MINISTER FOR PLANNING AND LAND MANAGEMENT
MINISTER FOR URBAN RENEWAL

ESTIMATES 2018-19 BRIEFS
29 JUNE 2018

BUDGET PAPERS ACCOUNTABILITY INDICATORS	
Budget Statements E – Environment, Planning and Sustainable Development Directorate https://apps.treasury.act.gov.au/__data/assets/pdf_file/0006/1079133/E-Budget-Statements.pdf	
1.	Output 1.1: Planning Delivery
2.	Output 1.2: Planning and Building Policy
3.	Output 2.1: Environment
4.	Output 2.2: Conservation and Land Management
5.	Output 2.3: Heritage
6.	Output 4.1: Land Strategy
7.	Output 4.2: Urban Renewal
8.	Output 5.1: Loose-fill Asbestos Insulation Eradication Scheme
9.	Output Class Changes 2018-19
10.	Accountability Indicator Changes 2018-19
11.	EPSDD Budget Rollovers
12.	2018-19 Budget Summary (including summary of Environment, Planning and Sustainable Development Initiatives)
13.	Community Consultation Outcomes • Planning and Land Management • Urban Renewal

CORPORATE	
14.	Advertising Costs
15.	Travel and Fleet Costs
16.	Agency Resource Management Plan
17.	Staff Profile
18.	Fees Determination 2018-19
19.	Staff numbers – pre and post restructure
20.	EPSDD Communication Staffing
21.	Auditor-General Performance Audits – Implementation
22.	FOI and Open Access
23.	Service Level Agreements – Land Entities
24.	Directorate Governance
25.	Portfolio Governance (CRA and SLA)
26.	Working with Vulnerable People – Registration for RFS purposes
27.	Acquisitions – Operation of directions
28.	Land Release and Development Framework

MINISTER FOR PLANNING AND LAND MANAGEMENT
MINISTER FOR URBAN RENEWAL

ESTIMATES 2018-19 BRIEFS
29 JUNE 2018

BETTER INFRASTRUCTURE FUND	
29.	Heritage Conservation
30.	Land Release Infrastructure
31.	Parks and Conservation

PLANNING AND LAND MANAGEMENT BUDGET INITIATIVES - EXPENSE	
1.	Supporting Equestrian Infrastructure
2.	Regular Aerial Imagery Acquisition
3.	Better telecommunication licensing
4.	Urban Renewal – Growing the Territory (Due diligence for Urban Renewal)
5.	Dickson Section 72 Urban Renewal Implementation
6.	EPIC/Kenny and Surrounds
7.	Development of the sub regional fire management plan for 2024
8.	Sullivans Creek flood management
9.	Placemaking Partnerships for Citizen-led Public Place Improvements
10.	Demonstration Housing, Housing Choices and Affordable Housing Implementation
11.	National Capital Design Review Panel
12.	Investigation for an Engineer Registration Scheme
13.	Chief Engineer Position for the ACT
PLANNING AND LAND MANAGEMENT BUDGET INITIATIVES - CAPITAL	
14.	Delivering a new nature reserve in the Molonglo Valley – NES Plan Implementation Stage 3
15.	Best of Canberra Mountain Bike Experience
16.	Securing offset values along the Eastern Broadacre employment corridor SLA)
17.	Greening the Murrumbidgee River corridor
18.	Antill Street Sewer Diversion – Detailed Design
19.	Bonshaw advanced offset and nature conservation management
20.	Parkwood Road Recycling Estate Closure and Rehabilitation Stage 1 within TCCS Portfolio

Return to Index

MINISTER FOR PLANNING AND LAND MANAGEMENT
MINISTER FOR URBAN RENEWAL

ESTIMATES 2018-19 BRIEFS
29 JUNE 2018

PORTFOLIO BRIEFS

HOT ISSUES	
1.	Dickson shopping centre re-development- ongoing litigation
2.	Auditor-General Performance Audit – Dickson Tender
3.	Fyshwick recycling facility/EIS
4.	PFAS Contamination - Per- and polyfluoroalkyl substances
5.	KFC Belconnen
6.	Canberra Serviceman's Club
7.	Manuka Oval Community Panel
8.	Manuka Hotel/Registered Tree
9.	Red Hill integrated planning process and Development Application
10.	Coombs Commercial Centre
11.	Housing Affordability

PLANNING AND LAND MANAGEMENT	
12.	Housing Choices • Consultation Stage 1 • Demonstration Housing Project • Collaboration Hub
13.	City and Gateway Urban Renewal Strategy
14.	Planning Strategy Review
15.	Current status of Master Plans
16.	Active Master Plans (Curtin)
17.	Active Master plans (Kippax)
18.	Tharwa draft village plan
19.	Gungahlin planning refresh
20.	Woden town centre Territory Plan Variation (DV344) consultation
21.	Territory Plan Review
22.	Territory Plan Variations – status update
23.	Technical Amendments to the Territory Plan including consultation process
24.	EIS – ACT Second Electricity Supply
25.	EIS Exemption – Molonglo
26.	EIS Exemption - Ginninderry

Return to Index

MINISTER FOR PLANNING AND LAND MANAGEMENT
MINISTER FOR URBAN RENEWAL

ESTIMATES 2018-19 BRIEFS
29 JUNE 2018

27.	Kama nature reserve urban buffer
28.	Public Housing Development Applications
29.	Development Applications (DA) - major and contentious DAs under construction
30.	Development Applications (DA) - Matters before the Tribunal/Court
31.	Development Applications (DA) - Impact Assessment - summary of upcoming sensitive/major EIS
32.	Leasing - summary of major/contentious leasing issues
33.	Greyhound Lease

BUILDING POLICY	
34.	Building Regulation Reform Review
35.	Non-conforming and non-complying building products (including cladding)

LAND SUPPLY/POLICY AND BUILDING POLICY	
36.	Four Year Indicative Land Release Program
37.	Land and Property trends
38.	Mixed Use Development Reforms
39.	O'Malley Blocks 23-24 Section 31
40.	Direct Sales Policy to not for profit community organisations

LOOSE-FILL ASBESTOS INSULATION ERADICATION SCHEME BUDGET UPDATE	
41.	Quick Stats and Figures
42.	Current and Future Activities
43.	Support for Homeowners
44.	Education and Engagement with Community
45.	Sales Program
46.	Key Changes for Estimates in the Loose Fill Asbestos Insulation Eradication Scheme
47.	Soil Validation and Deregistration Processes
48.	Asbestos Management Plans

Return to Index

MINISTER FOR PLANNING AND LAND MANAGEMENT
MINISTER FOR URBAN RENEWAL

ESTIMATES 2018-19 BRIEFS
29 JUNE 2018

URBAN PROJECTS (SUBURBAN LAND AGENCY)	
49.	Canberra Brickworks Precinct
50.	Kingston Arts Precinct
51.	Greenway Southquay
52.	Greenway Section 28
53.	Belconnen Town Centre Update

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio/s Planning and Land Management

ISSUE: OUTPUT 1.1- Planning Delivery

Talking points:

- Facilitate and manage growth and change within the ACT through development assessment and leasehold management, with the overarching objective of promoting and facilitating economically productive, sustainable, attractive, safe and well-designed urban and rural environments in the ACT.

Key Information

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Development application processing times:			
	- average processing times in working days	45	56[1]	45
	- median processing times in working days	30	42[1]	30
b.	Percentage of development application decisions made within statutory deadlines	75%	68%[1]	75%
c.	Percentage of development applications appeals resolved by mediation in relation to development proposals	35%	68%	35%
d.	Percentage of ACT Civil and Administrative Tribunal (ACAT) decisions which uphold the Directorate's original decision	85%	85%	85%

Note(s):

1. The variance from the 2017-18 Targets to the 2017-18 Estimated Outcome is mainly due to the substantial increase in the number of development applications received. A large number of the development applications were complex, being in town centres and along Northbourne Avenue, which take longer due to the range of assessment issues and the required resolutions of entity advice relating to infrastructure and utility services.

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 1.1(a) Planning Delivery**
Measure (name in full)	Development Applications average and median processing times in working days.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	The working days it takes to decide a Development Application from the date of lodgement.
Original Target 2017-18	
Average Working Days	45
Median Working Days	30
Actual YTD Result @ 31 December 2017	
Average Working Days	57
Median Working Days	42
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	
Average Working Days	-27.0%
Median Working Days	-40.0%
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	Results were extracted from the Development Approval Register and Tracking System (DARTS) and eDevelopment. The results are actual timeframes for the determination of development applications including ectended timeframes requested, or agreed to by proponents for the purpose of providing information pursuant to sections 141 or 144 of the Planning and Development Act 2007.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Monthly Statistical Report (Excel spreadsheet)
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	The variance is due to a substantial increase in the number of development applications received for the reporting timeframe. A total of 619 development applications were lodged between 1 July and 31 December 2017. During the equivalent timeframe for 2016 a total of 526 development applications were lodged. This is a workload increase of approximately 18% on the equivalent timeframe for 2016. A large number of complex and very complex DAs are also within this timeframe, with substantial DAs in town centres and along Northbourne Avenue included to this dataset. Complex and very complex DAs are more likley to exceed statutory timeframes due to the range of assessment issues and the required resolution of entity advice relating to infrastructure and utility services, and therefore contribute to the variance in this result.

The variance is due to a substantial increase in the number of development app

Contact Officer	**Prepared by**
Name: Katherine Breitkopf	Signature: [redacted]
Manager	**Checked by**
Name: George Cilliers	Signature: [redacted]
Director / Executive Director / Deputy Director-General	**Approved by**
Name: Brett Phillips	Signature [redacted]

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 1.1(b) Planning Delivery**
Measure (name in full)	Percentage of development application decisions made within statutory deadlines.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	Number of Applications determined within statutory timeframes
Original Target 2017-18	**75%**
Actual YTD Result @ 30 December 2017	**70%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**(6.7%)**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	Percentage is calculated in respect of applications determined; number of determined within timeframes divided by number of applications determind as a percentage. Results are extracted from Development Approval Register and Tracking System (DARTS) and eDevelopment
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Monthly Statistical Report (Excel spreadsheet)
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	The variance is due to a substantial increase in the number of development applications received for the reporting timeframe. A total of 619 development applications were lodged between 1 July and 31 December 2017. During the equivalent timeframe for 2016 a total of 526 development applications were lodged. This is a workload increase of approximately 18% on the equivalent timeframe for 2016.

Contact Officer	**Prepared by**
Name: Katherine Breitkopf	Signature:
Manager	**Checked by**
Name: George Cilliers	Signature:
Director / Executive Director / Deputy Director-General	**Approved by**
Name: Brett Phillips	Signature

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 1.1(c) Planning Delivery**
Measure (name in full)	Percentage of development applications appeals resolved by mediation in relation to development proposals.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	
Original Target 2017-18	**35%**
Actual YTD Result @ 30 December 2017	**75%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**114.3%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	8 decisions were handed down, 6 of those were resolved through mediation 2 went to full hearing
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	ACAT tracking register
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	8 decisions were handed down, 6 of those were resolved through mediation 2 went to full hearing

Contact Officer	**Prepared** [redacted]
Name: Leah Mokany	Signature
Manager	**Checked**
Name: GEORGE CILLIERS	Signature: [redacted]
Director / Executive Director / Deputy Director-General	**Approved**
Name:	Signature

Return to Index

Performance Measures -2017/18

Output Class 1.1 c:

Percentage of development application appeals resolved by mediation:

(appeals that include Mediation only)

('development application appeals' means a decision handed down by the ACAT for appeals of Autl under the **Planning & Development Act 2007**)

(eg, DA's, CUC, Orders, Land Rent, notice to terminate lease)

Target: 35%

2017/18	Total ACAT decisions (excludes dismissed appeals)*	Consent decisions	% resolved by mediation
Jul	1	1	
Aug	0	0	
Sep	2	1	
Oct	2	1	
Nov	1	1	1st Half
Dec	2	2	75.0%
Jan	0	0	
Feb	0	0	
Mar	0	0	
Apr	0	0	
May	0	0	2nd Half
Jun	0	0	#DIV/0!
Total	**8**	**6**	**75.0%**

* Appeals that have been **dismissed** (i.e. withdrawn by applicant / jurisdiction / standing) have been

Output Class 1.1 d:
Percentage of ACAT decisions that support the Authority's position:

Target: 85%

2017/18	Total number of ACAT decisions handed down	Decisions that support the Authority's position	% of ACAT decisions that support the Authority
Jul	1	1	
Aug	0	0	
Sep	3	3	
Oct	2	2	
Nov	1	1	1st Half
Dec	2	2	100.0%
Jan	0	0	
Feb	0	0	
Mar	0	0	
Apr	0	0	
May	0	0	2nd Half
Jun	0	0	#DIV/0!
Total	9	9	100.0%

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 1.1(d) Planning Delivery**
Measure (name in full)	Percentage of ACT Civil and Administrative Tribunal (ACAT) decisions which uphold the Directorate's original decision.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	
Original Target 2017-18	**85%**
Actual YTD Result @ 30 December 2017	**100%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**17.6%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	9 Decisions were handed down, 1 was dismissed and in support, 8 were in support of the Authority
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	ACAT tracking register
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	9 Decisions were handed down, 1 was dismissed and in support, 8 were in support of the Authority

Contact Officer	**Prep**
Name: Leah Mokany	Signa
Manager	**Chec**
Name: GEORGE CILLIERS	Signa
Director / Executive Director / Deputy Director-General	**Approved by**
Name:	Signature

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio/s Planning and Land Managment

ISSUE: OUTPUT 1.2- Planning and Building Policy

Talking points:

- Provision of high quality professional services in strategic land planning; administering the Territory Plan; planning for land release; developing policies for high quality urban design; and policies for buildings, building services, equipment and appliances, and the building and construction industry.

Key Information

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Number of Environment and Planning Forums held during the year to assist in community consultations	6	7	6
b.	Prepare policy advice to inform Executive consideration of the requirement to review the ACT Planning Strategy in 2017[1]	1	1	n/a
a.	Report on the status of actions in the Minister for Planning and Land Management's Statement of Planning Intent[1]	4	4	n/a
b.	Continue to engage community and stakeholders in the preparation of city-wide urban land and transport policies, strategies and plans[1]	6	12	n/a
c.	Completion and publication of master plans[2]	n/a	n/a	2
d.	Undertake the *ACT Planning Strategy Refresh*[3]	n/a	n/a	1
e.	Number of *Improving the ACT Building Regulatory System* reforms completed in year[4]	n/a	n/a	15

Note(s):

1. Indicators discontinued.
2. New indicator. The Kippax and Curtin master plans are to be completed in 2018-19.
3. New indicator. This indicator will be considered complete when the *ACT Planning Strategy Refresh* is published on the Directorate's website.
4. New indicator. A reform will be considered complete when the Minister reports its complete status to the Legislative Assembly and a complete status is recorded in a project status update published on the Directorate's website.

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 1.2(c) Planning Policy**
Measure (name in full)	Number of Environment and Planning Forums held during the year to assist in community consultations.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	Environment and Planning Forums are one of the mechanisms the directorate uses to engage with key stakeholders regularly.
Original Target 2017-18	6
Actual YTD Result @ 30 December 2017	4
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	33.3%
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	A total of four Environment and Planning Forum meetings were held in the year. The dates of these meetings were 6 July, 7 September, 19 October and 7 December 2017.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Environment and Planning Forum minutes are publicly available on the directorate website at www.planning.act.gov.au/topics/your_say/panels/plan_dev_forum
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	A total of four Environment and Planning Forum meetings were held in the year. The dates of these meetings were 6 July, 7 September, 19 October and 7 December 2017.

Contact Officer	**Prepa**
Name: Alexandra Magee	Signat
Manager	**Check**
Name: Mayumi Piper	Signat
Director / Executive Director / Deputy Director-General	**Appro**
Name: Karen Wilden	Signat

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 1.2(d) Planning Policy**
Measure (name in full)	Prepare policy advice to inform Executive consideration of the requirement to review the ACT Planning Strategy in 2017.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc, what does the measure mean in 'plain English')	Policy advice was prepared and presented to Cabinet on the 4 October 2017 to consider the requirement to review the ACT Planning Strategy.
Original Target 2017-18	**1**
Actual YTD Result @ 30 December 2017	**100%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**0.0%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	Cabinet agreed for the ACT Government to undertake a review of the 2012 ACT Planning Strategy.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Cabinet Outcomes for the Week of 4 October 2017: http://www.cmd.act.gov.au/open_government/inform/cabinet/summaries/2017/october-2017/4-october-2017
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	

Contact Officer	**Prepared by**
Name: Nicholas Wales	Signature:
Manager	**Checked by**
Name:	Signature:
Director / Executive Director / Deputy Director-General	
Name: Fleur Flanery	

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 1.2(e) Planning Policy**
Measure (name in full)	Report on the status of actions in the Minister for Planning and Land Management's Statement of Planning Intent.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	SoPI action updates have been provided through critical points under their individual projects, this has been presented publicly through Yoursay and media releases.
Original Target 2017-18	**4**
Actual YTD Result @ 30 December 2017	**100%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**0.0%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	The result was acheived through: - the public release of the Housing Choices Discussion Paper - End-of Trip Facilities General Code (DV357) on Yoursay, both addressing actions under Planning Priority C. - The announcment of the six active living principals into the Territory Plan, which addresses actions under Planning Priority B. - Public housing at various sites (Section 72).
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Housing Choices Discussion Paper: https://www.yoursay.act.gov.au/housing-choices End-of Trip Facilities General Code (DV357): https://www.yoursay.act.gov.au/end-trip-facilities-general-code six active living principals into the Territory Plan: https://www.yoursay.act.gov.au/end-trip-facilities-general-code Common Ground and new public housing: https://www.cmtedd.act.gov.au/open_government/inform/act_government_media_releases/gentleman/2017/community-facilities-and-housing-planned-for-the-heart-of-dickson
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	

Contact Officer	**Prepared by**
Name: Nicholas Wales	Signature:
Manager	**Checked by**
Name:	Signature:
Director / Executive Director / Deputy Director-General	**Appro**
Name: Fleur Flanery	Signat

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 1.2(f) Planning Policy**
Measure (name in full)	Continue to engage community and stakeholders in the preparation of city-wide urban land and transport policies, strategies and plans.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc, what does the measure mean in 'plain English')	EPSDD engaged with the community and key stakeholders for the development of strategic planning for the Gungahlin, Kippax, Curtin and Tharwa centres. EPSDD also completed a pilot program, which took an innovative approach to engaging with business owners in the Dickson Group Centre to inform policy, public space upgrades and support future placemaking activities.
Original Target 2017-18	**6**
Actual YTD Result @ 30 December 2017	**100%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**0.0%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	A community panel process was established for the Kippax and Curtin centres. The community panel met 3 times for each centre from July to November 2017 to discuss the development and redevelopment opportunites for the centres. Community engagement on the Tharwa Draft Village Plan occured from 11 August to 22 September 2017. The engagement with the business owners of the Dickson Group Centre occurred between November 2016 and December 2017 and has provided learnings which will be documented in an evaluation report. Community engagement on the Gungahlin Planning Refresh was undertaken between March and May 2017.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	The results from each community panel process can be found at https://www.yoursay.act.gov.au/
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	

Contact Officer	**Prepared by**
Name: Adam Azzopardi	Signature:
Manager	**Checked by**
Name:	Signature:
Director / Executive Director / Deputy Director-General	**Approv**
Name: Fleur Flanery	Signatu

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio/s Environment and Heritage

ISSUE: OUTPUT 2.1- Environment

Talking points:

Help protect the ACT's natural environment through:

- the implementation of programs responding to natural resource management;
- manage, review and implement legislation/action and plans to help protect land and species;
- sustainable use of water, including through implementation of *Striking the Balance*, the ACT's Water Strategy;
- establish and support an ACT and region catchment management governance framework;
- administer the annual funding of the ACT Environment Grants Program;
- promotion and involvement of the community in caring for the ACT's natural environment; and
- develop, review and implement legislation, policies and standards to protect the natural and built environment.

Key Information

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Submit twice yearly progress reports to the Commonwealth for the *National Landcare Program*[1]	2	2	1
b.	Prepare and submit National Environment Protection Measure jurisdictional reports to the National Environment Protection Council within agreed timeframe	Sep 2017	Oct 2017	Sep 2018
c.	Response from the Conservator of Flora and Fauna on development applications issued within statutory timeframes[2]	90%	95%	n/a
d.	Prepare a public report on the implementation of the ACT Water Strategy	Dec 2017	Jun 2018	Jun 2019
e.	Submit ACT Healthy Waterways project milestone reports to the Commonwealth in accordance with the Commonwealth agreement[3]	2	2	4
f.	Implementation report on the 2015-17 Biodiversity Research and Monitoring Program finalised by December 2017[4]	100%	100%	n/a

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
g.	The conservator of Flora and Fauna to finalise Action Plans for matters listed under the *Nature Conservation Act 2014*, within 6 months following public consultation	100%	11%[5]	100%
h.	Implementation report on the *Nature Conservation Strategy 2013-23* to be publicly released by March 2019[6]	n/a	n/a	Mar 2019
i.	Prepare a public report annually on the Conservators actions to protect ACT flora and fauna[6]	n/a	n/a	1

Note(s):

1. The 2018-19 Target is one due to the completion of the current Commonwealth program. The final 2017-18 report will be submitted in 2018-19. The new agreement is currently in negotiation.
2. Indicator discontinued as the response times are dependent on information provided by external parties.
3. The 2018-19 Target has increased to four to align with the number of milestone reports required under the Commonwealth agreement.
4. Indicator discontinued as the report was completed in 2017-18.
5. The Grasslands Strategy, which consisted of 8 Action Plans, was completed within 7 months. The Action Plans took longer due to extra time to respond to public consultation feedback prior to finalisation.
6. New indicator.

