Young People, Women,  
Community Services, Aboriginal and Torres Strait Islander Affairs

MEMBER FOR GINNINDERRA

Andrew Barr MLA  
Received  
20 DEC 2011

Mr Andrew Barr  
Treasurer  
ACT Legislative Assembly

*Andrew*

Dear Mr Barr,

I am writing in regards to the consultation on the Hawker Group Centre Draft Master Plan.

I have been advised by tenants of the Hawker Shops that the commercial building owners have been kept informed during the development of the plan, but that the information is not being passed on. They have also advised that there has been no direct contact by the Economic Development Directorate with them in recent months.

I passed these concerns on to Mr Dawes and Mr Friedewald in my meeting with them to discuss the Master Plan on 14 December 2011.

Could you please advise what liaison the EDD will now undertake with the tenant shopkeepers in Hawker.

Yours sincerely,

Meredith Hunter MLA  
19 December 2011

Phone: 02 6205 0106  
Email: [Hunter@parliament.act.gov.au](mailto:Hunter@parliament.act.gov.au)  
Post: GPO Box 1020, Canberra ACT 2601

CC: Caroline Le Couteur MLA

**Lowe, Holly**

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**Subject:**

- Hawker Group Centre Walk Around

**Note to File**

**- Hawker Group Centre Walk Around – 15 December 2011**

**Attended by Holly Lowe (Economic Development Directorate), Dean Payne (Economic Development Directorate), Stephen Wallace (Economic Development Directorate),**

- requested a meeting with Stephen Wallace and other relevant individuals from the Economic Development Directorate (EDD) to discuss landscape elements of the Hawker Group Centre draft Master Plan.
- The meeting was held on-site and involved a walk around of the Hawker Group Centre. The walk around commenced near the Belconnen Way underpass.
- advocated the importance of building upon the 'unique' character for the Centre through landscape elements.
- It was suggested that the Eucalypts on both sides of the underpass could be utilised to create a 'green' welcoming theme and enhance connections between the Centre with its surrounds.
- Dean Payne (DP) confirmed that the Land Development Agency (LDA) places a high level of importance on the landscape component of the plan and the public realm more generally.
- In addition to vegetation, other materials used to upgrade the Centre, should such upgrade occur, could also be utilised to create connectivity both within the Centre and between the Centre and its surrounds.
- stressed the importance of shade both within the Centre and at its entrances as a key consideration in landscape decisions.
- Deciduous trees within the Centre would be most ideal.
- There is the opportunity to create an 'urban forest' in the open area near the underpass.
- believes that strong and attractive landscape elements are a positive and importance inclusion in any future plans for the Centre.

Holly Lowe | Assistant Project Officer  
Phone: (02) 6207 0622 | Email: holly.lowe@act.gov.au  
Urban Projects | Land Development Agency | Economic Development Directorate | ACT Government  
Level 7, TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 | www.lda.act.gov.au

**Wallace, Stephen**

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**From:** Pirani, Yuka  
**Sent:** Tuesday, 13 December 2011 11:24 AM  
**To:** Friedewald, Greg; Wood-Bradley, Ian; Wallace, Stephen  
**Cc:** Hudson, Catherine; Reynolds, Chris  
**Subject:** FW: CONSULTATION ON THE HAWKER DRAFT MASTER PLAN

Hi all  
David's response for your information.

Steve: for file please.

Yuka

Yuka Pirani | Executive Officer to David Dawes  
Phone 02 6205 3143 | Fax 02 6205 0386  
Economic Development Directorate | ACT Government  
Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |  
[www.economicdevelopment.act.gov.au](http://www.economicdevelopment.act.gov.au)

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**From:** Pirani, Yuka **On Behalf Of** Dawes, David  
**Sent:** Tuesday, 13 December 2011 11:23 AM  
**Subject:** RE: CONSULTATION ON THE HAWKER DRAFT MASTER PLAN

Dear [REDACTED]

Thank you for your email of 8 December in relation to the community consultation on the draft Hawker Group Centre Master Plan. I agree the response from the local community has been heartening. As you know, we were on site at Hawker all last week – a total of 22 hours, in fact. My staff tell me hundreds of people visited the drop-in information and display sessions and we have received, to date, many returned feedback forms.

