

Frequently Asked Questions – Proposed Supermarket

Where is the proposed supermarket?

The proposed supermarket is planned for land at 21 - 27 Thynne Street in Bruce, on land formally known as Blocks 3 and 8 of Section 32 in Bruce. These two blocks are currently home to office blocks of one to two storeys, that have been occupied by Calvary Health Care and the University of Canberra.

Who is designing and building the supermarket?

TP Dynamics is the developer for the project, as part of a larger proposal to redevelop 21 and 27 Thynne Street. The redevelopment is being designed by Aurora Design and Michael Banak Architecture. TP Dynamics have already undertaken or are in the process of building a number of residential and mixed-use complexes across the ACT and interstate.

Details on other TP Dynamics projects can be found at <http://www.tpdynamics.com.au/portfolio/>.

Details on other Aurora Design projects can be found at <http://aurora.design/projects/>.

For more details on Michael Banak Architecture visit <https://www.michaelbanakarchitect.com.au/projects/>.

What is being proposed?

As part of its proposed redevelopment of Blocks 3 and 8 of Section 32 in Bruce, TP Dynamics would like to include sufficient space for a supermarket of up to 1,000 square metres.

Details on the overall plans for the site can be found at <http://www.tpdynamics.com.au/consultation-2/>.

Is a supermarket permitted on this site?

Supermarket is a use permitted in the CZ5 - Mixed Use zone, however it would be limited to a size of 200 square metres. This proposal intends to seek changes under the Territory Plan to permit a medium sized scale supermarket on the site that would adequately service the needs of Bruce residents.

How would this benefit Bruce?

By increasing the maximum size of a supermarket in Bruce, it is hoped that a small- to medium-sized supermarket will establish a presence in Bruce to service the large (and growing) number of residents and office workers nearby. It would also reduce the need for local residents to travel further afield to other retail areas in Belconnen for basic groceries.

How high will the development be?

The proposed supermarket is intended to be located on the ground floor of a five-storey mixed-use building fronting Thynne Street.

When will the project be built?

Community consultation is being held throughout November 2018.

It is anticipated that a Development Application will be lodged in December 2018, with construction to commence (subject to approval) in the second half of 2019. It is anticipated that construction will take 2 years.

What car parking will be available?

Basement car parking will be provided on-site for customers and staff, and loading zones will also be provided on-site for delivery vehicles. However, noting the size of the supermarket and the large number of nearby homes and offices in Bruce, it is expected that many customers will be able to walk or ride a bicycle to the supermarket.

What public transport facilities will be available?

The proposed development is 500-700m from the existing Blue Rapid bus corridor connecting Belconnen, the City Centre, Woden and Tuggeranong.

Subject to approval by the ACT Government, the proposed 2019 bus network will include a new Rapid service connecting Belconnen and Dickson with stops immediately in front of the proposed development. The proposed network also includes services at the existing Haydon Drive and College Street stops to the Airport and Fyshwick, as well as the Blue Rapid to Woden and Tuggeranong.

What impact will the proposed development have on surrounding areas?

The project is anticipated to generate some additional noise and traffic during construction in line with other similar developments. This will be undertaken in line with Government approvals and controls.

Once complete, the project will generate extra vehicular and pedestrian traffic in the area. The extent of this impact will be demonstrated as part of traffic report to be prepared as part of the project's Development Application, and will be available for public viewing and comment and feedback as part of the Development Assessment process.

How will the project be built?

The supermarket is to be built as part of a large mixed-use re-development of the site. The project will be built by TP Dynamics, who have successfully delivered numerous projects across the ACT, and interstate.

Other project Facts and Information

- The population of Bruce in 2017 was 7,398 (Australian Bureau of Statistics)
- Most Retail Analysts consider an urban population of 8,000 to 10,000 people is required to support a major full-line supermarket (that is a store of greater than 3,000sqm) of the type typically operated by Coles and Woolworths
- Stage 1 and 2 of the Wish developments alone, will increase the population of Bruce by a minimum of 439 people:
 - 123 townhouses and apartments in Stage 2 + 58 townhouses and apartments in Stage 1 = 191 dwellings across both Stages
 - The average household size in Bruce is 2.3 people (Australian Bureau of Statistics)
 - $191 \times 2.3 = 439$
- Adding this 439 to the 2017 figure above gives Bruce a population of 7,837. So, the threshold population for such a store is virtually reached at 7,837
- There already is a demand for the provision of local convenience retail services including a small to medium sized supermarket in the area;
- A 1,000 sqm supermarket, typical for a Neighbourhood Shopping Centre, is being proposed, Supermarkets of this size are operated throughout Australia by IGA and in some instances by Coles and Woolworths where catchment conditions mandate a smaller footprint store;
- It is envisaged that the supermarket would be supported by traditional retail venues such as coffee shop/s, restaurant, small liquor shop, pharmacy and the like;
- Approx. 7,000sqm of Commercial office space would be located in the development that will also support this neighbourhood shopping precinct during the day;
- This supermarket will only have a marginal effect on the Westfield Belconnen Shopping Centre which services a total trade area of approximately 448,000 residents with a retail spend estimated at \$3.4 Billion for the Main Trade Area (map attached defining Main Trade Area)