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.1(b) Environment**
Measure (name in full)	Submit twice yearly progress reports to the Commonwealth for the National Landcare Program.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	01/08/2017 - Submit Progress Report as at 30/06/2017 to MERIT 01/10/2017 - Submit EFY Financial Report to the Commonwealth
Original Target 2017-18	2 Dec target 1.
Actual YTD Result @ 30 December 2017	200% 1
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	0.0%
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	Submission of Progress Report through online reporting process through Commonwealth Government database, MERIT. Submission of EFY Financial Report using Commonwealth Government Financial Report template.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Letters from the Commonwealth Government confirming Acceptance of 2017-18 Progress Reports - Acceptance of End of Year Progress Report - funding received 21/08/2017 - Acceptance of End of Financial Year Finance Report - funding received 23/11/2017
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	

Contact Officer	P
Name: TIM WONG	S
Manager	C
Name: KATHRYN TRACY	S
Director / Executive Director / Deputy Director-General	A
Name: ANNIE LAWE	S

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.1(c) Environment**
Measure (name in full)	**Prepare and submit National Environment Protection Measure jurisdictional reports to the National Environment Protection Council within agreed timeframe.**
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This measure requires the Environment, Planning and Sustainable Development Directorate (EPSDD) to provide National Environment Protection Measure (NEPM) jurisdictional reports to the National Environment Protection Council (NEPC) by end of September annually.
Original Target 2017-18	**Sep-17**
Actual YTD Result @ 30 December 2017	**Oct-17**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**0.1%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	The ACT's 2016-2017 annual reports were signed off by the minister and sent to NEPC on 9 October 2017.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	The Objective number for the brief is 17/26802.
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	The provision of ACT Reports to NEPC were delayed due to Directorate staff member absences. \ updated variance attached behind

Contact Officer	
Name: Tammie Spackman	
Manager	
Name: Daniel Walters	
Director / Executive Director / Deputy Directo General	
Name: Daniel Iglesias	

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.1(c) Environment**
Measure (name in full)	**Prepare and submit National Environment Protection Measure jurisdictional reports to the National Environment Protection Council within agreed timeframe.**
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This measure requires the Environment, Planning and Sustainable Development Directorate (EPSDD) to provide National Environment Protection Measure (NEPM) jurisdictional reports to the National Environment Protection Council (NEPC) by end of September annually.
Original Target 2017-18	**Sep-17**
Actual YTD Result @ 30 December 2017	**Oct-17**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**(100.0%)**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	The ACT's 2016-2017 annual reports were signed off by the minister and sent to NEPC on 9 October 2017.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	The Objective number for the brief is 17/26802.
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	The reports were submitted in early October 2017.

Contact Officer	**Prepared by**
Name: Tammie Spackman	Signature:
Manager	**Checked by**
Name: Daniel Walters	Signature:
Director / Executive Director / Deputy Director-General	**Approved by**
Name: Daniel Iglesias	Signature

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.1(e) Environment**
Measure (name in full)	Response from the Conservator of Flora and Fauna on development applications issued within statutory timeframes.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	Statutory timeframe is 15 working days from date of referral.
Original Target 2017-18	**90%**
Actual YTD Result @ 30 December 2017	**87%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**3.0%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	246 applications referred. 31 applications not responded within time. 246-31 = 215 (or 87%)
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Report from Access Data Base held by the Conservator Liaison Officer, and report from Access Data Base held by the Tree Protection Unit TCCS
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	

Contact Officer	**Pr**
Name: Helen McKeown	Sig
Manager	**Ch**
Name:	Signature:
Director / Executive Director / Deputy Director-General	**Appr**
Name: Daniel Iglesias	Signa

Return to Index

	the Management of protected areas (Tidbinbilla Nature Reserve, Namadgi National Park and Canberra Nature Park)				
b.	Implement fuel management activities – grazing – as identified under the approved Bushfire Operational Plan (BOP)	100%		63%	Grazing is as planned the target should be changed to 63% for this time of year.
c.	Implement fuel management activities – physical removal – as identified under the approved Bushfire Operational Plan (BOP)	100%		67%	Work is ahead of schedule. Staff hav been undertaking physical removal jobs planned for later in the year due to no prescribed burning.
d.	Implement fuel management activities – slashing – as identified under the approved Bushfire Operational Plan (BOP)	100%		63%	Work is ahead of schedule due to lov grow rates at the start of the season.
e.	Implement fuel management activities – burning – as identified under the approved Bushfire Operational Plan (BOP)	100%		35%	Notes have been included in the sheet. No suitable weather window for burning has occurred. Weather is being reviewed twice weekly to monitor for suitable time.
f.	Implement access activities – as identified under the approved Bushfire Operational Plan (BOP)	100%		40%	Notes are included on sheet. The requirement for an ESO has delayed the start of work

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.1(f) Environment**
Measure (name in full)	Prepare a public report on the implementation of the ACT Water Strategy.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	The review of the ACT Water Strategy to date has been completed. It is currently undergoing approval process for publication.
Original Target 2017-18	**Dec-17**
Actual YTD Result @ 30 December 2017	**N/A**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**N/A**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	EPSDD has prepared the review of IP1 in collaboration with all relevant Directorates and is now in the process of submitting the review for graphic design and Ministerial approval after which it will be made available online.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	The Objective number for the brief is 16/14842
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	The public report will be launched in early 2018.

Contact Officer	**Prepared by**
Name:	Signature:
Manager	
Name: Chris Glennon	
Director / Executive Director / Deputy Director-General	
Name: Daniel Iglesias	

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.1(g) Environment**
Measure (name in full)	Submit ACT Healthy Waterways project milestone reports to the Commonwealth in accordance with the Commonwealth agreement.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	The Commonwealth agreement requires submission of two Milestone reports in 17/18. These are for the reporting periods July - Dec 17 (Milestone 13) and Jan - June 18 (Milestone 14). Milestone 13 was submitted to the Commonwealth in September 2017. Milestone 14 is due to the Commonwealth at the end of March 2018.
Original Target 2017-18	2 Dec target 1
Actual YTD Result @ 30 December 2017	1
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	~~50.0%~~ 100%.
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	Milestone 13 report was completed by ACT Healthy Waterways team members and submitted to Commonwealth within requried timeframes. Milestone 14 report is due to the Commonwealth in March 2018.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Milestone 13 DDG Brief and associated attachments including the Milestone 13 report are attached.
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	In accordance with the Commonwealth agreement Milestone 14 is due at the end of March 2018. Completion of Milestone 14 is on track and will result in achievement of the 17/18 target.

Contact Officer
Name: Felicity Grant
Manager
Name: Justin Foley
Director / Executive Director / Deputy Director-General
Name: Annie Lane 6757

Saved in objective in Sup

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.1(h) Environment**
Measure (name in full)	Implementation report on the 2015-17 Biodiversity Research and Monitoring Program finalised by December 2017.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	Finalised' means a report was drafted and released. The report is available publicly on the EPSDD's website.
Original Target 2017-18	**100%**
Actual YTD Result @ 30 December 2017	**100%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**0.0%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	All work associated with this report has been completed.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	The Biodiversity Research and Monitoring Program (BRAMP) 2015-17 Implementation Report is at: http://www.environment.act.gov.au/cpr/review_of_the_nature_conservation_act/biodiversity-research-and-monitoring-program The BRAMP 2015-17 is at: http://www.legislation.act.gov.au/ni/2015-426/default.asp
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	N/A
Contact Officer	**Pr**
Name: Nandhini Nagaratnam	Sig
Manager	**Ch**
Name: Kathryn Tracy	Sig
Director / Executive Director / Deputy Director-General	**Ap**
Name: Annie Lane	Sig

[redacted]

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.1(i) Environment**
Measure (name in full)	The conservator of Flora and Fauna to finalise Action Plans for matters listed under the Nature Conservation Act 2014, within six months following public consultation.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	An action plan is prepared for threatened species, listed migratory species, threatened ecological communities and key threatening processes.
Original Target 2017-18	**100%**
Actual YTD Result @ 30 December 2017	**0%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**(100.0%)**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	Grassland Action Plan consultation ended 12 May 2017 - finalised 30 November 2017, notified 7 December 2017 Migratory Species Action Plan - 25 August 2017 - due to be finalised 25 February 2018
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	17/29493 - Ministerial Function Brief - Launch of Native Grasslands - 8 DEC17/28387 Grassland Action Plans - finalisation (qA689708) http://www.legislation.act.gov.au/ni/2017-157/default.asp http://www.legislation.act.gov.au/di/2017-288/default.asp http://www.legislation.act.gov.au/ni/2017-357/default.asp
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	Finalisation of grasslands strategy delayed to allow for annoucement of strategy by Minister. Finalisation of Migratory Species Action Plan - not due until 25 February 2018 new variance per email behind.

Contact Officer	**Pr**
Name: Kathryn Tracy	Si
Manager	**Cl**
Name: Kathryn Tracy	Si
Director / Executive Director / Deputy Director-General	**Ap**
Name: ANNIE LANE	Si

[redacted]

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio/s Environment and Heritage

ISSUE: OUTPUT 2.2- Conservation and Land Managment

Talking points:

- Planning and management of the ACT's parks, reserves, unleased public land and plantations, including associated community infrastructure. The land manager role includes management of land for recreational use; conservation management; including management of national parks, nature reserves; fire management; and pest and weed control as well as the management of the Territory's softwood plantation and oversight of rural production areas.

Key Information

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Customer satisfaction with the Management of protected areas (Tidbinbilla Nature Reserve, Namadgi National Park and Canberra Nature Park)	90%	90%	90%
b.	Implement fuel management activities – grazing – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%	100%
c.	Implement fuel management activities – physical removal – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%	100%
d.	Implement fuel management activities – slashing – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%	100%
e.	Implement fuel management activities – burning – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%[1]	100%
f.	Implement access activities – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%	100%

Note(s):

1. The Directorate anticipates the 100 per cent target will be met, however burning is subject to appropriate weather conditions.

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.3(a) Conservation and Land Management**
Measure (name in full)	Customer satisfaction with the Management of protected areas (Tidbinbilla Nature Reserve, Namadgi National Park and Canberra Nature Park)
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	
Original Target 2017-18	90%
Actual YTD Result @ 30 December 2017	93%
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	3.7%
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	Figures sourced from Quarterly Customer Satisfaction Report Oct-Dec 2017 1) Satisfaction at Tidbinbilla Nature Reserve - 97%; 2) Satisfaction at Namadgi National Park - 89%; 3) Canberra Nature Park - 94%. TOTAL= (97+89+94)/3=93.3%
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	See Quarterly Report attached
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	N/A

Contact Officer
Name: Jasmine Foxlee
Manager
Name: Mikaela Jade, Manager Community and Visitor Programs
Director / Executive Director / Deputy Director-General
Daniel Iglesias, Director

[redacted]

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.3(b) Conservation and Land Management**
Measure (name in full)	Implement fuel management activities – grazing – as identified under the approved Bushfire Operational Plan (BOP).
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	Stock on site and achieving required outcone.
Original Target 2017-18	63%
Actual YTD Result @ 30 December 2017	**63%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	–
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	The following formula is used to calculate the result ((a*12.5)+(b*37.5)+(c*62.5)+(d*87.5)+(e*100))/(f*100). a = 0- 25, b = 25 - 50, c = 50 - 75, d = >75, e = completed and f = total number of jobs
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Export from TM1
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	Work is progressing as planned

Contact Officer	**Prepared by**
Name: Simon Butt	Signature:
Manager	**Checked by**
Name:	Signature:
Director / Executive Director / Deputy Director-General	
Name: Daniel Iglesias	

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.3(c) Conservation and Land Management**
Measure (name in full)	Implement fuel management activities – physical removal – as identified under the approved Bushfire Operational Plan (BOP).
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc, what does the measure mean in 'plain English')	Not Started Project has not Started Commenced On site inspection completed 1-25% On site inspection completed. Works plan completed (including approvals) 26-50% Work has commenced on site and is less than half done 51-75% Work has commenced on site and more than half done. >75% Work complete Completed Project complete, all paperwork received and processed
Original Target 2017-18	**50%**
Actual YTD Result @ 30 December 2017	**67%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**33.1%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	The following formula is used to calculate the result ((a*12.5)+(b*37.5)+(c*62.5)+(d*87.5)+(e*100))/(f*100). a = 0- 25, b = 25 - 50, c = 50 - 75, d = >75, e = completed and f = total number of jobs
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Export from TM1
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	Work is progressing as planned see email for variance.

Contact Officer	**Prepared by**
Name: Simon Butt	Signature:
Manager	**Check**
Name:	Signat
Director / Executive Director / Deputy Director-General	**Appro**
Name: Daniel Iglesias	Signat

[redacted]

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	Output 2.3(d) Conservation and Land Management
Measure (name in full)	Implement fuel management activities – slashing – as identified under the approved Bushfire Operational Plan (BOP).
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc, what does the measure mean in 'plain English')	Not Started Project has not Started Commenced On site inspection completed 1-25% On site inspection completed. Works plan completed (including approvals) 26-50% Work has commenced on site and is less than half done 51-75% Work has commenced on site and more than half done. >75% Work complete Completed Project complete, all paperwork received and processed
Original Target 2017-18	100%
YTD Target 2009-10	50
Actual YTD Result @ 30 December 2017	63%
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	~~(37.5%)~~ 26%
OR **Variance from the amended target based on YTD result (if applicable)** (Calculated by: (Result - Original Target)/Original Target)	XXXX
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	The following formula is used to calculate the result ((a*12.5)+(b*37.5)+(c*62.5)+(d*87.5)+(e*100))/(f*100). a = 0- 25, b = 25 - 50, c = 50 - 75, d = >75, e = completed and f = total number of jobs
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Export from TM1
Variance explanation (differences of more than or equal to 5%, positive or negative, need to be explained)	Work is progressing as planned See email for variance

Contact Officer	**Prepared by**
Name: Simon Butt	Signature:
Manager	
Name:	
Director / Executive Director / Deputy Director General	
Name: Daniel Iglesias	

[redacted]

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.3(e) Conservation and Land Management**
Measure (name in full)	Implement fuel management activities – burning – as identified under the approved Bushfire Operational Plan (BOP).
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	Not Started Project has not Started Commenced On site inspection completed 1-25% On site inspection completed, Works plan completed (including approvals) 26-50% Work has commenced on site and is less than half done 51-75% Work has commenced on site and more than half done. >75% Work complete Completed Project complete, all paperwork received and processed
Original Target 2017-18	**50%**
Actual YTD Result @ 30 December 2017	**35%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**(30.0%)**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	The following formula is used to calculate the result ((a*12.5)+(b*37.5)+(c*62.5)+(d*87.5)+(e*100))/(f*100). a = 0- 25, b = 25 - 50, c = 50 - 75, d = >75, e = completed and f = total number of jobs
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Export from TM1
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	No suitable weather window has arrived to allow prescribed burning. Weather is being reviewed twice weekly with the view to commencing when appropriate.

Contact Officer	**Prepared by**
Name: Simon Butt	Signature:
Manager	Ch
Name:	Sig
Director / Executive Director / Deputy Director-General	Ap
Name: Daniel Iglesias	Sig

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 2.3(f) Conservation and Land Management**
Measure (name in full)	Implement access activities – as identified under the approved Bushfire Operational Plan (BOP).
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	Not Started Project has not Started Commenced On site inspection completed 1-25% On site inspection completed. Works plan completed (including approvals) 26-50% Work has commenced on site and is less than half done 51-75% Work has commenced on site and more than half done. >75% Work complete Completed Project complete, all paperwork received and processed
Original Target 2017-18	100%
YTD Target 2009-10	50
Actual YTD Result @ 30 December 2017	40%
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	~~(60.2%)~~ 20%
OR **Variance from the amended target based on YTD result (if applicable) (Calculated by: (Result - Original Target)/Original Target)**	XXXX
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	The following formula is used to calculate the result ((a*12.5)+(b*37.5)+(c*62.5)+(d*87.5)+(e*100))/(f*100), a = 0- 25 b = 25 - 50 c = 50 - 75 d = >75 e = completed and f = total number of jobs
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Export from TM1
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	Work is proceeding as planned. The requirement for an ESO delayed the start of machinery by 2 months.

Contact Officer Name: Simon Butt	**Prepared by** Signature:
Manager Name:	**Checked by**
Director / Executive Director / Deputy Director-General Name: Daniel Iglesias	

[redacted]

Document Significance Opinion.

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio/s Environment & Heritage

ISSUE: Heritage Accountability Indicators

Talking points:

- ACT Heritage administers the provisions of the *Heritage Act 2004* and provides assistance in the conservation of the ACT's heritage assets to ensure their recognition, registration and conservation.
- The area provides administrative and operational support to the ACT Heritage Council and its projects, and administers the annual funding of the ACT Heritage Grants Program, the annual Canberra and Region Heritage Festival and Capital Works projects as they relate to heritage conservation works.
- A key function is also the promotion and education of the community regarding heritage assets of the ACT.

Key Information

	Accountability Indicators Output 2.3	2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Notification on the legislation register of Heritage Council decisions within five working days of the decision	**100%**	**100%**	**100%**
b.	Development application advice issued within 15 working days of referral by the ACT Land and Planning Authority	**95%**	**88%**	**90%**
c.	Decisions about heritage registrations by the ACT Heritage Council made within statutory timeframes[1]	**100%**	**100%**	**100%**

Notes:

1. This indicator relates to the timeframe imposed on the ACT Heritage Council to make a decision on final registrations under the *Heritage Act 2004*.

Background Information – may not be suitable for public disclosure

FURTHER INFORMATION ON INDICATOR B:

The number of development applications referrals in this period has increased from the past financial year, from 106 to 146 – a 28% increase. There also continues to be a general increase in the number of heritage submissions made to the ACT Heritage Council, which has increased from 491 to 601 over the past two financial years – a 19% increase. In this context, response timeframes for heritage advice are generally increasing.

Cleared as complete and accurate:	31/05/2018	
Cleared by:	Executive Director	Ext: 59027
Contact Officer Name:	Daisy Chaston	Ext: 77379

Return to Index

BUDGET ESTIMATES BRIEF

FURTHER INFORMATION ON INDICATOR C:

This indicator relates to the timeframe imposed on the ACT Heritage Council to make a decision on Registration (aka Final Registration) under the *Heritage Act 2004*.

Heritage registration is a three stage process established under Part 6 of the Act.

- 1. Nomination
- 2. Provisional Registration
- 3. Registration

There is no statutory timeframe imposed on the Council to make a decision on whether or not to accept a nomination application received. (See Section 29 of the Act)

There is no statutory timeframe imposed on the Council to make a decision on Provisional Registration once a place has been accepted as a nomination. (See Section 32 of the Act)

However, there is a statutory timeframe imposed on the Council to make a decision on Registration if it has made a decision to Provisionally Register. (See Section 35 of the Act)

The Council has:

- for a precinct – 9 months after the provisional registration day; or
- for a place – 5 months after the provisional registration day

to make a decision on Registration (unless an extension is granted).

Cleared as complete and accurate:	31/05/2018	
Cleared by:	Executive Director	Ext: 59027
Contact Officer Name:	Daisy Chaston	Ext: 77379

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 1.3(a) Heritage**
Measure (name in full)	Notification on the legislation register of Heritage Council decisions within five working days of the decision.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	When the Heritage Council makes a decision on provisional registration, or registration for a place or object, the notifiable instrument for that decision must be uploaded onto the ACT Legislation Register within five working days of the decision being made.
Original Target 2017-18	**100%**
Actual YTD Result @ 30 December 2017	**100%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**0.0%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	ACT Heritage adheres strictly to the statutory timeframes and processes surrounding Heritage Council deicisons outlined in the *Heritage Act 2004* . Running statistics on statutory timframes and processes are maintained throughout the year.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Statistical speadsheet on notification timframes for individual decisions.
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	

Contact Officer	**Prepared by**
Name: Adriana Lulic	Signature:
Manager	
Name: Daisy Chaston	
Director / Executive Director / Deputy Direc General	
Name: Daniel Iglesias	

Return to Index

Decisions Notified on the Legislation Register 2017-18

Decision (place/object name)	Date decision made by Council	Date decision notified on the Legislation Register	Date of effect	Was the decision notifed within 5 working days? Yes/No
Barton Highway Road Cut, Nicholls	27-Jul-17	31-Jul-17	01-Aug-17	Yes
Red Hill Rutidosis Site, Deakin	27-Jul-17	31-Jul-17	01-Aug-17	Yes
Bull Oak Grove near Molonglo Gorge, Kowen	21-Sep-17	26-Sep-17	27-Sep-17	Yes
Grassland Earless Dragon Habitat, Jerrabomberra and Majura	21-Sep-17	26-Sep-17	27-Sep-17	Yes
Molonglo River to Barton Highway Woodland	21-Sep-17	26-Sep-17	27-Sep-17	Yes
Mulligans Flat Nature Reserve, Gungahlin	21-Sep-17	26-Sep-17	27-Sep-17	Yes
Tharwa School, Tharwa	16-Nov-17	20-Nov-17	21-Nov-17	Yes
Austral Toadflax Site near Kambah Pool, Tuggeranong	16-Nov-17	20-Nov-17	21-Nov-17	Yes
Pale Pomaderris Habitats across the ACT	16-Nov-17	20-Nov-17	21-Nov-17	Yes
Tharwa Village Precinct	16-Nov-17	20-Nov-17	21-Nov-17	Yes
Corroborree Ground and Aboriginal Cultural Area, Queanbeyan River, Majura and Jerrabomberra	16-Nov-17	20-Nov-17	21-Nov-17	Yes
Barton Highway Road Cut, Nicholls	16-Nov-17	20-Nov-17	21-Nov-17	Yes

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	Output 1.3(b) Heritage
Measure (name in full)	Development application advice issued within 15 working days of referral by the ACT planning and land authority.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	Under Section 149 of the Planning and Development Act 2007, the ACT Heritage Council is provided with 15 working days to provide entity advice on referred Development Applications.
Original Target 2017-18	95%
Actual YTD Result @ 30 December 2017	87%
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	(8.7%)
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	ACT Heritage maintains a database of all ACT Heritage Council advice issued, and this was reviewed to identify due dates and actual dates for all DA advice due between 1 July 2017 and 31 December 2017.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	ACT Heritage Council database extract attached - 'Output 1.3b - DA Advice to ACTPLA'. Full ACT Heritage Council advice on referred Development Applications is filed in Objective, and can be electonically accessed.
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	The number of DAs referred in this period has increased from the past financial year, from 75 to 98. There also continues to be a general increase in the number of heritage submissions made, for example, formal Council advice issued has increased from 491 to 601 over the past two financial years. The Advice team size has remaining the same during this timeframe, on which basis, response timeframes are generally increasing.