We are working our way through the feedback forms, identifying the issues people have raised. I intend to send out an interim consultation report to the community early in the New Year before compiling and distributing a final report after the consultation period ends on 31 January. I am confident we can address all the issues that emerge.

I have given your suggestion of a public meeting careful consideration but as I have said before, I do not see a useful purpose for a meeting at this stage. I am sure that questions that would be raised at such a meeting have already been raised in the feedback forms and, as I say, we will answer those in our interim and final consultation reports.

The consultation on the development of the draft master plan has been extensive as has the engagement on its public release. I am sure this process will result in a final plan that reflects the needs of the local community and addresses the issues that they raise.

Regards,  
DD

David Dawes  
Director-General, Economic Development Directorate/Chief Executive Officer, Land Development Agency  
Phone 02 6207 3331 | Fax 02 6205 0386  
Economic Development Directorate | ACT Government  
Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |  
[www.economicdevelopment.act.gov.au](http://www.economicdevelopment.act.gov.au)

E9

**From:** [REDACTED]  
**Sent:** Thursday, 8 December 2011 7:29 PM  
**To:** Dawes, David  
**Subject:** CONSULTATION ON THE HAWKER DRAFT MASTER PLAN

Dear David

Friends of Hawker Village are interested in furthering opportunities for community engagement during the consultation period for the draft Master Plan. It has been heartening to see the level of community interest, as evidenced by attendance and lively discussions at the drop-in sessions and by feedback given to FoHV members.

We appreciate the work that has gone into developing the drawings, the 3D model and the printed hand-outs. The draft Master Plan is extensive and complex. In fact, the scope and complexity of the proposals have attracted considerable comment, as people have attempted to understand what the various changes would mean in practice. It may also interest you to know that we have received some feedback in relation to the unwieldiness of the website (with links to 10 large and mysteriously-named documents rather than one clearly-named draft master plan) and in relation to the plan illustrations, which, while providing much information, do not indicate building heights.

The range of responses -- from surprise to confusion to a desire for answers to numerous questions -- strongly suggests that people would welcome the chance to better understand the issues.

After much discussion and consideration of various options, the Friends of Hawker Village agreed that it would be helpful to hold a public meeting in January 2012 to give the community the opportunity to discuss the draft Master Plan. Such a meeting would, in our view, provide an important opportunity for the Government to answer questions that members of the community may have about specific aspects of the draft plan as well as the rationale which underpins it.

We believe that the LDA's participation in this meeting would be invaluable in terms of helping to clarify some of the issues that the community are struggling to come to grips with. Ensuring that the community is better informed about the issues and drivers of the draft Master Plan will also result in more informed comments being provided before the consultation period closes on 31 January.

I would be grateful if you could let me know as soon as possible if the LDA will be able to participate. (I will advise you of the exact date, time and location within the next few days, but we are looking at the dates about a week before the end of the consultation period.)

Although further details are still being formulated, it is our intention to extend invitations to relevant Ministers, Shadow Ministers and other Members of the Legislative Assembly as well as to community groups such as Belconnen Community Council and the Council for the Ageing.

I personally believe that we will get only one chance to properly inform the community before the consultation process closes. I would therefore appreciate your earnest consideration of this request.

Please contact me if you would like to discuss any of the issues above.

Kind regards

[REDACTED]  
Convenor  
Friends of Hawker Village

**Note for file**

Telephone call 12 December 2011 4.30pm

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Hawker Master Plan

Hawker resident –male- visits Centre daily

Age group 31-40

Has seen model and display of proposed Master Plan.

1. Internet access was difficult (this referred to the period of the Government network issue that occurred several weeks ago) has not attempted to access the system since. Also claimed to have an IT degree.
2. Parking- the existing parking spaces are always full at any time during the day.
3. Existing traffic is an issue-too busy as it is, Hawker does not need any more congestion.
4. Greedy developers and corrupt Government officials are the only reason for this activity.
5. Advised that surrounding local centres are a disaster and should be fixed not Hawker.

Did not supply his name and as he had made some other unsavoury accusations I recorded his phone number for future reference should it be required.

Kathleen Pooley  
Senior Project Manager  
Communications and Media