



Mick Gentleman MLA
Manager of Government Business
Minister for Planning and Land Management
Minister for Police and Emergency Services
Minister for Corrections
Minister for Industrial Relations and Workplace Safety

Member for Brindabella

21/165

Mr Tom Duncan
Clerk, ACT Legislative Assembly
Secretariat@parliament.act.gov.au

Dear Mr Duncan *Tom*

Thank you for your letters of 9 and 10 February 2021 providing Petition No. 1-21 and 4-21, lodged by Ms Suzanne Orr MLA, regarding the re-development of Giralang Shops.

I also note that on 3 March 2021, the Planning, Transport, and City Services Standing Committee agreed to inquire into these petitions and intend to hold a public hearing on the 27 May 2021.

I can provide the following background to the development proposal and have also sought, and have provided, a response from the developer.

I approved the re-development proposal for the Giralang Shops on 24 July 2018 (DA201833501). I used my ministerial call-in powers to approve the development to try to deliver an outcome for the community and see the shops re-developed in a timely manner. I have provided a copy of this approval for your information.

While I do not have any update on when construction of the development may commence, I can advise that there have been two further applications made to the independent planning and land authority (the authority) which relate to the original approval.

On 10 July 2020, pursuant to s 188 of the *Planning and Development Act 2007*, the authority granted an extension of time for the development to commence to 24 July 2023. The authority considered an extension of time which would allow the lessee to continue negotiations with prospective tenants to be preferable to letting the development approval lapse, which would have created further delays and greater uncertainty. No further extensions can be granted to this period.

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Also, on 3 December 2020, the authority approved subject to conditions, an application to amend the original development approval. I have attached a copy of the Notice of Decision for the approval of the amendments for your information (DA201833501-197D).

The proponent of the re-development, Giralang Property Pty Ltd, has stated that they have so far been unable to secure an anchor supermarket tenant which is integral to the viability of the development. I have attached their update for your information.

I appreciate the frustration at the lack of development at the site and I hope to see the current development approval acted upon in the near future.

I would also like to take this opportunity to update the Assembly on important planning policy work for local centres, which is currently being undertaken by the Environment, Planning and Sustainable Development Directorate (EPSDD). This work is part of the implementation of the ACT Planning Strategy 2018.

The Planning Strategy identified that, while many local centres are thriving, providing an important social function, others are struggling to remain economically viable and integral to their surrounding neighbourhoods. Strategic direction 4.3 of the Strategy is *'Strengthen neighbourhoods and support their diverse character by creating strong local activity hubs'*. Two actions sit under this strategic direction:

4.3.1 Continue to support local community and business capacity by developing place-making approaches to support vital neighbourhoods

4.3.2 Investigate planning mechanisms to respond to the changing role of local centres and their long-term viability and place within the hierarchy.

These actions have underpinned the current review, which is considering a range of issues associated with the viability of local centres within the well-established commercial centres hierarchy of the ACT, comprising the CBD (Civic), town, group and local centres.

As part of the review, EPSDD has begun the process to amend the current planning controls for supermarkets at local centres from 1000m² gross floor area (GFA) to a maximum of 1500m² under the Territory Plan to improve the viability and competitiveness of local centres across the ACT. To this end, Draft Territory Plan variation DV381 has been prepared and was released for public consultation on 7 May 2021, with public comments due by 25 June 2021. DV381 was released with interim effect, meaning any development application lodged on or after 7 May is assessed against the proposed provision.

The balance of the local centres review is ongoing. Following completion of a report, further technical work may be required, to inform consideration of any further and necessary variations to the Territory Plan.

I trust this information is of assistance.

Yours sincerely



Mick Gentleman MLA
11/3/2021

Attachments

Attachment 1	DA201833501 – Notice of Decision
Attachment 2	DA201833501- 197D – Notice of Decision
Attachment 3	Response from Giralang Property Pty Ltd, dated 11 March 2021

Note: please email LAPetitions@parliament.act.gov.au for the attachments.

Office of the Legislative Assembly