Contact Officer	
Name: Meaghan Russell	
Manager	
Name: Jennifer O'Connell	
Director / Executive Director / Deputy Director-General	
Name: Daniel Inglesias	

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio/s Planning and Land Management

ISSUE: OUTPUT 4.1- Land Strategy

Talking points:

- Provide strategic, policy and planning support, including preparation of the four-year Indicative Land Release Program. The program sets out the Government's intended program for land release and seeks to facilitate housing diversity, provide affordable housing, stimulate economic activity, and meet the demand for land in the Territory and support a competitive land development and construction market.

Key Information

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	4 year Indicative Land Release Program published[1]	1	1	1
b.	Publish the annual affordable, community and public housing targets[2]	n/a	n/a	1

Note(s):

1. This accountability indicator covers publication of the 2018-19 to 2021-22 Indicative Land Release Program.
2. New indicator. This indicator will be considered complete when the targets are notified on the ACT Legislation website.

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 4.1(a) Land Policy**
Measure (name in full)	4 year Indicative Land Release Program published.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This measure covers publication of the 2018-19 to 2021-22 Indicative Land Release Program.
Original Target 2017-18	**1**
Actual YTD Result @ 30 December 2017	**0%**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**(100.0%)**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	The performance measure is considered complete when the final Program is published in hard copy format and distributed to industry and the online version goes live on the ACT Government's website.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	The Land Release Program is published as a full-colour stand alone publication. The online version is a PDF version that is available to all web users via the link http://www.planning.act.gov.au/topics/land-release
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	The publishing of the Indicative Land Release Program is scheduled to coincide with the release of the 2018-19 ACT Budget on 5 June 2018.

Contact Officer	**Prepared by**
Name: Alexander Konovalov	Signature:
Manager	**Checked by**
Name: Simon Tennent	Signature:
Director / Executive Director / Deputy Director-General	**Approved by**
Name: ERIN BRADY	Signature [redacted]

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio/s Urban Renewal

ISSUE: OUTPUT 4.2- Urban Renewal

Talking points:

- Urban renewal delivers projects that involve multiple policy outcomes. This work includes the identification of key precincts and individual projects, prioritisation of projects based on community need, undertaking feasibility studies and due diligence, and project delivery including demolition and minor works. This work seeks to integrate urban renewal opportunities across Government around defined urban renewal precincts, including within town and group centres and within pockets of established suburbs, such as local centres.

Key Information

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Asset Recycling Initiative[1]	100%	100%	n/a
b.	Asset Recycling Initiative – number of settlements to be finalised of the eight remaining sites by 2018-19 to enable claim of the 15% Commonwealth Bonus[2]	n/a	n/a	100%

Note(s):

1. Indicator discontinued as this measured the percentage of ARI sites for which sales strategies have been established and endorsed, which is now completed.
2. New indicator.

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 4.1(a) Urban Renewal**
Measure (name in full)	Release of Asset Recycling Initiative sites.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This indicator covers the delivery of the ACT Government's Asset Recycling Initiative (ARI) and measures the number of sites released in the target year per the Indicative Land Release Program (ILRP).
Original Target 2017-18	100%
YTD Target 2017-18	50%
Actual YTD Result @ 30 December 2017	50%
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	0.0%
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This result is calculated by determining the number of ARI sites identified on the ILRP and placed to market.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	ARI schedule - Bi-Annual Review (BAR)
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	All ARI sites are on schedule for release as per the ARI schedule. Remaining two sites are programed for release June 2018 following results of the Red Hill Precinct Sale. Sites are programmed not to compete with one another and ensure market competition.

Contact Officer	[redacted]
Name: Murray Nichol	
Manager	
Name: Chloe Howorth	
Director / Executive Director / Deputy Director-General	
Name: Bruce Fitzgerald	

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 4.2(b) Urban Renewal**
Measure (name in full)	Public Housing Renewal Program Contracts (Dwellings to be delivered from contracts).
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc, what does the measure mean in 'plain English')	This accountability indicator covers the delivery of the ACT Government's Public Housing Renewal Program and measures the number of replacement dwellings covered by new contracts in the target year. This includes dwellings covered by purchasing contracts and dwellings covered by construction contracts.
Original Target 2017-18	**320**
YTD Target 2017-18	**160**
Actual YTD Result @ 30 December 2017	**289**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**80.6%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This result is calculated by determining the number of dwellings included in new contracts entered into between 1 July 2017 and 31 December 2017. The data about contracts is derived from the records of the Public Housing Renewal Taskforce. There is a central spreadsheet used to track all projects which will be used as the initial source of information and then cross referenced. This result includes construction construction of dwellings in Throsby, Taylor, Gungahlin Town Centre, Monash and Greenway. It also includes 34 dwellings purchased through the Public Housing Renewal Taskforce's second Expression of Interest (EOI) process.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Reporting Spreadsheet updated and provided to Housing ACT dated 3.1.18
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	The YTD target is 50% of the 2017-18 target. As a result of timing and delivery constraints from the previous F/Y, the Taskforce has achieved the majority of the required target in the 1st half of the reporting period.

Contact Officer	**P**
Name: Jon Barnes	S
Manager	**C**
Name: Paul Lewis	S
Director / Executive Director / Deputy Director-General	**A**
Name: Bruce Fitzgerald	S

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 4.2(c) Urban Renewal**
Measure (name in full)	Public Housing Renewal Program Delivery.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This indicator covers the delivery of the ACT Government's Public Housing Renewal Program and measures the number of replacement dwellings completed and transferred to Housing ACT in the target year.
Original Target 2017-18	**260**
YTD Target 2017-18	**130**
Actual YTD Result @ 30 December 2017	**149**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target) / Original Target)	**14.6%**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This result is calculated by determining the number of dwellings transferred to Housing ACT between 1 July 2017 and 31 December 2017. The data about delivery is derived from the records of the Public Housing Renewal Taskforce. There is a central spreadsheet used to monitor the dates all properties are handed to Housing ACT.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	Reporting Spreadsheet updated and provided to Housing ACT dated 3.1.18
Variance explanation (differences of more than or equal to 5% , positive or negative, need to be explained)	The YTD target is 50% of the 2017-18 target. The Settlement of a number of EOI properties in the 1st half of the reporting period has seen the Taskforce deliver over half of the performance target.

Contact Officer	**Prep**
Name: Jon Barnes	Sign
Manager	**Che**
Name: Paul Lewis	Sign
Director / Executive Director / Deputy Director-General	**App**
Name: Bruce Fitzgerald	Sign

[redacted]

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio/s Urban Renewal

ISSUE: OUTPUT 5.1- Loose-Fill Asbestos Insulation Eradication Scheme

Talking points:

- The Asbestos Response Taskforce delivers the Loose-fill Asbestos Insulation Eradication Scheme safely, compassionately and efficiently. It provides support and advice to affected homeowners, the Canberra community, industry and Government.

Key Information

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
	Community Engagement and Advice:			
a.	Undertake a program to provide advice and support to residents of properties affected by loose fill asbestos insulation[1]	1	1	n/a
b.	Conduct and/or attend Community Forums/Meetings on loose fill asbestos insulation (e.g. health, management, demolition and personal support)[1]	3	3	n/a
c.	Undertake an awareness program to inform the broader community about the demolition and sales activities of the Scheme[1]	1	1	n/a
	Buy-Back and Demolition Program:			
d.	Continue to facilitate settlement of the surrender of properties under the Buyback program[2]	1	1	n/a
e.	Purchase affected dwellings[3]	n/a	n/a	1
f.	Demolish affected dwellings	222	187	21
g.	Deregister affected properties post demolition and soil validation	178	255	27
	Sales Program:			
h.	Sale of remediated and deregistered blocks	395	395	221

Note(s):
1. Indicators discontinued as the Scheme has moved into the final phase of operations.
2. Indicator discontinued and replaced with indicator 5.1(e).
3. New indicator which replaces indicator 5.1(d).

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 3.1(a) Loose-fill Asbestos Insulation Eradication Scheme**
Measure (name in full)	Undertake a program to provide advice and support to residents of properties affected by loose-fill asbestos insulation
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This indicator measures the Assistance Program for owners/residents as well as client support and communications.
Original Target 2017-18	1
Actual YTD Result @ 31 December 2017	1
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target))	0
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This accountability indicator encompasses the ACT Government's Assistance Program for owners/residents of properties containing loose-fill asbestos insulation (which provides a designated personal support team to facilitate direct client support and communication) and the design and delivery of associated financial assistance measures. Current efforts are underway to establish ongoing community partnerships and procedures that will ensure an equitable support service is provided following the wind down of the Asbestos Response Taskforce.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	• The Communications, Engagement and Personal Support Team Monthly Report to the Eradication Scheme Steering Committee
Variance explanation (differences of more than or equal to 5%, positive or negative, need to be explained)	N/a

Contact Officer	**Prep**
Name: Lynette Marsh	Signa
Manager	**Chec**
Name: Richard Kingham	Signa
Director / Executive Director / Deputy Director-General	**Appr**
Name: Bruce Fitzgerald	Signe

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 3.1(b) Loose-fill Asbestos Insulation Eradication Scheme**
Measure (name in full)	Conduct and/or attend Community Forums/Meetings on loose-fill asbestos insulation (e.g. health, management, demolition and personal support).
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This indicator measures the attendance, design, development and delivery of community forums.
Original Target 2017-18 YTD	3 2 see email for YTD target.
Actual YTD Result @ 31 December 2017	2
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target))	-1 0
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This accountability indicator covers the design, development, delivery and or attendance at community forums to provide information and advice on a range of topics relating to loose-fill asbestos insulation and the Loose Fill Asbestos Insulation Eradication Scheme (including at the invitation of community groups). In addition to general fora, specifically focussed events have been arranged for groups with particular needs.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	• The Communications, Engagement and Personal Support Team Monthly Report to the Eradication Scheme Steering Committee • The Community Engagement Tracking Spreadsheet
Variance explanation (differences of more than or equal to 5%, positive or negative, need to be explained)	N/a

Contact Officer	**Prepa**
Name: Lynette Marsh	Signa
Manager	**Chec**
Name: Richard Kingham	Signa
Director / Executive Director / Deputy Director-General	**Appr**
Name: Bruce Fitzgerald	Signa

[redacted]

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 3.1(c) Loose-fill Asbestos Insulation Eradication Scheme**
Measure (name in full)	Undertake an awareness program to inform the broader community about the demolition and sales activities of the Scheme.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This indicator measures the communication and awareness of the community to gauge the level of support required through the demolition and sales activities. The education program is ongoing and tailored in accordance with the identified needs of the community and is delivered through enhanced community engagement, direct client contact, online publications, newsletters, letters to neighbours and onsite signage with demolition information updated by the demolition contractors.
Original Target 2017-18	1
Actual YTD Result @ 31 December 2017	1
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target)	0
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This accountability indicator encompasses an ongoing communication and awareness campaign aimed at local neighbourhoods and the broader Canberra community. The outcome of this program is to support the community throughout the demolition and sales activities that will be occurring across numerous Canberra suburbs throughout the year.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	• The Communications, Engagement and Personal Support Team Monthly Report to the Eradication Scheme Steering Committee
Variance explanation (differences of more than or equal to 5%, positive or negative, need to be explained)	N/a

Contact Officer	**Pr**
Name: Lynette Marsh	Sig
Manager	**Ch**
Name: Richard Kingham	Sig
Director / Executive Director / Deputy Director-General	**Ap**
Name: Bruce Fitzgerald	Sig

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 3.1(d) Loose-fill Asbestos Insulation Eradication Scheme**
Measure (name in full)	Continue to facilitate settlement of the surrender of properties under the Buyback program.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This indicator measures the delivery of the Buyback Program to enable the eradication of loose-fill asbestos under the Scheme and to provide affected homeowners additional time to make necessary arrangements.
Original Target 2017-18	**1**
Actual YTD Result @ 30 December 2017	**1**
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target))	**0**
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This accountability indicator recognises the agreed delay between exchange on the deed of surrender for an affected property and settlement of the surrender (at which point funds are released).
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	• The Acquisition, Demolition and Sales Team Monthly Report to the Eradication Scheme Steering Committee • The Communications, Engagement and Personal Support Team Monthly Report to the Eradication Scheme Steering Committee
Variance explanation (differences of more than or equal to 5%, positive or negative, need to be explained)	N/a

Contact Officer	**P**
Name: Taylor Gallagher	S
Manager	**C**
Name: Richard Kingham	S
Director / Executive Director / Deputy Director-General	**A**
Name: Bruce Fitzgerald	S

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 3.1(e) Loose-fill Asbestos Insulation Eradication Scheme**
Measure (name in full)	Demolish affected dwellings.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc, what does the measure mean in 'plain English')	This indicator measures the number of **affected** properties demolished under the Loose Fill Asbestos Insulation Eradication Scheme.
Original Target 2017-18 YTD	222 111 see email for YTD target
Actual YTD Result @ 31 December 2017	152
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target))	~~-70~~ 37%
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This accountability indicator relates to the number of **affected** properties that are demolished under the Scheme. Note - this exlcudes the demolition of any eligibale impacted properties.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	• Full exports of the Access Database • ADS Demolition Program Tracking Spreadsheet
Variance explanation (differences of more than or equal to 5%, positive or negative, need to be explained)	Timing of property acquistions facilitates the demolition program being undertaken largely in the first half of the financial year.

Contact Officer	**Prepared**
Name: Taylor Gallagher	Signature
Manager	**Checked**
Name: Richard Kingham	Signature
Director / Executive Director / Deputy Director-General	**Approved**
Name: Bruce Fitzgerald	Signature

[redacted]

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 3.1(f) Loose-fill Asbestos Insulation Eradication Scheme**
Measure (name in full)	Deregister affected properties post demolition and soil validation.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc, what does the measure mean in 'plain English')	This indicator measures the number of affected properties that have been removed from the Affected Residential Premises Register following demolition and soil validation.
Original Target 2017-18 YTD	178 89 see email for YTD target.
Actual YTD Result @ 31 December 2017	191
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target))	~~13~~ 115%
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This accountability indicator relates to the number of affected properties that are demolished (ACT Government, assisted private and self-funded demolitions) and have subsequently been removed from the Affected Residential Premises Register.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	• Full exports of the Access Database • Deregistration Schedule
Variance explanation (differences of more than or equal to 5%, positive or negative, need to be explained)	Timing of property acquistions facilitates the demolition and deregristation process being undertaken largely in the first half of the financial year.

Contact Officer	**Prepare**
Name: Taylor Gallagher	Signatu
Manager	**Checke**
Name: Richard Kingham	Signatu
Director / Executive Director / Deputy Director-General	**Approv**
Name: Bruce Fitzgerald	Signatu

Return to Index

Performance Measure Summary and Verification

Report on 2017-2018 Statement of Performance

Output (number and name)	**Output 3.1(g) Loose-fill Asbestos Insulation Eradication Scheme**
Measure (name in full)	Sale of remediated and deregistered blocks.
Definition of terms used in the measure (explain terms such as submitted, completed, published, occasions of service etc; what does the measure mean in 'plain English')	This indicator measures the number of properties that are purchased by the Territory through the Buyback Program, demolished, removed from the Affected Residential Premises Register, sold and settled
Original Target 2017-18 YTD	395 198 See email for YTD target
Actual YTD Result @ 31 December 2017	151
Variance from the Actual YTD Result (Calculated by: (Actual YTD Result - Original Target))	~~-244~~ -24%
Explanation of how the result was achieved (describe the source and the calculations used to arrive at the result)	This accountability indicator relates to the number of properties that are purchased by the Territory through the Buyback Program, demolished, removed from the Affected Residential Premises Register, sold and settled. The number of sales achieved will be dependent on market absorption and take-up rates.
Documentation (list the documents attached to support the performance measure result, e.g., Director-General minute signed and dated, media release)	• Full exports of the Access Database • Finance Team Land Sales Tracker
Variance explanation (differences of more than or equal to 5%, positive or negative, need to be explained)	The scheduling of auction events results in the timing of settlements being weighted towards the second half of the financial year. Note - This measures excludes the sale of any eligbile impacted properties.

Contact Officer	
Name: Taylor Gallagher	
Manager	
Name: Richard Kingham	
Director / Executive Director / Deputy Directo General	
Name: Bruce Fitzgerald	

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

Budget Statement E Page 12-18

ISSUE: OUTPUT CLASS CHANGES IN 2018-19

EPSDD		
2017-18 Output Class Split	**2018-19 Output Class Split**	**Notes**
Output Class 1: Planning *(Minister Gentleman)*	Output Class 1: Planning *(Minister Gentleman)*	
Output 1.1: Planning Delivery	Output 1.1: Planning Delivery	Building Policy Transferred to Planning Policy from Planning Delivery
Output 1.2: Planning Policy	Output 1.2: Planning and Building Policy	Building Policy Transferred to Planning Policy from Planning Delivery
Output 1.3: Heritage		Transferred to Output Class 2 as Output 2.3: Heritage
Output Class 2: Environment *(Minister Gentleman)*	Output Class 2: Environment *(Minister Gentleman)*	
Output 2.1: Environment	Output 2.1: Environment	
Output 2.2: Climate Change and Sustainability		Transferred to Output Class 3, Output 3.1 Climate Change and Sustainability from Output Class 2, Output 2.2.
Output 2.3: Conservation and Land Management	Output 2.2: Conservation and Land Management	Renumbered from Output 2.3 to 2.2 due to Climate Change and Sustainability moving to Output Class 3
	Output 2.3: Heritage	Transferred from Output Class 1, Output 1.3: Heritage
Output Class 3: Loose-fill Asbestos Insulation Eradication *(Minister Gentleman)*	Output Class 3: Climate Change and Sustainability *(Minister Rattenbury)*	Output Class 3 renamed from Loose-Fill Asbestos Insulation Eradication to Climate Change and Sustainability. Output Class 5 established for Loose-Fill Asbestos Insulation Eradication.
Output Class 3.1: Loose-fill Asbestos Insulation Eradication Scheme *(Minister Gentleman)*	Output 3.1: Climate Change and Sustainability	Transferred to Output 3.1 from Output 2.2.
Output Class 4: Land Policy and Renewal *(Minister Gentleman)*	Output Class 4: Land Strategy and Urban Renewal *(Minister Gentleman)*	Name Change
Output 4.1: Land Policy	Output 4.1: Land Strategy	Name Change
Output 4.2: Urban Renewal	Output 4.2: Urban Renewal	PHRT moved to Output Class 6, Output 6.1 Public Housing Renewal Taskforce
	Output Class 5: Loose-fill Asbestos Insulation Eradication *(Minister Gentleman)*	Output Class 5 established for Loose-Fill Asbestos Insulation Eradication, moved from Output Class 3.
	Output 5.1: Loose-fill Asbestos Insulation Eradication	Output 5.1 established for Loose-Fill Asbestos Insulation Eradication, moved from Output 3.1.
	Output Class 6: Public Housing Renewal Taskforce *(Minister Berry)*	PHRT moved to Output Class 6, Output 6.1 Public Housing Renewal Taskforce
	Output 6.1: Public Housing Renewal Taskforce	PHRT moved to Output Class 6, Output 6.1 Public Housing Renewal Taskforce
Output Class EBT: Office of the Commissioner for Sustainability and the Environment *(Minister Rattenbury)*	Output Class EBT: Office of the Commissioner for Sustainability and the Environment *(Minister Rattenbury)*	
Output EBT1: Office of the Commissioner for Sustainability and the Environment	Output EBT1: Office of the Commissioner for Sustainability and the Environment	

Cleared as complete and accurate: 16/06/2018
Cleared by: Gary Spencer Director Ext:x76339
Contact Officer Name:Gary Spencer Finance Ext:x76339

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio Planning & Land Management

Budget Statement E Page 18-25

ISSUE: ACCOUNTABILITY INDICATOR CHANGES IN 2018-19

Talking points:

Accountability Indicator – New and Discontinued

- The new indicators for 2018-19 have been highlighted in green.
- The indicators that have been discontinued have been highlighted in red.
- The indicators that have targets changed in 2018-19 from 2017-18 have been highlighted orange.

