

ACT PLANNING AUTHORITY

**ENVIRONMENTAL IMPACT ASSESSMENT
WODEN PLAZA REDEVELOPMENT**

The Environment Minister, under Section 121 of the *Land (Planning and Environment) Act 1991* ("the Land Act"), has directed that further Environmental Impact Assessment is required for the proposed Woden Plaza Redevelopment.

In relation to this Assessment, and in accordance with Section 123 (3) of the Land Act:

1. the proponent is Lend Lease Property Management (Australia) Pty Ltd;
2. the Assessment will be in the form of a Public Environment Report (PER);
3. the PER is to address the following matters:
 - (a) revision of the economic analysis to determine the potential economic impacts of the proposed extension on the retail hierarchy given the scenario of a fully developed Woden Plaza and the implication of these impacts for retail access across community groups;
 - (b) substantiation of the need for extension in relation to forecast population growth and changing needs, and benefits and costs to the Woden / Weston Creek community;
 - (c) confirmation of local centres most at risk of closure as a result of the Woden Plaza extension (including the Tuggeranong Hyperdome development), and the particular effect of the supermarket expansions on local centre supermarkets;
 - (d) assessment of the likely social impacts on the local community of the specific local centres closing through adequate consultation with the local communities;
 - (e) assessment of the potential ameliorations that should be considered to reduce those social impacts;
 - (f) assessment of the impact of the generated increase in traffic volumes on the arterial road system in the vicinity of the town centre;
 - (g) assessment of the traffic impact in the context of possible future changes to the alignment of Callam St and its intersection with Hindmarsh Drive;
 - (h) assessment of the potential for any traffic amelioration measures, particularly road and intersection improvements, to be consistent with, or be part of, the possible road network changes; and
 - (i) review of the appropriateness of the proposed scale of development in respect to (a)-(h) above.