Output 1.1: Planning Delivery

	2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
Development application processing times:			
- average processing times in working days	45	56	45
- median processing times in working days	30	42	30
Percentage of development application decisions made within statutory deadlines	75%	68%	75%
Percentage of development applications appeals resolved by mediation in relation to development proposals	35%	68%	35%
Percentage of ACT Civil and Administrative Tribunal (ACAT) decisions which uphold the Directorate's original decision	85%	85%	85%

Output 1.2: Planning and Building Policy

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Number of Environment and Planning Forums held during the year to assist in community consultations	6	7	6
b.	Prepare policy advice to inform Executive consideration of the requirement to review the ACT Planning Strategy in 2017[1]	1	1	n/a

Cleared as complete and accurate: 16/06/2018
Cleared by: Gary Spencer Director Ext:x76339
Contact Officer Name:Gary Spencer Finance Ext:x76339

Return to Index

BUDGET ESTIMATES BRIEF

	2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
Report on the status of actions in the Minister for Planning and Land Management's Statement of Planning Intent[1]	4	4	n/a
Continue to engage community and stakeholders in the preparation of city-wide urban land and transport policies, strategies and plans[1]	6	12	n/a
Completion and publication of master plans[2]	n/a	n/a	2
Undertake the *ACT Planning Strategy Refresh*[3]	n/a	n/a	1
Number of *Improving the ACT Building Regulatory System* reforms completed in year[4]	n/a	n/a	15

Notes:

1. Indicators discontinued.
2. New indicator. The Kippax and Curtin master plans are to be completed in 2018-19.
3. New indicator. This indicator will be considered complete when the *ACT Planning Strategy Refresh* is published on the Directorate's website.
4. New indicator. A reform will be considered complete when the Minister reports it's complete status to the Legislative Assembly and a complete status is recorded in a project status update published on the Directorate's website.

Cleared as complete and accurate: 16/06/2018
Cleared by: Gary Spencer Director Ext:x76339
Contact Officer Name:Gary Spencer Finance Ext:x76339

Return to Index

Output 2.1: Environment

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Submit twice yearly progress reports to the Commonwealth for the *National Landcare Program*	2	2	1
b.	Prepare and submit National Environment Protection Measure jurisdictional reports to the National Environment Protection Council within agreed timeframe	Sep 2017	Oct 2017	Sep 2018
c.	Response from the Conservator of Flora and Fauna on development applications issued within statutory timeframes[1]	90%	95%	n/a
d.	Prepare a public report on the implementation of the ACT Water Strategy	Dec 2017	Jun 2018	Jun 2019
e.	Submit ACT Healthy Waterways project milestone reports to the Commonwealth in accordance with the Commonwealth agreement	2	2	4
f.	Implementation report on the 2015-17 Biodiversity Research and Monitoring Program finalised by December 2017[2]	100%	100%	n/a
g.	The conservator of Flora and Fauna to finalise Action Plans for matters listed under the *Nature Conservation Act 2014*, within six months following public consultation	100%	11%[3]	100%
h.	Implementation report on the Nature Conservation Strategy 2013-23 to be publicly released by March 2019[4]	n/a	n/a	Mar 2019
i.	Prepare a public report annually on the Conservators actions to protect ACT flora and fauna[4]	n/a	n/a	1

Notes:

1. Indicator discontinued as the response times are dependant on information provided by external parties.
2. Indicator discontinued as the report was completed in 2017-18.
3. The Grasslands Strategy, which consisted of 8 Action Plans, was completed within 7 months. The Action Plans took longer than anticipated as they required extra time to adequately respond to public consultation before being finalised.
4. New indicators.

Output 2.2: Conservation and Land Management

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Customer satisfaction with the Management of protected areas (Tidbinbilla Nature Reserve, Namadgi National Park and Canberra Nature Park)	90%	90%	90%
b.	Implement fuel management activities – grazing – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%	100%
c.	Implement fuel management activities – physical removal – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%	100%
d.	Implement fuel management activities – slashing – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%	100%
e.	Implement fuel management activities – burning – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%	100%
f.	Implement access activities – as identified under the approved Bushfire Operational Plan (BOP)	100%	100%	100%

Output 2.3: Heritage

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Notification on the legislation register of Heritage Council decisions within five working days of the decision	100%	100%	100%
b.	Development application advice issued within 15 working days of referral by the ACT Land and Planning Authority	95%	88%	90%
c.	Decisions about heritage registrations by the ACT Heritage Council made within statutory timeframes[1]	100%	100%	100%

Notes:

This indicator relates to the timeframe imposed on the ACT Heritage Council to make a decision on final registrations under the *Heritage Act 2004*.

Output 3.1: Climate Change

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Oversee the actions of the ACT Climate Change Strategy and Action Plan – *AP2*:			
	- publish an annual inventory	Dec 2017	Nov 2017	n/a
	- publish an annual report on emissions targets[1]	Dec 2017	Nov 2017	n/a
b.	Increase in the number of businesses or offices assisted to improve energy and water efficiency, reduce waste and increase recycling[2]	10%	7%	n/a
c.	Estimated total electricity saved from Carbon Neutral Government Fund projects[3]	10,000MWh	9,724MWh	n/a
d.	Number of households assisted by the Household Low Income Program	1,000	1,200	1,200
e.	Number of businesses supported by energy, water and waste programs	n/a	n/a	750
f.	Oversee the actions of the ACT's Climate Strategy to a Net Zero Emissions Territory:			
	- publish an annual greenhouse gas inventory for the ACT; and	n/a	n/a	Dec 2018
	- publish an annual report on actions to achieve the ACT Government's target of net zero carbon emissions in the ACT by 2050, at the latest and in government operations by 2020.	n/a	n/a	Dec 2018

Notes:

1. Indicator discontinued and replaced with indicator 3.1(f).
2. Indicator discontinued and replaced with indicator 3.1(e).
3. Indicator discontinued as savings are dependent on a number of external factors (for example weather) that is outside of the control of the Directorate.
4. New indicator which replaces 3.1(b).
5. New indicator which replaces 3.1(a). The indicator was changed to reflect new program names.

Output 4.1: Land Strategy

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	4 year Indicative Land Release Program published[1]	1	1	1
b.	Publish the annual affordable, community and public housing targets.	n/a	n/a	1

Notes:

1. This accountability indicator covers publication of the 2018-19 to 2021-22 Indicative Land Release Program.
2. New indicator. This indicator will be considered complete when the targets are notified on the ACT Legislation website.

Output 4.2: Urban Renewal

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Asset Recycling Initiative[1]	100%		n/a
b.	Asset Recycling Initiative – number of settlements to be finalised of the eight remaining sites by 2018-19 to enable claim of the 15% Commonwealth Bonus	n/a	n/a	100%

Notes:

6. Indicator discontinued and replaced with indicator 4.2(b) as this measured the percentage of ARI sites for which sales strategies have been established and endorsed, which is now completed.
7. New indicator which replaces 4.2(a).

Output 5.1: Loose-fill Asbestos Insulation Eradication Scheme

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
	Community Engagement and Advice:			
a.	Undertake a program to provide advice and support to residents of properties affected by loose-fill asbestos insulation[1]	1	1	n/a
b.	Conduct and/or attend Community Forums/Meetings on loose-fill asbestos insulation (e.g. health, management, demolition and personal support)[1]	3	3	n/a
c.	Undertake an awareness program to inform the broader community about the demolition and sales activities of the Scheme[1]	1	1	n/a
	Buy-Back and Demolition Program:			
d.	Continue to facilitate settlement of the surrender of properties under the Buyback program[2]	1	1	n/a
e.	Purchase affected dwellings[3]	n/a	n/a	1
f.	Demolish affected dwellings	222	187	21
g.	Deregister affected properties post demolition and soil validation	178	255	27
	Sales Program:			
h.	Sale of remediated and deregistered blocks	395	395	221

Notes:
1. Indicators discontinued as the Scheme has moved into the final phase of operations.
2. Indicator discontinued and replaced with indicator 5.1(e).
3. New indicator which replaces indicator 5.1(d).

Output 6.1: Public Housing Renewal Taskforce

		2017-18 Targets	2017-18 Estimated Outcome	2018-19 Targets
a.	Public Housing Renewal Program Contracts[1]	320	414	78
b.	Public Housing Renewal Program Delivery[2]	260	314	464

Notes:
1. This accountability indicator covers the delivery of the ACT Government's Public Housing Renewal Program and measures the number of replacement dwellings covered by new contracts in the target year. This includes dwellings covered by purchasing contracts and dwellings covered by construction contracts.

This indicator covers the delivery of the ACT Government's Public Housing Renewal Program and measures the number of replacement dwellings completed and transferred to Housing ACT in the target year.

Output EBT 1: Office of the Commissioner for Sustainability and the Environment

c.		d. 2017-18 Targets	e. 2017-18 Estimated Outcome	f. 2018-19 Targets
g.	Report on the uptake of recommendations on the ACT State of the Environment and special reports as part of the annual report	Oct 2017	Oct 2017	Oct 2018
h.	Undertake Ministerial initiated investigations in accordance with the Minister's direction	100%	100%	100%
i.	Undertake Commissioner initiated investigations in accordance with the Terms of Reference	100%	100%	100%
j.	Undertake complaints generated investigations in accordance with the Terms of Reference	100%	100%	100%
k.	Report on the complaints about the management of the environment by the Territory or a Territory agency as part of the annual report	Oct 2017	Oct 2017	Oct 2018

BUDGET ESTIMATES BRIEF

Portfolio/s Whole of Directorate

ISSUE: EPSDD Budget Rollovers

Talking points:

- There were 25 initiatives that had funding rolled from 2017-18 into the forward financial years.

Key Information

- The reasons for each revised funding profile (rollover) is as follows:

Controlled		
Initiative name	**Amount ($,000)**	**Reason**
Revised Funding Profile – Better services in your community – Managing native wildlife	198	The program is running on calendar year not financial year. The rollover is for the 2018-19 contract with CSIRO ($40,000), continuation of the project ecologist, darts, vehicle costs, counting of the treated kangaroos and staff time.
Revised Funding Profile – Better services in your community – Reviewing the ACT energy rating disclosure scheme	200	Contracts in place expected to to be paid in 2018-19. An additional study is currently awaiting completion of another project in Govt. This is expected to to be completed mid 2018-19
Revised Funding Profile – Better support when it matters – Housing Innovation Fund	500	EOI currently out, contracts to be signed by 12 June. Payments to be made in 2018-19
Revised Funding Profile – Building a better city – Building Regulation Reform	225	Progress has been delayed whilst awaiting outcomes on national work. Contracts expected to be paid in 2018-19
Revised Funding Profile – Building a better city – Bindubi Street extension – Early planning	295	PDF for Molonglo 3 delayed due to planning and environmental issues. Release of land in area of Bindubi Street extension (BSE) some years away. Planning for Molonglo 3 still in initial stages of development and decision on preferred location of BSE with JGD only recently resolved, size, location and other key details of group centre yet to be determined. Traffic study confirming the need for and details of this key road delayed start of study.
Revised Funding Profile – Building a better city – Building audits	1,000	The project has been delayed due to the difficulty in finding suitably qualified contractors for the complex technical reforms. Project will recruit additional officers to ensure project still completed by end of 2019-20.

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

Revised Funding Profile – Building a better city – Molonglo East-West arterial road – Early planning	200	PDF for Molonglo 3 not yet completed. Molonglo 2 commercial centre under review and could impact on the route and nature of the EWA at this location. Decision/indication on whether to allow for future development to the west of Molonglo uncertain and has a significant impact on the traffic and hence size of this road. In-particular, the bridge over the Molonglo River could change from 2 lanes to four lanes if Huntly development (25,000 pop) considered (TBC from more detailed modelling). Choice of route and underground/overhead option for 132 kV electrical transmission lines not yet agreed and CBA report on options only just received in March 2018. Further revisions to traffic model based on 2016 census and household travel preference survey not yet undertaken and could influence design options.
Revised Funding Profile – Building a better city - William Hovell Drive upgrade – Early planning	100	Preliminary traffic study by others required prior to issuing brief to Calibre for FS. Delays in traffic study around assumed parameters for model and future development potential in the area.
Revised Funding Profile – Caring for our Country Complimentary Investment	250	Funds are comitted and due to be spent next financial year. In the last Federal Budget the Australian Government commited $450 million to continue National Landcare Program regional delivery for a further five years (2018-23). The Commonwealth changed its approach to funding regional delivery (now called 'Regional Land Partnerships'), moving from a devolved grants model, to a competitive procurement model. The ACT Government submitted a tender under Regional Land Partnerships in February 2018. The Australian Government is currently assessing proposals from 56 regions across Australia. The ACT Government was the only body to submit a tender for the ACT region and has received positve feedback (verbally) from the Commonwealth on the merit of the ACT tender. Rollovers will be used to meet funding commitments (for regional body functions and project delivery) identified in the tender to implement projects for: - protecting and connecting endangered woodlands and managing natural temperate grasslands; - reintroducing native species to ACT - reducing impact of weeds and pest animals - collaborating with rural landholders on to promote better land management practices; and - engaging the Aboriginal community in caring for country. The Commonwealth (Steve Costello, Director, Program Delivery Branch, Department of Environment and Energy), is aware that rollovers are a component of the tender commitments and has advised that contractual arrangements will be progressed in May 2018.

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

Revised Funding Profile – Implementing Water Reform in the Murray-Darling Basin	400	This is committed under Commonwealth Funds.
Revised Funding Profile – Molonglo Valley – Implementation of Commitments in the NES Plan	89	The rollover is required due to the timing of completing projects in line with the Commonwealth Government.
Revised Funding Profile – More and better jobs – Ensuring sustainable commercial development	325	Re-profiled due to commitments being paid in future years
Revised Funding Profile - Supporting Aboriginal and Torres Strait Islander Peoples – Kickstarting careers by connecting to culture	55	Funds are comitted and due to be spent next financial year. Funds to be used for two new program currently being developed. The Education Directorate has requested a delay in the delivery due to development timelines and extensive consultation process.
Revised Funding Profile – Threatened Species Conservation	350	This roll-over is to fund the delivery of the Governments ecosystem conservation strategies for woodlands and aquatic ecosystems which under the Nature Conservation Act require a 10 year review. The delivery of the Native Grasslands Conservation strategy is now complete. This roll-over will enable the delivery of the Aquatic and Riparian Conservation Strategy and continued work on the Woodland Strategy which have been delayed partly due to slower approvals through the ACT Scientific Committee. While there is some funding for threatened species in the 2018-19 budget, this will be fully allocated with existing commitments to research (e.g. translocations of species into the Mulligans Flat woodlands sanctuary and conservation reserve monitorings). The roll-over funding is for additional Government commitments.
Territorial		
Revised Funding Profile – Environmental Grants	25	The funding was re-distributed between years to match the Ministerial commitment announced in 2017. It commits $800,000 over 4 years for environmental grants.
Capital		
Revised Funding Profile – Better services in your community – Improving our capacity to fight bushfires	800	Funding is committed but payments will made in early 2018-19
Revised Funding Profile – Caring for our Environment – Establishing the Molonglo River Reserve Stage 3	150	Funding is committed but payments will made in early 2018-19

Cleared as complete and accurate: 18/01/2018
Cleared by: Choose an item. Ext:
Contact Officer Name: Ext:

Return to Index

Revised Funding Profile – Caring for our Environment – Water Quality Improvement – Contributions to the ACT Healthy Waterways Project	1,300	The ACT contribution to the project has been moved out to the future years. This has been discussed with the Commonwealth to ensure the ACT still fulfils its obligation. The funding is still required to ensure the ACT spends its 10% obligation.
Revised Funding Profile – Digital Canberra – New digital radio communication system	270	Funding is committed but payments will made in early 2018-19
Revised Funding Profile – Enhancing the Protection of Endangered Species and Habitat	1,200	Funding is committed but payments will made in early 2018-19
Revised Funding Profile – Improving Our City – Woden bus interchange improvements	150	Funding is committed but payments will made in early 2018-19
Revised Funding Profile – Molonglo Valley – Implementation of Commitments in the NES Plan – Stage 2	200	Funding is committed but payments will made in early 2018-19
Revised Funding Profile – More and better jobs — Ensuring continuity of the Spatial Data Management System	600	Delay due to recruitment of suitable project manger
Revised Funding Profile – Red Hill Nature Reserve Remediation (Finalisation and Design)	90	Funding is committed but payments will made in early 2018-19
Revised Funding Profile – Support for Building Industry – eDevelopment Renovation Project	1,600	The eDevelopment project is now in Phase 4 of 5 with completion expected in September/October 2018. Commitments have been made, with further financial commitments relating 'Privacy Impact Assessments', 'Security Assessments' and 'Data Migration' currently proceeding through procurement processes.

BUDGET ESTIMATES BRIEF

Portfolio: Whole of Directorate

ISSUE: BUDGET SUMMARY

Talking points:

- The Environment, Planning and Sustainable Development Directorate (the Directorate) promotes the orderly growth of our city, strengthens the Territory's response to climate change, provides an integrated planning and land use system that contributes to the sustainable development and future of the ACT and manages the Territory's parks and reserves.

Key Information

The 2017-18 Budget provides $157.379m in recurrent funding, adjusting for transfers and technical adjustments including rollovers, the estimated outcome is $158.603m.

Recurrent funding reduces in the 18-19 year to $133.079m, this is mainly due to funding required for the Public Housing Renewal Taskforce decreasing as the program moves away from the demolition into construction $31.069m, although is partially offset by an increase in Budget Initiatives at Attachment A.

The $133.079m in 18-19 recurrent funding has been attributed to the output classes, as follows:

- Conservation and Land Management $36.993m (27.8%);
- Planning and Building Policy $14.370m (10.8%);
- Environment $13.508m (10.2%);
- Planning Delivery $12.949m (9.7%);
- Climate Change and Sustainability $12.563m (9.4%);
- Land Strategy $12.575m(9.4%);
- Asbestos Remediation $10.200m(7.7%);
- Urban Renewal $9.031m(6.7%);
- Public Housing Renewal Taskforce (PHRT) $8.829m(6.6%); and
- Heritage $2.061m (1.5%);

Recurrent funding is supplemented by budgeted revenue applied to Directorate programs and projects of $16.120m (excluding Asbestos Response Taskforce, PHRT Sales and non cash revenue).
Primary revenue streams include:

- Forestry $5.242m (Conservation and Land Management);
- ACTSMART Tier 2 $2.5m (Climate Change and Sustainability);

- Lease Administration $2.288m (Planning Delivery);
- REIF and Battery Storage $1.647m (Climate Change and Sustainability);
- EEIS $1.450m (Climate Change and Sustainability); and
- Environmental Fees $1.251m.

The 2017-18 Budget provides $327.040m in capital funding, adjusting for transfers and technical adjustments including rollovers, the estimated outcome is $215.323m.

Capital funding reduces to $152.911m in the 2018-19 year due to the timing of funding requirements in the Public Housing Renewal Taskforce in the 2018-19 year.

The capital funding of $152.911m includes primary programs and projects for PHRT $105.984m; ACT Healthy Waterways $19.771m; Asbestos ResponseTaskforce $14.948m; and Other Environmental Projects $7.517m.

The 2018-19 Budget includes funding for Territorial programs including Office of the Commissioner for Sustainability and the Environment $1.668m, Heritage Grants $0.346m and Environmental Grants $0.195m.

FTEs

- The 17-18 budget assumed full year recruitment to the new organisational structure for the Directorate commencing July 2017. A number of positions are yet to be recruited, including for the Building Policy initiative, and a number of positions are vacant due to staff movements, both resulting in a lower FTE in the 17-18 Estimated Outcome.
- The Asbestos Task Force workload has been decreasing resulting in the need for lower FTEs. Capabilities are being retained in the Territory where able.

Summary of 2018-19 EPSDD budget initiatives

Initiative name	Original Initiative description	Minister	Type of funding	Budget Statement E				
				2018-19	2019-20	2020-21	2021-22	Total
More services in our suburbs - Equestrian infrastructure (EPSDD E02)	The Government will review horse agistment arrangements in the ACT to ensure appropriate arrangements are in place for Canberra's equestrians.	Planning and Land Management	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	0	250	0	0	**250**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
Better Government – Carbon Neutral ACT Government Program improvements (EPSDD E03)	The Government will bring together expertise within agencies to implement carbon reduction solutions across Government that will accelerate the achievement of greenhouse gas reduction targets.	Climate Change and Sustainability	**Capital ($'000)**	-1,307	0	0	0	**-1,307**
			Expense (S'000)	1,614	0	0	0	**1,614**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More jobs for our growing city – Supporting a sustainable community (EPSDD E05)	The Government will continue to deliver Actsmart programs that help businesses schools and public events reduce waste and increase recycling.	Climate Change and Sustainability	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	661	0	0	0	**661**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More jobs for our growing city – Helping homes be energy smart (EPSDD E06)	The Government will continue to deliver Actsmart programs that help low-income households to save on energy bills and reduce greenhouse gas emissions by reducing their energy and water consumption. The program also provides free independent energy saving advice to all households.	Climate Change and Sustainability	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	2,500	2,000	1,500	0	**6,000**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
Better Government – Better telecommunication licensing (EPSDD E09)	The Government will audit mobile phone towers and equipment shelters constructed on Territory land to improve the licensing scheme within the ACT.	Planning and Land Management	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	142	0	0	0	**142**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Healthier catchments through better water management (EPSDD E15)	The Government will investigate the establishment of an interstate water entitlement trading scheme.	Environment and Heritage	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	120	0	0	0	**120**
			Depresitation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Sullivans Creek Flood Management Plan (EPSDD E17)	The Government will commission a review of the Southwell Park Retarding Basin to inform Sullivans Creek flood management improvements.	Planning and Land Management	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	150	0	0	0	**150**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Better public places (EPSDD E20)	The Government will engage with the community and business to improve the amenity and use of public places in 2018-19. The primary focus will be the Woden Town Centre which will provide lessons to inform the development of an ACT Placemaking Guide.	Planning and Land Management	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	100	0	0	0	**100**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
Keeping our growing city moving – National Capital Design Review Panel (EPSDD E26)	The Government will establish a National Capital Design Review Panel to provide independent expert advice about significant projects. The panel will improve the design quality of private sector developments and significant government projects, in partnership with the ACT Government Architect and National Capital Authority.	Planning and Land Management	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	248	250	252	244	**994**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
Better Government – Engineer Registration Scheme – early planning (EPSDD E31)	The Government will consult with the community to inform the establishment of a registration scheme for engineers operating in the Territory.	Planning and Land Management	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	35	407	0	0	**442**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
Better Government – ACT Chief Engineer (EPSDD E32)	The Government will appoint a Chief Engineer for the ACT to improve the quality and efficiency of ACT Government infrastructure delivery. The cost of this initiative will be fully offset from within existing resources.	Planning and Land Management	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	0	0	0	0	**0**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Protecting local catchments (EPSDD E34)	The Government will provide additional one-off support to the Molonglo Catchment Group, Southern ACT Catchment Group and Ginninderra Catchment Group, while the Commonwealth National Landcare Program transitions to a competitive grant model.	Environment and Heritage	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	352	0	0	0	**352**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Cleaning up carp (EPSDD E14)	The Government will appoint a coordinator to oversee the implementation of the national Carp Control Plan and proposed national release of the carp virus for the biological control of carp within the ACT between 2019 and 2021.	Environment and Heritage	**Capital ($'000)**	0	0	0	0	**0**
			Expense (S'000)	153	156	160	0	**469**
			Depreciation ($'000)	0	0	0	0	**0**

Return to Index

Summary of 2018-19 EPSDD budget initiatives

Initiative name	Original Initiative description	Minister	Type of funding	Budget Statement E				
				2018-19	2019-20	2020-21	2021-22	Total
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Protecting native species (EPSDD E22)	The Government will employ two additional rangers and invest in more habitat management to reduce invasive pests and plants including feral deer within the ACT.	Planning and Land Management	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	300	900	950	975	**3,125**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Protecting Mulligans Flat Woodland Sanctuary from pests (EPSDD E23)	The Government will work to eradicate rabbits and hares from within the extended Mulligans Flat Predator Proof Sanctuary to protect the sanctuary's ecological health.	Planning and Land Management	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	255	189	154	0	**598**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Ecotourism Woodlands Learning Centre (EPSDD E30)	The Government will support the Woodlands and Wetlands Trust by contributing to the construction of a nature learning centre adjacent to the Mulligans Flat Woodland Sanctuary. The Centre will enhance the tourism experience of the Mulligans Flat Woodland Sanctuary through the construction of a café, community use space, carparks and interactive displays promoting the work of the Woodland and Wetlands Trust and the natural and cultural	Planning and Land Management	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	200	1,238	72	74	**1,584**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Aerial imagery for better planning (EPSDD E07)	The Government will invest in capturing and storing aerial images of the ACT to better support government planning processes and the management of our urban and rural environments. The cost of this initiative will be met from Directorates using this service.	Planning and Land Management	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	410	400	420	56	**1286**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	-410	-400	-420	-56	**-1286**
More services for our suburbs – Due diligence for urban renewal (EPSDD E10)	The Government will undertake more due diligence work to support the delivery of future greenfield development fronts and urban renewal. The due diligence works will enable the Government to deliver our land release program and increase the supply of land available to meet Canberra's growing population.	Planning and Land Management	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	1,499	0	0	0	**1,499**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Urban renewal in Dickson (EPSDD E11)	The Government will undertake demolition works at Dickson section 72 to enable future development including a new Common Ground.	Planning and Land Management	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	1,006	0	0	0	**1,006**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More support for families and the vulnerable – Innovation in housing choices (EPSDD E21)	The Government will continue to engage with the community and industry stakeholders on the development of housing products that demonstrate how innovative planning, design and delivery can benefit Canberrans. The Government will also begin preparing sites for the delivery of demonstration housing projects.	Planning and Land Management	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	300	350	125	0	**775**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More support for families and the vulnerable – Innovation to boost affordable housing (EPSDD E33)	The Government will invest in projects aimed at increasing the supply of affordable rental properties available for families escaping domestic violence and specialist disability accommodation. The cost of this initiative will be met through the provision established for the Housing Innovation Fund in the 2017-18 Budget Review.	Housing & Suburban Development	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	500	0	0	0	**500**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	-500	0	0	0	**-500**
Keeping our growing city moving - Antill Street Sewer - design works (EPSDD C07)	The Government will design a new sewer to cater for future development and population growth around the Dickson Group Centre.	Planning and Land Management	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	184	0	0	0	**184**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More jobs for our growing city – Urban renewal in Kenny – early planning (EPSDD E12)	The Government will commence early planning works to examine future land developments in northern Canberra to continue expanding the supply of housing.	Planning and Land Management	Capital ($'000)	0	0	0	0	**0**
			Expense (S'000)	300	250	0	0	**550**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Best of Canberra mountain bike experience – design (EPSDD C02)	In consultation with the community the Government will plan and design a new mountain bike trail network which will support the implementation of the Cycle Tourism Strategy for the ACT.	Planning and Land Management	Capital ($'000)	74	300	0	0	**374**
			Expense (S'000)	0	0	0	0	**0**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More jobs for our growing city – Commemorating the 50th anniversary of the first moon landing (EPSDD C09)	The Government will commemorate the 50th anniversary of the first moon landing and the ACT's role in this historic event by upgrading the walking track between Orroral Valley, Honeysuckle Creek and the Orroral Geodetic Dome ahead of celebrations in July 2019. The Government will also create an app to help visitors understand the significance of the sites along the track.	Planning and Land Management	Capital ($'000)	391	0	0	0	**391**
			Expense (S'000)	0	0	0	0	**0**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More jobs for our growing	The Government will protect native species and their habitats as part of the Matters of	Planning and Land	Capital ($'000)	226	489	0	0	**715**

Summary of 2018-19 EPSDD budget initiatives

Initiative name	Original Initiative description	Minister	Type of funding	Budget Statement E				
				2018-19	2019-20	2020-21	2021-22	Total
city – Establishing environmental offsets (EPSDD C03)	National Environmental Significance within the Eastern Broadacre Strategic Assessment zone. This will help facilitate future industrial development on Canberra's eastern edge. The funding is dependent on the finalisation of the Eastern Broadacre Strategic Assessment proposed in 2019.	Management	**Expense ($'000)**	627	816	0	0	**1443**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Establishing the Molonglo River Reserve (EPSDD C01)	The Government will protect native species and their habitats by undertaking ecological conservation works in the Molonglo River Reserve as part of the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance. This will support existing and further residential development in the Molonglo Valley.	Planning and Land Management	**Capital ($'000)**	1,044	800	834	504	**3,182**
			Expense ($'000)	0	19	37	62	**118**
			Depreciation ($'000)	0	6	14	35	**55**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More jobs for our growing city – Protecting the Murrumbidgee River Corridor (EPSDD C05)	The Government will continue to support the Murrumbidgee River Corridor Million Trees project, allowing for the planting of up to 5,000 more trees.	Planning and Land Management	**Capital ($'000)**	100	0	0	0	**100**
			Expense ($'000)	75	0	0	0	**75**
			Depreciation ($'000)	0	0	0	0	**0**
			Revenue/Offset ($'000)	0	0	0	0	**0**
More services for our suburbs – Improved conservation management (EPSDD C10)	The Government will invest in land conservation management works in the Jerrabomberra Valley which hosts a number of environmental assets.	Planning and Land Management	**Capital ($'000)**	50	232	65	0	**347**
			Expense ($'000)	91	221	260	277	**849**
			Depreciation ($'000)	0	0	8	22	**30**
			Revenue/Offset ($'000)	0	0	0	0	**0**

Summary of 2018-19 EPSDD budget initiatives

Initiative name	Original Initiative description	Minister	Type of funding	Budget Statement E 2018-19	2019-20	2020-21	2021-22	Total
		Summary by Category		Budget Statement E				
				2018-19	2019-20	2020-21	2021-22	Total
Provisioned or not in Appropriation Table		Capital ($'000)		578	1,821	899	504	**3,802**
Appears in Appropriation table from 17-18 incorrectly		Expense (S'000)		11,822	7,446	3,930	1,688	**24,886**
Redhill Nature Reserve included in Approp table, not above as it was included in Budget Review.		Depreciation ($'000)		-	6	22	57	**85**
		Revenue/Offset ($'000)		- 910	- 400	- 420	- 56	**- 1,786**

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: COMMUNITY CONSULTATION OUTCOMES 2017-18

Talking points:

Collaboration Hub – Housing Choices

- The Collaboration Hub will inform the Housing Choices policy development. It will also play an important role in establishing the criteria and community priorities for Demonstration Housing projects to be assessed against in the Stage 2 Expression of Interest (EOI).
- The hub brings together 35 citizens, who over five in-depth meetings (May to July 2018) will consider and weigh up the demands, options, best practice and the desires of stakeholders.
- The Collaboration Hub will provide guidance on what type of housing Canberrans might want in the future. This includes, the type of dwelling, size and location – to find out what is important to provide the best range of housing and a city people want to live in.
- The total engagement cost for the hub is $175K.
    - Stage 1 Housing Choices community engagement totalled $5,000
    - Stage 2 - Collaboration Hub

      -$73,000 – consultants – Straight talk (facilitation)

      -$55,000 – consultants – New Democracy Foundation (process design, recruitment, evaluation)

      -$14,000 – venue hire and catering

      -$28,000 – disbursements (Invitations postage and printing, travel expenses, stipend participant payments)

Demonstration Housing

- Demonstration Housing projects will showcase innovative housing design and delivery in Canberra. The project is running in parallel to the Housing Choices policy development. This presents an opportunity for the Collaboration Hub to interact in a way to inform and complement both processes.

Cleared as complete and accurate:	16/06/2018	
Cleared by:	Executive Director	Ext: 76196
Contact Officer Name:	Mayumi Piper	Ext: 53146

Return to Index

- In this way, the Demonstration Housing process provides a clear example of the potential changes the Collaboration Hub would like to see in Canberra, while at the same time, testing their viability.
- A two-stage Expression of Interest (EOI) process was developed by EPSDD in consultation with community and industry representatives.
- Stage one of the EOI opened 10 April and closed on 31 May. This process was designed to assess the interest, capability and experience of industry proponents to deliver projects that address the resolution.
- The collaboration Hub will be providing input into the selection criteria for stage 2.
- The enagement for Demonstration Housing project will commence in the next financial year. This will be targeted engagement looking at site specific locations and impacts on the community.
- A total of $150,000 has been allocated this engagement for the next three financial years which will include collateral, video production of the successful projects and the journey from successful EOI through the built product, social media promotion and campaign, site specific community engagement assistance with projects, photography, open house activities, promotion and advertising, and evaluation of the projects.
- Indicative split across the three financial years is likely to be:
  - 2018-19 $25K
  - 2019-20 $25K
  - 2020-21 $100K
- The focus of the spend would be in the third year at the end of the project to share the project outcomes with the community and industry (open house activities, promotion, advertising, evaluation etc).

Red Hill integrated management plan

- The draft plan responds to the resolution of the Legislative Assembly of 25 October 2017 which halts Territory Plan variations adjoining the nature reserve until the integrated plan has been completed.
- The resolution was primarily in response to community concerns about the impacts of development on the Canberra Nature Park at Red Hill.

- A community panel process was trialled for this issue. The intent was to provide the community and key stakeholders with the opportunity to contribute to a development proposal at its earliest stages.
- The community panel for the Federal Golf Club proposal met three times between August and October 2017 however has been superseded by the integrated planning process.
- The draft Integrated Plan for the Red Hill Nature Reserve and surrounding areas is anticipated to be ready for tabling in the Legislative Assembly in the latter half of 2018.
- A minimum six week community consultation period is planned. This will provide the various community and environmental groups, key stakeholders and the general public with the opportunity to comment on the draft plan.
- Costs for the consultation carried out prior to the integrated plan was absorbed within the existing budget given minimal costs were incurred. In-house resources were used to coordinate two workshops – one with proponents and one with community groups.

Kippax Group Centre draft master plan

- On Friday 16 March 2018, EPSDD concluded community engagement on revisions to the Kippax Group Centre Draft Master Plan.
- The revisions resulted from the recommendations of the community panel, particularly in relation to the potential retail expansion of Kippax Fair to the east of the existing shopping centre and the part rezoning of the existing district playing fields.
- Feedback from community engagement is currently been analysed. Early analysis has found that there is generally support from the broader community for the revised draft master plan recommendations, however some members of the community, including the Belconnen Community Council, remain reserved about the proposal for retail expansion to the east of the Kippax Fair shopping centre.
- This feedback is being used to inform the preparation of the final master plan. It is anticipated the final Kippax Group Centre Master Plan will be released later this year, following government consideration.

- Costs associated with facilitating the Kippax Community Panel, printing and delivery of postcards to residents totalled $3888.54.

Curtin draft master plan

- The revised draft master plan represents a balanced approach for the long term vision for Curtin into the future. The changes will provide an opportunity for future growth that supports local businesses and ensures that the centre continues to be a place that the community enjoy.
- Outcomes of the recent community panel process have informed this final stage of community engagement.
- The revisions to the draft master plan considers the key issues raised by the community panel and the broader community through previous engagement, including the bulk and scale of the buildings and the protection of key community spaces, such as the central courtyard.
- The revised draft master plan also includes recommendations to improve the pedestrian and cycle networks, parking and the internal road network for the centre.
- Community engagement took place earlier this year from April and closed in early June 2018. The engagement report is being finalised.
- Costs associated with facilitating the Curtin Community Panel, room hire for presentation to Curtin Residents Association, printing and delivery of postcards to residents totalled $5789.79.

Tharwa Village master plan

- Two stages of community engagement were undertaken, providing an opportunity for local residents, local businesses and ACT Government agencies to detail their concerns and aspirations for the future of the village. This engagement was greatly assisted by the Tharwa Community Association.
- Stage 2 community engagement took place from July to September 2017.
- The Tharwa Village Plan aims to foster the protection and enhancement of Tharwa's unique character and build upon the value the village

contributes to the local community, tourism and recreational opportunities for Canberra.

- Engagement costs totalled $915.82 which included printing the draft master plan and engagement posters.
- The final village plan will include a range of strategies and actions focused on the village core, Cuppacumbalong and the river corridor and is due to be released in mid 2018.

Backyard lifeguard

- The ACT Government is committed to increasing the safety of children around backyard swimming pools.
- To help raise awareness of the importance of pool safety, the Backyard Lifeguard campaign commenced in December 2016 and ran again over summer 2017-18.
- The Backyard Lifeguard campaign complements existing community programs, and partners with Royal Life Saving ACT, KidsAlive and Kidsafe.
- The cost of engagement for this is $150K which includes pools consultation.
- For 2017-18, the total cost was $80K and included collateral, TV advertising, radio advertising, cinema advertising, back of bus advertising, social media campaign (Facebook, twitter and Instagram)
- For 2018-19, it is anticipated that community consultation and campaign will total $50K with approximately $20K allocated as a contingency based on extent of advertising with campaign component.
- Engagement and campaign for 2018-19 will include activities (TBC) such as an animation video featuring compliant pool features, collateral and campaign (including social media, print and potentially TV/radio)
- Engagement will run until the end of the calendar year. Funds allocated will include this year's summer campaign as well as industry and community reform engagement that will carry into the new financial year.

BUDGET ESTIMATES BRIEF

Portfolio: Urban Renewal

ISSUE: COMMUNITY CONSULTATION OUTCOMES 2017-18

Talking points:

Section 72 Dickson

- The Government is delivering on its commitment to a community-focussed urban renewal of Section 72 Dickson.
- Stage 1 community consultation took place from 23 January to 16 March 2018 with a series of meetings, workshops, and information kiosks.
- The key messages heard through engagement (including residential use, active travel, community facilities, green space, safety, parking and density) will inform the next stages of the project.
- Stage 2 engagement will seek the community's input and feedback on draft concept options for the area and will run for six weeks from July 2018.
- The engagement is being delivered from exisiting resources and a small contributions from CSD of $5,000. This included series of meetings, workshops, and information kiosks.
- However, as part of the consultancy work to undertake an Estate Development Plan for the site there is a requirement that the consultant undertake some engagement activities.
- Stage 1 community engagement for the project occurred from 23 January to 16 March 2018 and attracted: 1262 visits via Your Say, 90 people to the Info Kiosks, 140 people to the combined City and Gateway/Dickson Section 72 'Meet the Planners' sessions, and 16 people to the community workshop on 27 February 2018.
- There is no cost for 3D modelling other than staff resourcing.

City and Gateway Urban Design Framework

- The ACT Government together with the National Capital Authority (NCA) released the Framework for public consultation on Thursday 1 March 2018.

- The Draft Framework brings together the dual planning controls for the corridor and as such the ACT Government, EPSDD, and the NCA undertook a joint approach to public consultation on the Draft Framework.
- Public consultation on the Draft Framework was extended by a week due to stakeholder requests and closed on 6 May 2018.
- Further community engagement will be undertaken as part of the National Capital Amendment and Territory Plan variation processes later in the year, and on the specific implementation initiatives proposed in the Draft Framework as they are commenced.
- The community engagement spend was $5K which included spend on postcard delivery, workshop, letter printing costs, workshop venue hire, catering and booklet printing.
- There is no cost for 3D modelling other than staff resourcing.

BUDGET ESTIMATES BRIEF

Portfolio: Whole of Directorate

ISSUE: ADVERTISING COSTS

Talking Points

- The Directorate has spent $0.949 million on advertising between 1 July 2017 and 31 May 2018.

Key information

- The Directorate's advertising spend for the budget year to date is as follows:

	2016-17	2017-18
Program	**$'000**	**$'000**
Climate Change and Sustainability		
Actsmart General	36	122
Actsmart Business and Office	126	197
Actsmart Energy	37	92
Actsmart Public Events Recycling	26	42
ToiletSmart	-	-
Heat	17	31
Climate Change - AP2	16	5
Energy	33	16
Environment		
National Landcare Program	1	7
Waterwatch	5	8
Basin Priority Project	71	1
Water	44	1
Parks and Conservation	28	27

Cleared as complete and accurate: 18/06/2018
Cleared by: Director Ext: 76339
Contact Officer Name: Shiva Sivalingam Ext: 53394

Return to Index

Planning		
Development Assessment	-	
Building Policy (Swimming Pool Safety)	165	90
Heritage Public Notices	1	1
Master Planning	-	3
General (across both Outputs)		
General (such as recruitment costs)	18	28
Asbestos Response Taskforce*	278	278
Total Advertising	**902**	**949**

*Expenditure for the period 1 July through 31 May for the 2016-17 and 2017-18 financial years is correct at $0.278m.

BUDGET ESTIMATES BRIEF

Portfolio: Whole of Directorate

ISSUE: TRAVEL AND FLEET COSTS

Talking Points

- The Directorate has spent $1.678 million on travel between 1 July 2017 and 31 May 2018.
- For the same period, the Directorate spent $1.546 million on travel and fleet costs in 2016-17.
- The Directorate has a full year budget of $0.391 million for travel and $1.477 million for vehicle fleet costs, totalling $1.868m.

Key information

- The breakdown of travel costs is as follows:

Type	2016-17 $'000	2017-18 $'000	Variance
Pay Parking	6	11	5
Taxi Hire/Cabcharge	34	24	-10
Travel (Domestic)	137	191	54
Travel (Overseas)	30	27	-3
Other Travel	2	2	0
Vehicle Fleet Costs	1,337	1,423	86
	1,546	**1,678**	**132**

- The increase in Travel expenditure is due to an increase in the size of the Directorate. Domestic travel contributed most to this increase.
- International travel costs breakdown:
  - Ben Ponton - $23K (Prague and United States)
  - Neil Cooper - $3K (Canada Fire Deployment)
  - Brian Levine - $1K (Canada Fire Deployment)
  - Geoffrey Rutledge, travelled to Korea, however reimbursement sought from Conference organisers.

- The increase in Fleet expenditure is due to the replacement of numerous aged vehicles that were on lease extensions at a low cost with new vehicles on new leases at a higher cost. In addition the full year impact of replacement Fire Unit Response Vehicles has increased costs to the Directorate.

BUDGET ESTIMATES BRIEF

Portfolio Climate Change & Sustainability

ISSUE: Agency Resource Management Plan

Talking points:

- EPSDD set a 3% reduction target in electricity consumption for 2017-18. This was estimated to reduce carbon emissions by 2.8% compared with emissions at 1 July 2017.
- The target is subject to seasonal weather variations and climate change.
- This reduction was expected to come from the consolidation of staff in Dame Pattie Menzies House by the end of 2017 and would result in reduced overall heating load in winter which is the greatest driver of energy consumption.
- 2017-18 YTD electricity consumption is 6.5% higher than for the same period of 2016-17. Electricity consumption increased at Dame Pattie Menzies House and decreased at Stromlo Depot, Tidbinbilla Depot and Namadgi Visitors Centre. Consistently high temperatures in December 2017 (10th-24th) resulted in increased demand for air conditioning in all occupied buildings.
- Transport fuel consumption remained steady between quarter 1 and quarter 2 of 2017-18.

Key Information

- The ACT has the most ambitious greenhouse gas emissions reduction targets in Australia. The Resource Management Plan is a tool to support government to manage environmental resources more efficiently and reduce its greenhouse gas emissions.This is supported by an annual Energy Efficiency Target.
- EPSDD manages a large number of assets through the Environment Division and Suburban Land Agency as well as having its staff in a large number of buildings throughout the ACT for either operational reasons or due to the cost of moving staff following administrative arrangement changes. It is expected that staff currently located at Dame Pattie Menzies House, 221 London Circuit and 470 Northbourne Avenue will move to a new location in Dickson in 2020.
- When the target was set there was an anticipated consolidation of staff in DPMH by the end of 2017. This was expected to result in reduced overall heating load with winter, the greatest driver of energy consumption. This did not occur, rather EPSDD occupied an additional building, Macarthur House, for 3 months in 2017 which increased the overall energy consumption for the Directorate.

Cleared as complete and accurate:	31/05/2018	
Cleared by:	Deputy Director-General	Ext: 75001
Contact Officer Name:	Alice D'Costa	Ext: 70262

Return to Index

BUDGET ESTIMATES BRIEF

Background Information – may not be suitable for public disclosure

Estimated baseline energy consumption at 1 July 2017:	
Electricity (kWh)	1,406,796
Gas (MJ)	1,377,768
Baseline energy consumption (GJ)	6,442
Forecast EPSDD energy consumption as at 30 June 2018:	
Electricity (kWh)	1,323,864
Gas (MJ)	1,300,164
Forecast energy consumption (GJ)	6,066
Forecast reduction (%)	-5.8%
Efficiency target (%)	-3.0%

Cleared as complete and accurate: 31/05/2018
Cleared by: Deputy Director-General Ext: 75001
Contact Officer Name: Alice D'Costa Ext: 70262

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BSE p 6]

ISSUE: EPSDD Staff Profile

Talking points:

- 2016/2017 FTE was 561.13. Our current FTE as at 30 April 2018 is 632.83 and our headcount is 677.
- The 17-18 budget assumed full year recruitment to the new organisational structure for the Directorate commencing July 2017. A number of positions are yet to be recruited, including for the Building Policy initiative, other positions are vacant due to staff movements, both resulting in a lower FTE in the 17-18 Estimated Outcome.
- A the same time the Asbestos Task Force workload has been decreasing resulting in a reduction in the required FTE for the Taskfrce.
- Where possible capabilities tha theve been developed are being retained within the Territory.

The Directorate staff profile is represented as follows:

Age	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70+
Profile	2.57%	11.93%	13.75%	14.80%	14.65%	13.75%	11.03%	11.03%	4.83%	1.36%	0.30%

EPSDD's age range from 20 to 74 years of age with the median age 41 years

Diversity Profile	ATSI	NESB	Disability
Target	22	NA	21

NB: May 2018 data indicates a representation of 24 ATSI people, 95 NESB and 26 people with a disability. EPSDD continue to meet the representation targets.

Division	P	T	C	Headcount
CHIEF OPERATING OFFICER	51	8	0	59
ENGAGEMNT & EXEC SUPPORT	21	7	0	28
ENVIRONMENT	207	79	10	296
Parks and Conservation Service	*(155)*	*(53)*	*0*	*(208)*
LAND SUPPLY & POLICY	20	2	0	22
OFF COMM SUSTAIN & ENVI	5	2	0	7
OFF DDG LAND STRAT & ENV	0	2	0	2
OFF DDG SUS & BUILT ENVI	2	1	0	3
OFF THE DIRECTOR GENERAL	3	1	0	4
PLANNING DELIVERY	80	14	1	95
PLANNING POLICY	38	5	1	44
SUSTAIN & CLIMATE CHANGE	28	28	0	56
URBAN RENEWAL	45	16	0	61
Total	**500**	**165**	**12**	**677**

Cleared as complete and accurate: 01/06/2018
Cleared by: Director Ext: 79151
Contact Officer Name: Rory Martin Ext: 79585

Return to Index

ACT Government

BUDGET ESTIMATES BRIEF

Classification Group	F	%	M	%
Administrative Officers	146	72%	57	28%
Executive Officers	7	39%	11	61%
General Service Officers & Equivalent	7	11%	55	89%
Professional Officers	17	52%	16	48%
Rangers	14	33%	28	66%
Senior Officers	136	52%	127	48%
Statutory Office Holders	1	100%	0	
Technical Officers	24	44%	31	56%
Total	**352**	**52%**	**325**	**48%**

Tenure	Total	%
less than 1 year	85	13
1-3	134	20
3-5	76	11
5-10	207	31
10-20	103	15
20+	72	10
Total	**677**	**100%**

Cleared as complete and accurate: 01/06/2018
Cleared by: Director Ext: 79151
Contact Officer Name: Rory Martin Ext: 79585

Return to Index

BUDGET ESTIMATES BRIEF

Portfolios: Planning & Land Management

Environment and Heritage

Urban renewal

ISSUE: EPSDD FEES AND CHARGES FOR 2018-19

Talking points:

- All fees and charges under the Disallowable Instruments below have been increased by WPI set at 2.5% with appropriate rounding, with exception to the Building Levy and the Water Abstraction Charge.
- The Building Levy has been reduced from 0.98% to 0.97% of total cost of works in accordance with the 2017-18 business case that established the initiative 'Improving the ACT Building Regulatory Reform System'.
- The Water Abstraction Charge (WAC) has been increased by 3% as per a previous Budget Cabinet decision.
- Administrative fees and charges have been increased by 2.5%.

Key Information

- Additional revenue is recognised for the sale of Forestry Timber, which reflects a change in the contractual arrangements.
- The total value of Revenue budgeted for the 2018-19 year is included at Attachment A.
- Fees include: Architects (Fees) Determination 2018 (No.1); Building (Fees) Determination 2018 (No.1); Clinical Waste (Fees) Determination 2018; Community Title (Fees) Determination 2018 (No.1); Construction Occupations Licensing (Fees) Determination 2018 (No.1); Electricity Safety (Fees) Determination 2018 (No.1); Environment Protection (Fees) Determination 2018 (No.1); Fisheries (Fees) Determination 2018 (No.1); Gas Safety (Fees) Determination 2018 (No.1); Heritage (Fees) Determination 2018 (No.1); Nature Conservation (Fees) Determination 2018 (No.2); Planning and Development (Fees) Determination 2018 (No.1); Surveyors (Fees) Determination 2018 (No.1); Unit Titles (Fees) Determination 2018 (No.1); Stock (fees) Determination 2018 (No.1); Stock (Levy) Determination 2018 (No.1); Stock (Minimum Stock Levy) Determination 2018 (No.1); Water and Sewerage (Fees) Determination 2018 (No.1); and Water Resources (Fees) Determination 2018 (No.1)

Cleared as complete and accurate:	31/05/2018	
Cleared by:	Director	Ext: 76339
Contact Officer Name:	Defu Wan	Ext: 59881

Return to Index

Attachment A

EPSDD Controlled Revenue			
Revenue	Detail		**($000's)**
Land Revenue	ART Land Sales		31,272
Taxes, Fees and Fines			29
User Charges	PHRT Sales Gungahlin	18,000	
	Lease Administration	2,288	
	Envt Fees Misc	1,251	
	Forestry	5,242	
	ACTSMART	2,500	
	EEIS	1,450	
	Govt Architect	61	
	3D Planning Tool	150	
	Misc	345	31,287
Bank Interest	Healthy Waterways and Battery Storage		440
RRFOC	Resources Received Free of Charge		2,358
Other Revenue	Aerial Imagery	60	
	REIF and Battery Storage	1,647	
	Carbon Neutral (ACTPG)	283	
	Misc	374	2,364
			67,750
	18-19 Controlled Rev		200,830
	Less CRP		- 133,079
			67,751

EPSDD Territorial Revenue			
Revenue	Detail		**($000's)**
Taxes, Fees and Fines	Lease Variation Charge	21,482	
	EEIS	1,793	
	Development Applications	5,875	29,150
Land Revenue	Land Release SLA		52,171
Bank Interest	SLA and CRA interest on land holdings and Land Rent/30 Year loans		2,847
			84,168
	18-19 Controlled Rev		86,377
	Less CRP		- 2,209
			84,168

Cleared as complete and accurate: 31/05/2018
Cleared by: Director Ext: 76339
Contact Officer Name: Defu Wan Ext: 59881

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BSE p 6]

ISSUE: Staff numbers – pre and post restructure

Talking points:

- The integration of LDA and sections of CMTEDD into EPSDD formally took effect from 1 July 2017.
- The Government announcement to merge planning, land development, environment and climate change functions into the Directorate with the creation of the Suburban Land Agency and City Renewal Authority did not result in any forced job losses.
- The table below represents staffing numbers at 30 June 2017 (pre integration) and current staffing numbers as at 30 April 2018.
- LDA dispersed positions into newly formed entitities (75.88 SLA and 23.35 CRA) as well as 10.36 positions transferring directly into EPSDD.
- The table below represents staffing numbers at 30 June 2017 (pre integration) and current staffing numbers as at 30 April 2018.
- In addition to receiving an additional 10.36 FTE from LDA, EPSDD also received 61.34 transferred positions from CMTEDD, including Asbestos Response Taskforce, Public Housing Renewal Taskforce and Land Economic Development, Strategy and Planning areas.

BUDGET ESTIMATES BRIEF

Portfolio: Whole of Directorate

ISSUE: EPSDD COMMUNICATION STAFFING

Talking points:

- The Communications team within EPSDD service three Ministers and five portfolio areas, planning and land management, climate change and sustainability, environment, urban renewal & housing.
- The team comprises 16.7 staff which includes staff with responsibility for strategic communications and media, community engagement, graphic design, web and digital media.
- Approximately 0.7 of the Director's position is dedicated to this business area with the remaining to the Government Services area.
- The team services policy areas within the Directorate and have been responsible for designing and delivering major campaigns including the H2OK and summer energy saving campaign, and designing and supporting major engagement activities including Housing Choices, Climate Change Strategy, City & Gateway, Section 72, and Curtin Master Plan.
- The team also responds to daily media enquiries, looks after Directorate websites, social media accounts and corporate communications and contributes to whole of government emergency communications responses.

Key Information

- A Question on Notice in April 2018 asked: 'What is the total number of staff by full-time equivalent and headcount assigned to media and communications roles, including strategic communications and media, digital communications, and marketing and advertising roles for each directorate and government agency?'
- The EPSDD response outlined 10.7, this excluded staff whose main responsibilities include graphic design, community engagement and website management as these were not in scope.
- A similar question was asked in November 2017. A total of eight staff were included in this response. The increase between November 2017 and April 2018 is attributable to the broadening of community engagement roles to include media and strategic communications responsibilities and reprofling within the Directorate to consolidate communications and engagement functions.
- A Canberra Times enquiry in March 2017 asked a related question about the size of government communications teams. The response was 17 officers.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: AUDITOR-GENERAL PERFORMANCE AUDITS - IMPLEMENTATION

Talking points:

- The Environment, Planning and Sustainable Development Directorate (EPSDD) currently has four Auditor-General Reports with open recommendations for management action:
    1. Draft Final Audit Management Report for 2016-17, November 2017 with 3 open recommendations
    2. Implementation of the Public Housing Renewal Program, June 2017 with 2 open recommendations. This report was conducted when the Program sat within the Chief Minister, Treasury and Economic Development Directorate (CMTEDD)
    3. Restoration of the Lower Cotter Catchment, May 2015 with 2 open recommendations
    4. Financial Audits - Computer Information Systems, 2015-16 and 2016-17 with 2 open recommendations
- The Auditor-General released 3 reports in February 2018 and Government responses to these reports will be tabled in the Legislative Assembly in the second quarter of 2018.
    1. Tender for the sale of block 30 (formerly block 20) section 34 Dickson with 4 recommendations that apply to the Directorate, the Suburban Land Agency and the City Renewal Authority. This audit related to procurement activities by the former Economic Development stream of CMTEDD and the former Land Development Agency.
    2. Acceptance of Stormwater Assets in which 8 of the total 17 recommendations apply to the Directorate.
    3. ACT Government Strategic and Accountability Indicators in which 4 of the 5 recommendations apply to the Directorate.
- Executives are accountable for implementation of recommendations within their areas of responsibility and regular progress reports are provided to the Audit Committee and the Executive Management Board.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Director	Ext: 76842
Contact Officer Name:	Jacqui Bear	Ext: 70697

Return to Index

- The recommendations for each report and status of implementation activities are outlined in the table at Attachment A.

ACT Government

BUDGET ESTIMATES BRIEF

Attachment A – summary of open Audit recommendations and actions.

Audit Title	Summary of recommendations	Response and progress on actions
Draft Final Audit Management Report for 2016-17	A new agreement between the EPSDD and Suburban Land Agency (SLA) for the sale of rural land: - for the timing and basis of the market value; - for EPSDD to determine the sale price or establish safeguards to check valuations; and - Journal entries for the sale in line with accounting policies and standards.	The SLA, EPSDD and Treasury stream within Chief Minister, Treasury and Economic Development Directorate (CMTEDD) continue to work towards the new agreement.
Implementation of the Public Housing Renewal (PHR) Program.	CMTEDD [now EPSDD] should identify and report how benefits in the PHR Program Plan are being managed. The PHR Taskforce should document the assumptions underpinning the financial model, including the basis on which inputs from the model are to be calculated.	A draft Benefits Realisation Plan has been presented to the PHR Steering Committee and will be finalised shortly including a User Guide to the financial model.
Restoration of the Lower Cotter Catchment.	A Code of Potable Water Catchment Management, should be developed, in consultation with Territory and Municipal Services (now Transport Canberra and City Services, TCCS), Icon Water, the Environment and Planning Directorate (now EPSDD) and the Environment Protection Authority. The ACT Code of Practice should be implemented by the Territory and Municipal Services Directorate (now TCCS) and Icon Water, giving particular attention to the information-sharing and approval processes for annual operations and works plans.	Parks and Conservation Services in EPSDD has completed a Legislative amendment to the Nature Conservation Act and the Planning and Development Act in support of a Code of Sustainable Land Management Practices. The Minor Public Works Code has been finalised with a works plan template and risk assessment tool. Consultation

Cleared as complete and accurate: 01/06/2018
Cleared by: Director Ext: 76842
Contact Officer Name: Jacqui Bear Ext: 70697

Attachment A – summary of open Audit recommendations and actions.

Audit Title	Summary of recommendations	Response and progress on actions
		will commence in June with key stakeholder organisations including Park Care coordinators, the Bushfire Council, the Conservation Council (ACT region), and the ACT Governments Heritage, Conservation research and Environment Protection sections. Once initial consultation is complete the Minor Public Works Code will be put up for Disallowance, and implemented. After a period of testing and to establish a baseline and initial corrections, it is planned that the Code will be expanded to embody the best in sustainability practices.
Financial Audits - Computer Information Systems, 2015-16 and 2016-17.	CMTEDD, Community Services Directorate (CSD), EPSDD, Health Directorate, and TCCS should develop and implement plans for their operating systems to be supported, else perform a risk analysis with measures to minimise the risk of security and performance problems (2015-16). CMTEDD, CSD, EPSDD, Health Directorate, and TCCS should obtain vendor support for operating systems that are unsupported, else perform a risk analysis with measures to minimise security and performance weaknesses (2016-17).	The MAC016 server was decommissioned in August 2016. All business systems that were dependent on MAC016 were successfully migrated to either Unix (for Database) and Network Attached Storage (NAS) for all other processes. The MARS Business System (PRDAPP004vs) is still operational pending completion of the eDevelopment Renovation Project in October 2018. As an interim risk reduction measure Shared Services ICT

Attachment A – summary of open Audit recommendations and actions.

Audit Title	Summary of recommendations	Response and progress on actions
		have implemented security measures on this server, namely the Trend Deep Security Agent software to protect the ACTGOV environment.
Tender for the sale of block 30 (formerly block 20) section 34 Dickson.	The EPSDD, City Renewal Authority (CRA) and SLA should: - remedy deficiencies in the tender process; - strengthen accountability for probity in procurement; - strengthen governance and assurance for staff involved in land procurements, and; - reinforce organisational values.	Once the Government response has been tabled in the Legislative Assembly, the EPSDD will prepare an implementation plan.
Acceptance of Stormwater Assets.	The EPSDD should: - facilitate amendment of the Estate Development Code to include a gross pollutant target; - with TCCS, update the Waterways Water Sensitive Urban Design Code 2009 and Design Standards for Stormwater and Municipal Infrastructure; - review the potential risks with accepting stormwater asset designs and prepare a mitigation strategy;	Once the Government response has been tabled in the Legislative Assembly, the EPSDD will prepare an implementation plan.

Attachment A – summary of open Audit recommendations and actions.

Audit Title	Summary of recommendations	Response and progress on actions
	- identify options for conducting catchment-wide planning, and undertake analysis of stormwater needs; - with TCCS and SLA, develop stormwater management solutions for new estates and subdivisions; - with TCCS, develop performance measures for ACT Government stormwater objectives; - with TCCS, SLA, Access and other relevant entities, establish a working group to reduce the damage to accepted assets caused by building and other construction activity.	
ACT Government Strategic and Accountability Indicators.	Strategic Indicators should be improved by various Territory entities including the EPSDD, by removing or amending them so they fully meet the criterion of Representative, Clarity, and Quantifiable. Accountability Indicators should be improved similarly by amending them so they meet the criterion of Clarity. All Territory entities should document their procedure for review, selection and approval of indicators, and use the revised criteria as the basis for assessing their suitability.	Once the Government response has been tabled in the Legislative Assembly, the EPSDD will prepare an implementation plan.

BUDGET ESTIMATES BRIEF

Portfolios: Planning & Land Management

Environment and Heritage

Urban renewal

ISSUE: FREEDOM OF INFORMATION AND OPEN ACCESS

Talking points:

FOI Act

- Information access requests are centrally managed by the Directorate's Information Management Team for all entities of the Environment, Planning and Sustainability Development Portfolio (Portfolio); this includes the Directorate, the Suburban Land Agency, and the City Renewal Authority.
- The provision of information access services is set out by service agreements with the Agency and Authority.
- As at 30 May 2018, the Portfolio had completed 100 FOI applications in 2017-18.
- The Portfolio maintains a 100 per cent rate of compliance for processing applications under the *Freedom of Information Act 2016* (FOI Act 2016).
- Since the FOI Act 2016 commenced on 1 January 2018, the Portfolio has experienced a 35 per cent increase in applications compared to the previous six months under the former *Freedom of Information Act 1989* (FOI Act 1989).
- The Directorate has responded to one application for review by the Ombudsman in relation to an access decision under the FOI Act 2016.
- The Portfolio is finalising activity on the final 10 legacy FOI requests under the FOI Act 1989, including two requests received at the end of 2016-17.

Open Access Information Scheme (OAIS)

- The Directorate is meeting its commitment under the Open Access Information Scheme (OAIS) Compliance Strategy (the Strategy).
    - The Strategy sets out the Directorate's 12 month plan to achieve compliance under the OAIS and introduce proactive disclosure as standard business practice.

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Director	Ext: 76842
Contact Officer Name:	Genevra Donne	Ext: 54277

Return to Index

- OAIS activity is reported to the ACT Ombudsman and Directorate's Senior Executive committees.

Key Statistics for 2017-18 (as at 30 May 2018)

	FOI Act 1989	FOI Act 2016
Applications received	56	73
Breakdown of applications received		
Completed	48	52
Pending	8	21
Application type		
Legal firm	3	1
Media	3	9
Organisation	7	7
MLA	13	17
Public	30	39
Processing time for applications received and completed in 2017-18		
30 days or fewer	13	33
31-45 days	8	8
46-60 days	9	9
61-90 days	6	2
91+ days	12	0

BUDGET ESTIMATES BRIEF

Portfolio: Urban Renewal

[BSE p 56 and 79]

ISSUE: SERVICE AGREEMENTS BETWEEN EPSDD, THE SUBURBAN LAND AGENCY AND THE CITY RENEWAL AUTHORITY

Talking points:

- On 22 December 2017 the Directorate entered into service agreements with the Suburban Land Agency (the Agency) and the City Renewal Authority (the Authority) to ensure appropriate governance over the provision of enabling corporate services.
- The former Land Development Agency was supported across a range of corporate functions by the Chief Minister, Treasury and Economic Development Directorate reflected in a memorandum of understanding between the two entities.
- The current service agreements are based on the principle of cost neutrality, reflecting the transfer of resources and accountabilities flowing from the 1 July 2017 machinery of government changes. They include provision for charging for out-of-pocket and for additional services not captured in the current agreements.
- The Directorate provides enabling corporate services across the following areas:
    - People and Capability
    - Governance
    - Information and Records Management (including Freedom of Information)
    - Legal support
    - ICT Business Systems
    - Government Services
    - Facility and Fleet Management.

Services provided by the Agency to the Authority

- The Agency retained in-house financial expertise to support its operations and pursuant to a service agreement with the Authority, provides the following services:

  - Financial Management
  - Valuation
  - Estate Managment.

- Where the Agency has acquired funding or resources as part of machinery of government arrangements to provide the service, there is no charge for the service.
- Where the service or service standard required exceeds the resource or funding acquired by the Agency to provide the service, then costs are payable on a 'by negoatiation' basis.

Governance of the service agreements

- The service agreements were developed through a process of tripartite consultation across the Directorate, Agency and the Authority.
- Operationally the agreements are supported by a framework for the reporting of exceptions to the agreed standards of service delivery.
- The service agreements include robust dispute resolution and review procedures, including communication arrangements, to enable effective responses to operating issues and risks.
- A quarterly review of the service agreements was finalised in May 2018.
- Over the first quarter of 2018, all services provided under the agreements were delivered when requested. All issues and recorded exceptions to agreed performance measures have been resolved, are being addressed or have been flagged for consideration as part of a review process that will deliver revised service agreements upon expiry of the current agreements.
- The inaugural service agreements expire shortly and a process for review is underway. The operation and performance of these agreements will inform the development of the new agreements.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: DIRECTORATE GOVERNANCE

Talking points:

- Since expanding its functions in July 2017, the Directorate has reviewed and renewed its internal governance arrangements to ensure that they are robust and support accountability and transparency.
- The Director-General has endorsed and released a *Governance Commitment Statement* supported by a *Governance Strategy*, which outlines the Directorate's approach to governance and its commitment to continuous improvement across all programs and business areas.
- These documents make clear that good governance and accountability is everyone's business. Robust governance is integral to performance of the Directorate's functions, the work of its officers in delivering programs and services to the community.
- The Directorate has created the senior executive position of Chief Operating Officer, which leads a strong Business, Governance and Capability Stream.
- The stream works with business areas to ensure that our operating systems, process and work practices are in place to support, enable and drive a strong culture of better practice governance.

Key Information

- The Directorate has a number of Executive Committees to support operations, facilitate decision making and ensure oversight. These include
    - Executive Management Committee – the peak decision making forum, chaired by the Director-General;
    - Performance and Business Management Committee – the operational governance forum chaired by the Chief Operating Officer;
    - Audit Committee, with an independent chair, and deputy chair – this committee provides oversight of the Internal Audit program and monitors progress to implement audit recommendations;
    - ICT and Digital Transformation Committee – which provides strategic direction and oversight to the development, procurement, management and retirement of ICT programs and projects and chaired by the Chief Finance Officer; and

Cleared as complete and accurate:	31/05/2018	
Cleared by:	Director	Ext: 76842
Contact Officer Name:	Jacqui Bear	Ext: 70697

Return to Index

  - Work Health and Safety Steering Committee – provide leadership, support and direction to the Directorate's management of the workplace health and safety systems and processes.

- The Directorate is currently developing a new two year strategic plan for the organisation. Organisational strategic and operational risks are being reviewed as part of this process.
- The Directorate has an Emergency and Incident Management Framework which includes its Business Continuity Plan and Emergency Management Plan and related operational documents.
- The Directorate has a documented process for governing policy and procedure development within the organisation, and is participating in the Open Access Information Scheme (see separate brief on this).
- The Directorate's Internal Audit program provides a structured framework for assessing compliance and performance across programs and activities. The program includes engagement of external providers to conduct audits and is overseen by the Audit Committee.

BUDGET ESTIMATES BRIEF

Portfolios: Housing and Suburban Development

Planning & Land Management

ISSUE: PORTFOLIO GOVERNANCE

Talking points:

- The expanded Environment Planning and Sustainable Development Directorate portfolio includes robust governance frameworks that deliver on the Government commitment to enhance the transparency and accountability of land release and development activities.
- On 1 July 2017 the Directorate's portfolio of responsibilities expanded to include land strategy and land release functions pursuant to the Administrative Arrangements 2017 (No 1).
- The *City Renewal Authority and Suburban Land Agency Act 2017* (the Act) abolished the Land Development Agency and in its place established the City Renewal Authority (the Authority) and Suburban Land Agency (the Agency).
- Collectively, the Directorate, Authority and Agency operate within an Environment, Planning and Sustainable Development Portfolio.

<u>Robust governance frameworks</u>

- The Act establishes key governance measures that apply to the operations of the Authority and the Agency. These include:
    - Annual direction setting by the responsible minister(s), which is achieved through a legislative Statement of Expectation for the Authority and similar administrative direction for the Agency;
    - Annual Statements of Intent (under the *Financial Management Act 1996* and the Act in relation to the Authority) – prepared by each entity and approved by the responsible minister and the Treasurer;
    - Clear and direct accountability of the Chair of each governing board to the responsible minister for the performance and operational governance of the entity in pursuit of the Government's expectations and directions;
    - A board-appointed chief executive officer (CEO) engaged under the *Public Sector Management Act 1994* by the board and

accountable to the board for the operations of the entity and staff engaged by the CEO;

- The use of written ministerial directions to the entities to provide further or additional communication of government expectation or intent with respect to the discharge of their functions.

- In administering the land functions within the portfolio, the Directorate supports Ministers through providing advice on:
    - land planning, development and release policy, including the land release program
    - strategic land use
    - affordable housing
    - public housing renewal program and
    - major land and property project facilitation;
  - sets portfolio policy directions that support consistency in approach and transparent and accountable administration; and
  - monitors the governance arrangements of the Authority and the Agency, supporting Ministers as they asses the performance of the entities and how effectively their expectations have been met.
- The Directorate has established a Portfolio Project Governance Committee to focus on consolidating governance systems and frameworks, adapting project management governance, standardising records management and updating operational policy and procedures.
- The Committee meets monthly and is chaired by the Directorate's Chief Operating Officer. Membership includes senior executive representation from within the Directorate, the Agency, the Authority and Treasury. The group has an ongoing workplan that is agreed and prioritised by all parties.
- To date, the Committee has contributed to the development of:
  - a Land Release and Development Governance Framework that provides a simplified representation of how land release and development works across the ACT Government and who is responsible for each part of the process (see separate brief regarding this); and
  - An operational policy across land related governance issues such as the management of rural subleases and licences and the purchase of land by portfolio staff, contractors, and public sector

members, and the guideline on the acquisition of land under the *Lands Acquisition Act 1994.*

- The Directorate provides enabling corporate services to the Authority and the Agency under written service agreements that are based on the principle of cost neutrality, reflecting the transfer of resources and accountabilities flowing from the 1 July 2017 machinery of government changes (see Service Agreements – Land Entities brief).

Transparency and accountability

- It is critical to public confidence and trust in the work of Territory entities that operations are conducted properly and are open to scrutiny.
- The arrangements that took effect on 1 July 2017 are founded on an expectation of transparency and accountability, reflected in the governance systems established and evidenced through:
    - notification on the Legislation Register of various instruments including the declaration of the City Renewal Precinct, the Land Acquisition Directions, the Housing Target Determination, the Statement of Expectations and Statement of Operational Intent for the Authority;
    - publication of the Minister's Statement of Expectations issued administratively to the Agency;
    - implementation of the reporting framework for land acquisitions as per the requirements of the *City Renewal Authority and Suburban Land Agency Act 2017*;
    - publication of the minutes of board meetings by the Authority and the Agency; and
    - publication of key governance and operational material by the Authority and the Agency.

Background Information

- *Administrative Arrangements 2017 (No 1)* commenced on 1 July 2017, which among other things, allocates relevant matters to ministers and directorates, including in relation to the Authority, the Agency and EPSDD.
- The Administrative Arrangements provide that the Chief Minister is responsible for the operation of the Authority and the Minister for Housing and Suburban Development is responsible for the operation of the Agency.

  - In addition, the Minister for Urban Renewal is responsible for policy matters for the Agency as it relates to sites outside of greenfield developments and declared urban renewal precincts.
  - The Minister for Housing and Suburban Development is responsible for policy matters for the Agency as it relates to greenfield sites.
- The independent Planning and Land Authority remains solely responsible for assessing and granting development approval under the *Planning and Development Act 2007*.

BUDGET ESTIMATES BRIEF

Portfolio: Environment & Heritage

ISSUE: WORKING WITH VULNERABLE PEOPLE REGISTRATION FOR PARKS AND CONSERVATION SERVICE STAFF

Talking points:

- The activity of working for emergency services became a "regulated activity" in 2017 for the purposes of the *Working with Vulnerable People (Background Checking) Act 2011* (the Act).
- This means persons working for an emergency service and who have contact with vulnerable persons to the prescribed extent under the Act must have working with vulnerable people (WWVP) registration.
- The Emergency Services Agency (ESA) requires firefighters to have WWVP registration. This includes all officers of the Rural Fire Service (RFS), including voluntary members of brigades.
- The Parks and Conservation Service (PCS) provides personnel and infrastructure resources to the RFS for fighting fires in nature reserves and urban open spaces consistent with the enterprise agreement.
- PCS officers who fight fires for the RFS operate as the Parks Brigade of the RFS.
- Following internal review and consultation, in April 2018, the Director-General of the Environment, Planning and Sustainable Development Directorate (EPSDD) agreed that firefighting staff within the directorate should also hold WWVP registration, in accordance with the approach of the ESA.
- EPSDD is now preparing to arrange and undertake relevant processes for WWVP registration of relevant staff with Access Canberra and in liaison with the RFS.

Key Information

- In fighting fires, PCS staff operate as the Parks Brigade of the RFS.
- The Parks Brigade is subject to the direction of the RFS in fighting an unplanned fire, although at other times, such as when conducting controlled burns, it is subject to the direction of EPSDD.
- As PCS firefighting staff operate under the direction of the RFS in fighting unplanned fires, it is appropriate for them to be subject to the same requirements as other RFS officers, including that they hold WWVP registration.

Cleared as complete and accurate:	31/05/2018	
Cleared by:	Director	Ext: 79151
Contact Officer Name:	David Dunstan	Ext: 71716

Return to Index

- The registration requirement is likely to affect around 140 officers in the PCS.

Background Information – may not be suitable for public disclosure

- The decision to require WWVP for PCS firefighters was a subject of discussion at the Portfolio Consultative Committee on 6 June 2018, which includes relevant union representatives.
- The decision of the Director-General to require WWVP registration for PCS fire fighting staff was made following internal review, discussion and liaison with the RFS. This included an assessment as to whether PCS fire fighting staff could potentially come into contact with vulnerable persons to an extent requiring registration under the Act. The assessment was that there was a real potential for this to occur.
- The Director-General also considered that to not require registration would present the RFS with significant operational difficulties and prevent the RFS from taking a consistent approach and presenting a consistent level of assurance to the public.
- The intention is for the registrations to be completed in time for the 2018/19 bushfire season. The registration process is completed through online applications on the Access Canberra website and Access Canberra review. This process protects the privacy of individual officers.
- EPSDD is paying for the initial registration of relevant staff which cost is $82 per application. The cost of renewal of registration after three years is to be paid for by individual officers.

BUDGET ESTIMATES BRIEF

Portfolio: Urban Renewal

ISSUE: ACQUISITIONS – OPERATION OF DIRECTIONS

Talking points:

- Section 63 of the *City Renewal Authority and Suburban Land Agency Act 2017* (Act) requires the Treasurer to make directions relating to the acquisition of land by the City Renewal Authority (Authority) or the Suburban Land Agency (Agency).
- On 31 October 2017, the Treasurer made the land acquisitions directions for the Authority and the Agency. The directions commenced on 1 November 2017.
- The directions require the Authority or the Agency to provide to the Minister for endorsement a business case for all proposed land acquisitionsto which the directions apply.
    - The directions prescribe the matters to be included in business cases and the process for seeking ministerial approval including requiring consultation with the Under Treasurer and the Directors-General of the Environment, Planning and Sustainable Development and Transport Canberra and City Services Directorates.
- The City Renewal Authority has prepared no business cases for consultation. The Chief Minister has approved no business cases.
- The Suburban Land Agency has prepared one business case for consultation as at 12 June 2018. The Minister for Housing and Suburban Development has approved no business cases.
- Section 13 and 43 of the Act require the Authority and the Agency respectively to give the minister reports of land acquisitions which have occurred in the previous quarter. The relevant minister is then required to table the report in the Legislative Assembly within five (5) sitting days of receiving the report.
- The Authority and the Agency and the relevant ministers have complied with these statutory requirements.

Key Information

- The previous Framework, including reporting to the Legislative Assembly of land acquired by the LDA applies to land which was the subject of a contract prior to 1 July 2017 but which settled after 1 July 2017.

Cleared as complete and accurate:	18/01/2018	
Cleared by:	Choose an item.	Ext:
Contact Officer Name:	Clinton Dengate	Ext: 55001

Return to Index

- The Agency has complied with this statutory requirement.
- The Authority has not tabled an acquisition report under the previous Framework as it has not settled on the purchase of land for contract entered into by the LDA prior to 1 July 2017.

BUDGET ESTIMATES BRIEF

Portfolio/s Housing & Suburban Development

Planning & Land Management

ISSUE: LAND RELEASE AND DEVELOPMENT GOVERNANCE FRAMEWORK

Talking points:

- The Environment, Planning and Sustainable Development Directorate has a portfolio of responsibilities assigned under the Administrative Arrangements 2017 (No 1).
- In relation to its land functions, the Directorate ~~has developed~~is finalising development of a new Land Release and Development Governance Framework (the Framework) for all greenfield and urban renewal development projects.
- The Framework is a simplified representation of how land release and development works across the ACT Government and who is responsible for each part of the process.
- It ~~is~~ will be a key tool in the enhanced governance arrangements currently being implemented within the Directorate, allowing for a standard approach to project planning and management that will improve the quality and consistency of land development project documentation.
- The Framework outlines the key project phases in the release and development of land in the ACT and reflects responsibilities to enable the administrative arrangements that came into effect on 1 July 2017.
- The Framework aims to:
    - clarify roles and responsibilities of stakeholders in the process;
    - provide a shared understanding of whole of project costs, likely revenues, and timings;
    - better coordinate capital works spending and delivery;
    - outline how and when the project proceeds with appropriate level of Cabinet and Executive endorsement; and
    - enable monitoring and reporting of projects to support informed decision making.

Key Information

Cleared as complete and accurate:	31/05/2018	
Cleared by:	Director	Ext: 76842
Contact Officer Name:	Jacqui Bear	Ext: 70697

Return to Index

- The Framework and associated Performance Tables ~~have been created~~are the result of ~~through~~ a collaborative process led by the Directorate with input from the Suburban Land Agency, City Renewal Authority and Treasury.
- The Framework aims to demonstrate~~s~~ how land release and development is implemented in a transparent, accountable and responsive manner.
- The Framework ~~is split into~~uses six phases~~:~~; Identify~~,~~; Establish~~,~~; Plan~~,~~; Develop~~,~~; Deliver; and Evaluate~~. Within each of these phases are a range of~~ to document the milestones that represent critical performance and reporting indicators.
- The Performance Tables include performance measures ~~which~~ aimed at addressing top tier risks and consider~~s~~s transparency, stakeholder relationships and community management, reputation and confidence in land release and development.
- The first three phases (Identify, Establish and Plan) provide for staged, evidence-based investment decisions based on criteria such as government policy, strategic fit, market attractiveness and financial risk and return.
- The next two phases (Develop and Deliver) look to ensure efficient delivery against agreed objectives and the last phase (Evaluate) closes the project and ensures lessons learned are fed back into strategic planning processes.
- The Framework will establish~~es~~ a platform for reporting on a project from inception to closure, enabling a risk management approach to ensure each project meets its deliverables and government objectives.
- Development of a performance tracking and monitoring tool is underway and will be supported ~~by~~ through the Portfolio Project Governance Committee lead by the Directorate.

BUDGET ESTIMATES BRIEF

Portfolio: Environment & Heritage

[BP3 page 359]

ISSUE: Better Infrastructure Fund (BIF) – Improving our heritage

Project	Financing 2018-19 $'000
More services for our suburbs – Improving our heritage	
Heritage Conservation – Conservation Management Plans for Aboriginal places, part two	43
Heritage Conservation – Canberra tracks	40

Question: *What heritage conservation projects are being funded?*

Answer:

- Heritage better infrastructure fund projects are focused on conserving the ACTs heritage and educating the public.
- $83,000 has been allocated for heritage projects in 2018-19, including:
  - $40,000 for Canberra Tracks; and
  - $43,000 for Aboriginal heritage conservation within lands managed by ACT Parks and Conservation Service (PCS).

Key Information – Canberra Tracks:

- Canberra Tracks in an initiative of the ACT Government, and is recognised as enhancing the experience of visitors and locals while celebrating the Territory's built, Aboriginal and natural heritage.
- Since 2006, 174 interpretation signs and 15 track markers have been installed through the Canberra Tracks project.
- $40,000 of funding for Canberra Tracks will provide for additional interpretive signs to be added to the network, and a further roll out of downloads available via the Canberra Tracks Augmented Reality App. The additional content to the App will include oral histories, digital stories, holograms and digital tours; which will enhance access to information on the ACT's heritage and broaden the demographic of interest.

Key Information – PCS Aboriginal heritage conservation project:

- Thousands of Aboriginal places occur in lands managed by PCS, and a cultural heritage management system (CHMS) is currently being developed to manage these places in partnership with Traditional Custodians and in accordance with Heritage Act 2004 obligations.
- The CHMS project aims to provide PCS with a better understanding of the Aboriginal heritage assets they manage, and provide clear guidance on management requirements for those sites.
- $43,000 of funding for the CHMS will allow continued development of conservation policies and protocols in consultation with Traditional Custodians, for a range of Aboriginal place types such as ceremonial places, culturally modified trees, grinding grooves, quarries and stone artefact sites.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	Ext: 59027
Contact Officer Name:	Jennifer O'Connell	Ext: 72179

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio Planning & Land Management

[BSE page 34 and BP3 Page 359]

ISSUE: BETTER INFRASTRUCTURE FUND - LAND RELEASE INFRASTRUCTURE

Project	Financing 2018-19 $'000
Keeping our growing city moving – Infrastructure and equipment (civil infrastructure works)	
Land release infrastructure improvement	20
Sullivans Creek flood management	20
Antill Street sewer diversion	10
General flooding advice	20
William Hovell Drive upgrade – early planning	15
Bindubi Street extension – early planning	15
Molonglo East-West arterial road and bridge – early planning	15
General traffic modelling	90
Hydrological and hydraulic modelling and flood studies	97
	302

Talking points:

- The investigation and provision of trunk infrastructure is essential to the success of the land release program.
- Land release infrastructure funding in EPSDD allows for the early identification, planning and feasibility studies for infrastructure required to support urban growth.
- Infrastructure investigations include; roads, bridges and other transport infrastructure, traffic studies, stormwater management, flood protection, water supply, sewerage, other utilities, earthworks and geotechnical issues.

Key Information

- The funding identified in the 2018-19 budget for this work is $302,000.
- Nine items of work have been identified for the coming year.
- Areas for focus in these studies include roads for Molonglo, drainage and sewerage in the Inner North, revisions to the Canberra Strategic Transport Model and, flood and drainage studies for various development areas in Canberra.
- This funding allows for important engineering and infrastructure issues to be investigated. The timely investigation of these issues assists in the timely provision of land releases and a better understanding of cost to government.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Patrick Paynter	Ext:72434

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio/s Planning & Land Management

[BSE page 34 and BP3 page 358]

ISSUE: Parks and Conversation – Better Infrastructure Fund (BIF) upgrades 2018-19

Project	Financing 2018-19 $'000
More services for our suburbs – Improving our parks and nature reserves	
Tidbinbilla existing sanctuary fence and dam desilting	100
Orroral Valley Apollo Landing Anniversary (make site safe)	50
Horse paddock at Glenloch	40
Mt Taylor walking trail	75
Cotter Avenue irrigation	40
Cotter campground road maintenance	45
Biosecurity – wash down bay at Namadgi	30
	380

Talking points:

- *Better services in your community - Improving our parks and nature reserves* will include upgrade works across the ACT Parks and Conservation Services estate and assets. These works will upgrade existing infrastructure to improve the delivery of our services to protect and enhance the natural and cultural values of the ACT, and provide high quality visitor experiences.
- $380,000 has been allocated for ACT Parks and Conservation Services projects in the 2018/19 financial year, these include:
  - Tidbinbilla Existing Sanctuary Fence and Dam desilting
  - Orroral Valley Apollo Landing Anniversary (make site safe)
  - Horse Paddock at Glenloch
  - Mt Taylor Walking Trail
  - Cotter Avenue Irrigation
  - Cotter Campground road maintenance
  - Biosecurity - wash down bay at Namadgi

Key Information

- **Tidbinbilla Existing Sanctuary Fence and Dam desilting**

  Tidbinbilla Nature Reserve supports a number of captive species protected by fencing, currently these fences require upgrades to be effective predator-proof enclosures for threatened species management. Works to desilt a dam at Tidbinbilla are included in this upgrade.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	Ext: 59027
Contact Officer Name:	Daniel Iglesias	Ext: 76997

Return to Index

- **Orroral Valley Apollo Landing Anniversary (make site safe)**

  This work will make the site safe in preparation for the increased activity expected at Orroral Valley for the 50th Anniversary of the moon landing in July 2019. Repair crumbling foundations, remove trip hazards and make good the site. This investment complements the *Ngunnawal to Nasa* initiative by delivering a safe site for the new infrastructure to be delivered by that initiative.

- **Horse Paddock at Glenloch**

  Invest in fencing and basic infrastructure to allow for ongoing use of this horse paddock facility.

- **Mt Taylor Walking Trail**

  This project will upgrade the reserve entry with landscaping that will be a template for urban reserve entries across Canberra, and it will prepare a scope of works for the upgrade of the walking trail for a bid in 2019-20. The entry upgrade works will likely include resurfacing the entry to link the carpark and walking trail, fencing upgrade and landscaping. Note that this work does not extend to hard surfacing the carpark - TCCS reports this work in not on their 2018-19 program.

- **Cotter Avenue Irrigation**

  Irrigation is essential to maintain the lawns and avoid decline in the health of a significant number of deciduous trees which form a significant part of the area's heritage and attraction. This project will seek expert irrigation/ water management advice on water efficiency options to maintain the natural assets whilst being as cost effective as possible.

- **Cotter Campground road maintenance**

  The Cotter Campground is the Government's busiest campground with over 3 000 campers staying in 2016-17. The entry and internal service road require works to minimise further degradation and ensure vehicles, bikes and pedestrians have a safe and enjoyable experience.

- **Biosecurity - wash down bay at Namadgi**

  Hard surfaced washdown bay able to be used by operational units entering and leaving Namadgi National Park to ensure weed seeds are not spread throughout the park.

Background Information – may not be suitable for public disclosure

- **Tidbinbilla Existing Sanctuary Fence and Dam desilting:** A recent cat incursion has compromised the Bettong breeding program highlighting the critical importance of these upgrades.
- **Cotter Campground road maintenance:** This project will investigate collaborating with ACT Roads given their experience and contractor panel arrangements.
- **Cotter Avenue Irrigation:** Large water bills have occurred in previous years during hot periods, raising questions about water usage. Our understanding is that this area receives approximately half the amount of irrigation per square metre than Glebe Park.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 p 77 and 110]

ISSUE: SUPPORTING EQUESTRAIN INFRASTRUCTURE

More services for our suburbs – Equestrian infrastructure

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	0	250	0	0	**250**

The Government will review horse agistment arrangements in the ACT to ensure appropriate arrangements are in place for Canberra's equestrians.

Talking points:

Budget Funding Year	2019-20 – Note – funding commences in 2019-20
Amount	$250,000 includes feasibility and an additional FTE for one year.

- This initiative will consider opportunities and issues in managing Government horse paddocks that may arise as a result of the ACT Planning Refresh and Transport for Canberra Strategy.
- Funding of $250,000 has been provisioned in 2019-20, following the completion of the Planning Strategy Refresh. The Refresh will consider broader ACT Government policy changes, strategic directions and key emerging issues since the release of the ACT Planning Strategy in 2012.
- Should changes to paddock arrangements in the Territory be required, it is intended that there will be no net loss of paddocks as replacement paddocks will be identified.
- This initiative will allow for the identification of new paddocks should existing facilities be required to relocate. This work will allow sufficient time for infrastructure and establishment works (such as the seeding of gazing grasses) to be undertaken to bring paddocks on-line ahead of any potential closures of existing paddocks.
- Delivering infrastructure and establishment works is not a component of this initiative.

Key Information

- There are 16 Government horse paddock complexes, totalling approximately 957ha. The complexes range in area from 22ha (Oaks Estate) to 100ha (Parkwood). There are approximately 340 horses agisted within the paddocks.

- The paddocks are managed by a contractor (Territory Agistment Pty Ltd) through a service level agreement on behalf of Parks and Conservation Service (PCS). The agreement was entered into in 2009 and comprises five (5) three-year options at the discretion of the Territory.

Background Information – may not be suitable for public disclosure

- This initiative is consistent with ACT Labor's 2016 ACT Legislative Assembly election commitment and the 2014 Memorandum of Understanding (MOU) between the ACT Government and ACT Equestrian Associations.
- The MOU states "the Government will undertake work to clarify arrangements for the provision of horse paddocks on Government land for the foreseeable future. While in some cases existing horse paddocks will be subject to redevelopment, this work will seek to identify opportunities to identify replacement land that might be suitable as horse agistment wherever possible. Every effort will be made to site additional paddocks to advantage the equestrian sector, noting that the scarcity of suitable land or per-existing land use restrictions may restrict the range of viable options."
- The fee to agist a horse is set by the contractor, consistent with performance measures within the service level agreement, and approved by PCS.
- The current service level agreement will expire in November 2018. However, there are a further two (2) three-year contract term options (i.e. to November 2021 and November 2024, respectively).
- Completing the planning approvals and establishing the infrastructure to offset the closure of part of the Rose Cottage paddock complex for the Mugga Lane Solar Farm is estimated to have cost PCS approximately $250,000.
- The Planning Strategy Refresh will consider a range of matters including:
    - the ACT Government's commitment to achieving net zero greenhouse gas emissions by 2050;
    - supporting Government's policy of urban renewal;
    - supporting Governments investment in new infrastructure initiatives (such as light rail);
    - supporting the delivery of the Chief Minister's Statement of Ambition and the Minister for Planning's Statement of Planning Intent;
    - planning for a compact and efficient city;
    - supporting a diverse Canberra economy and access to jobs;
    - supporting increased housing choice to meet the changing needs and lifestyles of Canberrans; and
    - supporting a sustainable and resilient city within the landscape.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 p 119, 123, 134, 75]

ISSUE: REGULAR AERIAL IMAGERY ACQUISITION

More services for our suburbs – Aerial imagery for better planning

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Environment, Planning and Sustainable Development Directorate – Net Expenses	250	250	250	0	**750**
Offset – Expenses – Various Agencies	-250	-250	-250	0	**-750**
Net Expenses	**0**	**0**	**0**	**0**	**0**

The Government will invest in capturing and storing aerial images of the ACT to better support government planning processes and the management of our urban and rural environments. The cost of this initiative will be met from directorates using this service; the financial impact for each agency can be found in the summary table.

Other contributions are TCCS $80K p.a., Health $50K p.a and JaCS $30K p.a.

The acquisition and maintenance of this service will be around $400,000 per year totalling around $1.2 million.

Talking points:

- Up-to-date aerial imagery is a core component of the ACT's spatial information and allows the ACT Public Service and local industry to become more effective, competitive and efficient.
- Acquiring regular, high resolution and accurate imagery will support decisions about urban planning, infrastructure design, emergency response management and transport planning.
- The ACT Government will enter into a three year contract to acquire a minimum of four urban imagery captures a year with one covering the full extent of the ACT.
- The imagery will be available through ACTmapi. Dedicated hardware and services will mean the imagery service is a high quality product.
- ACTmapi will assist to visualise change over time and enable analysis of ACT Government spatial datasets (roads, property boundaries, environmental boundaries, etc.) over up-to-date imagery.
- Regular imagery will also assist local business. Specifically those trades and professions that can utilise aerial imagery to identify potential

clients (roofers, solar panel installation, landscapers) or deal with real world projects (architects, builders etc.).

- Public workshops and a small communication campaign will be undertaken to ensure uptake of this new services.

Key Information

This service will allow a strategic, coordinated approach to acquiring imagery for the ACT Government. It will:

- enable a more **efficient procurement** process by seeking a longer term acquisition contract
- ensure a **foundation of up-to-date spatial information** to inform other ACT Government projects across all Directorates.
- **increase efficiencies** by reducing field work or site visits for monitoring and compliance.
- be a **valuable asset** to the public, researchers, local business and schools, **encouraging innovation**.

Subject to tender processes the imagery service will be:

- **Owned by ACT Government** to ensure that imagery can be distributed under an open licence. This would include providing the imagery to our government partners Queanbeyan-Palerang Regional Council, NSW Government and Geoscience Australia. As well as being able to provide the data offline during an emergency. However if this is not cost effective, the ACT Government will ensure at least the full imagery capture of ACT per year is able to be distributed under an open license.
- **Regularly** captured across the urban area seasonally (4/yr.) and rural districts once a year over a 3 year period. Coordination will take place with all directorates on the best time for capture, specifically around capital works projects.
- **Accurate** (20cm horizontal) to ensure each capture of imagery aligns with each other as well as other spatial datasets (cadastral boundaries, water bodies etc.).
- **Retained** to ensure the data can be stored offline (necessary for Emergency Services and Park &Conservation as well as to ensure access to historical imagery)
- **High quality** ensuring capture occurs at the best time for each season (noting sun angle, weather and other flight hazards).
- **Accessible** through ACTmapi infrastructure, stored appropriately and available within a month of acquisition.
- **Publicised** through a small communication budget to provide training to local business to better utilise regular imagery to enhance their business as well as utilising all other ACT Government spatial data.

Background Information – may not be suitable for public disclosure

- Currently ACT aerial imagery is purchased on an adhoc basis through joint directorate acquisitions using a combination of project and budgeted funding.
- A number of directorates are also paying for an imagery subscription that allows them to visualise regular imagery (4-5 captures per year) spending $124,000 per year in subscription

fees. This proposal seeks to acquire the imagery so everyone has access to the regular imagery over the ACT as well as a complete archival of imagery.

- Analysing previous imagery contracts it's clear that there has been significant increase in cost of capture (specifically around 2016 and 2018 capture). Over the last 3 years the following contracts have been conducted through a selected RFQ:

Moving away from adhoc imagery purchases to a single contact for 3 years greatly reduces the cost of procurement and acquisition and enables a reliable source of seasonal imagery capture. This reliability can assist other ACT Government projects in planning future development, enhances monitoring programs and assists in change detection.

BUDGET ESTIMATES BRIEF

Portfolio: Climate Change & Sustainability

[BP3 p 77 and 107]

ISSUE: ENCHANCING TELECOMMUNICATION LICENSING

Better Government – Better telecommunication licensing

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	142	0	0	0	**142**

The Government will audit mobile phone towers and equipment shelters constructed on Territory land to improve the licensing scheme within the ACT.

Talking points:

- EPSDD manages and collects rent for approximately 100 mobile phone sites across the ACT which are situated on Territory land.
- Many of these sites are under licence agreements and fee structures which pre-date the 3G Mobile network.
- The upcoming launch of the 5G network will see an estimated further 70-100 sites rolled out across the ACT to support and maintain the network.
- It is imperative that the current fee structure and licence agreements to reflect the technological changes of telecommunications industry.
- Funding will allow a temporary position for 12 months to oversee the fee structure change and assist with initial licensing documentation for the 5G network rollout.

Key Information

- The current annual fee for 2017-2018 is $30,000which over approximately 100 sites means the entire portfolio is worth approximately $3 million in consolidated revenue.
- If the government is not proactive in changing the fee structure for the 5G rollout, there is a possibility that the carriers could force the government's hand through legal action.

Background Information – may not be suitable for public disclosure

[redacted]

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext: 73520
Contact Officer Name:	Brett Phillips/Sam Zeller	Ext: 73520/596132

Return to Index

- [Sensitive] Government rental for mobile phone sites was recently the subject of a Federal Court challenge: Telstra v Queensland, which was won by the carrier. Any contract management going forward needs to consider and address points raised by this decision.

BUDGET ESTIMATES BRIEF

Portfolio: Urban Renewal

[BP3 p 77 and 107]

ISSUE: BUDGET INITIATIVE – DUE DILIGENCE FOR URBAN RENEWAL

More services for our suburbs – Due diligence for urban renewal

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	1,499	0	0	0	**1,499**

The Government will undertake more due diligence work to support the delivery of future greenfield development fronts and urban renewal. The due diligence works will enable the Government to deliver our land release program and increase the supply of land available to meet Canberra's growing population.

- This $1.488m will supplement existing EPSDD funding. The estimated expenditure requirements for this function in 2018-19 is $3.394M.

Talking points:

- As part of the changes in the governance and delivery arrangements for land development in the ACT, the due diligence function has been transferred to the Environment, Planning and Sustainable Development Directorate.
- An anaylsis has been undertaken of the future needs of this function and has identified a shortfall in the funding required.
- Early preparation for the release of sites (due diligence) is necessary to identify possible impediments and implementation of mitigation measures to ensure the Government's Land Release Program is achieved and meeting key government priority programs.
- Extensive due diligence also ensures that the Territory recieves the greatest value possible for land release sites.

Key Information

- The main objective of undertaking due diligence is to de-risk sites so that Government release, financial and policy objectives are met. Due diligence site assessments reduce the risk to potential buyers and therefore encourage buyers to maximise the price they are willing to pay for land by identifying and/or removing impediments.
- Undertaking due diligence studies provides the opportunity to align with a number of key Government priorities and policies, including:

- delivering on the Indicative Land Release Program and ensuring an adequate supply of land to meet market demand and establish an inventory of serviced land;
- ensuring responsible financial returns to the Territory and flow-on revenue from the release of sites;
- delivering on the public housing renewal program and delivery of sites under the Asset Recycling Initiative;
- delivering the Government's direct sale program;
- improved strategic asset management for Government owned assets including potential divestment of properties; and
- assisting City Renewal Agency in meeting its key objectives.

Background Information – may not be suitable for public disclosure

- These due diligence studies will build on previous work undertaken by the former Land Development Agency in determining whether land is suitable for future development.
- The work is expected to take up to 12 months to complete.
- The Due diligence key deliverables include assessments such as Engineering Services, Tree, Ecological/ Heritage, Traffic/Parking, Contamination/Geotechnical, Bushfire and Building .

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: SECTION 72 DICKSON URBAN RENEWAL – SITE PREPARATIONS

More services for our suburbs – Urban renewal in Dickson

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	1,006	0	0	0	**1,006**

The Government will undertake demolition works at Dickson section 72 to enable future development, including a new Common Ground.

Talking points:

- The Government is delivering on its commitment to a community-focussed urban renewal of Section 72 Dickson.
- Urban renewal on the site has capacity to deliver Common Ground 2 and other social housing options, located close to the growing Dickson group centre and excellent public and active transport options.
- Alongside preparing an integrated Section Plan for Dickson Section in consultation with the community, the Government is also undertaking the essential forward works to prepare the site for redevelopment.
- **$1.006 million is being provided in the 2018-19 Budget** to remove vacant buildings at the end of their useful life and to prepare sites for redevelopment.Subject to all necessary approvals being secured, it is anticipated the demolition and remediation works will commence within 12 months.
- EPSDD has been consulting with the community and key stakeholders on opportunities for Section 72 Dickson since February 2018 through a series of meetings, workshops, and information kiosks. The key messages heard through engagement (including residential use, active travel, community facilities, green space, safety, parking and density) will inform the next stages of the project.
- Stage 2 engagement will seek the community's input and feedback on draft concept options for the area and will like run for six weeks later this year.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	
Contact Officer Name:	Bruce Fitzgerald	Ext: x75486
	Chloe Howorth	Ext: x50402

Return to Index

BUDGET ESTIMATES BRIEF

Key Information

- Section 72 Dickson is an important part of the inner north urban area and well positioned adjacent to Dickson Group centre, near the light rail corridor and includes the the Dickson Aquatic Centre and other valued community facilities. The site is approximately a 9 ha area currently zoned as CZ6 – Leisure and Accommodation in the Territory Plan.
- EPSDD is preparing a Section Plan in consultation with the community on the future of the area; in parallel with this, EPSDD will be coordinating a Territory Plan Variation (to support an expansion of land uses) and Estate Development Plan (with detailed planning controls and infrastructure design).
- The much-valued Dickson Aquatic Centre will be retained as part of any future plans for the precinct.
- Stage 1 community engagement for the project occurred from 23 January 2018 – 16 March 2018 and attracted: 1262 visits via Your Say, 90 people to the Info Kiosks, 140 people to the combined City and Gateway / Dickson Section 72 'Meet the Planners' sessions, and 16 people to the community workshop on 27 February 2018. **Note**: a second planned workshop was cancelled due to low RSVP numbers.
- Currently the engagement for s72 and is being delivered from exisiting resources and a small contributions from CSD of $5,000. However, as part of the consultancy work to undertake an Estate Development Plan for the site there is a requirement that the consultant undertake some engagement activities.

Background Information – may not be suitable for public disclosure

- On 23 October 2017 the Government reaffirmed its commitment to deliver public housing and Common Ground 2 in Section 72 Dickson.

- Sensitive: Dickson Section 72 was subject to previous community engagement as part of a proposed Territory Plan Variation in 2014 to allow residential development. The proposal was deferred following considerable community opposition based on various planning and infrastructure delivery issues.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	
Contact Officer Name:	Bruce Fitzgerald	Ext: x75486
	Chloe Howorth	Ext: x50402

Return to Index

- Sensitive: The project will require significant infrastructure upgrades to facilitate the new land uses and developments, which remains subject to funding and all necessary approvals. Revenue from sale of unleased land can be used to offset costs, although the extent of this will depend on the agreed development density and land uses in the final planning outcome.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 p 108]

ISSUE: EPIC/KENNY URBAN RENEWAL

More jobs for our growing city – Urban renewal in Kenny – early planning

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	300	250	0	0	**550**

The Government will commence early planning works to examine future land developments in northern Canberra to continue expanding the supply of housing.

Talking points:

- Government is delivering on its commitment to deliver better metropolitan infrastructure that helps to renew our inner precincts, strengthen our suburbs and provide new opportunities.
- $550,000 is being provided in the 2018-19 Budget to undertake an updated feasibility assessment for renewal of the Exhibition Park In Canberra (EPIC) and Kenny precinct.
- The funding will be used to obtain independent expert advice on the planning and economic feasibility of developing the suburb of Kenny.
- The project will incorporate a detailed needs assessment for the future operations of EPIC, in consultation with Venues Canberra and its stakeholders.

Key Information

- EPIC and Kenny have a combined total area of approximately 400 hectares located in Gungahlin. The site is bounded by Flemington Road, Federal Highway, Horse Park Drive and Well Station Drive.
- Kenny is currently on the ACT Indicative Land Release Program for residential releases scheduled to commence in 2020-21.
- The Directorate has previously undertaken a range of preliminary planning studies to demonstrate the suitability of Kenny for future development of up to 3,400 dwellings. This remains subject to a range of environmental, heritage, engineering and planning issues being resolved.
- This investigation supports the Government's strategic priorities and policy initiatives for economic growth and diversification, suburban and urban renewal,

better transport, enhanced liveability and social inclusion, housing affordability, public housing renewal, and to promote international investment opportunities in the ACT land market.

Background Information – may not be suitable for public disclosure

- The needs assessment for EPIC may identify opportunities for some events to be run in a different format and/or location; some of the existing event operators may be sensitive to this
- There are a number of rural leases and lessees within the study area. The feasibility study will investigate options for the handling of current leases and licenses.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: REGIONAL FIRE MANAGEMENT PLANS

Talking points:

- Regional Fire Management Plans (RFMP) describe all proposed fuel management actions on public land in the ACT over a 10 year period.
- The RFMPs were developed to outline the long term operational response to the requirements of the Strategic Bush Fire Management Plan (SBMP) and are required to be completed before a new version of the SBMP can be completed by the ESA in 2019.
- The current RFMPs expire in 2019 and new plans are required to be developed for the period 2019 to 2029.
- These new RFMPs need to incorporate new technology available to firefighters, consider new data and spatial information to ensure the objectives of fuel management are consistent with ecological and landscape values across the ACT, and to manage for climate change impacts into the future.

Key Information

- The Directorate will look to fund this work from within existing resources. No funding has been identified within the 2018-19 Budget for this initiative.

Background Information – may not be suitable for public disclosure

- The 2008-2018 RFMP was an initiative that was a budget funded item in the Environment section of the 2008 budget papers.
- The RFMP is one of the most important high level documents for the ongoing management of public land in the ACT.
- The RFMP considers land management, ecological and environmental issues and asset protection imperatives when looking at fire management on a regional scale.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 p 111]

ISSUE: SULLIVANS CREEK FLOOD MANAGEMENT

More services for our suburbs – Sullivans Creek Flood Management Plan

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	150	0	0	0	**150**

The Government will commission a review of the Southwell Park Retarding Basin to inform Sullivans Creek flood management improvements.

Talking points:

- This project is for a dam safety review of the Southwell Park Retarding Basin (SPRB) located in Lyneham Sports Precinct.
- This work will examine the integrity of the SPRB embankment and how the basin will operate in a range of floods. The review will ensure SPRB's operation is optimised to provide the best downstream flood protection.
- **$150,000 is the estimated cost of the review work.** There is no estimate of any proposed remedial works for the retarding basin at this stage.
- This projects supports the implementation of the City and Gateway Framework through the provision and upgrade of infrastructure necessary for urban renewal.
- The project will ensure improved flood safety as part of a broader program of implementation activities supporting the planning objectives expressed in the City and Gateway Strategy.

Key Information

- SPRB is a flood storage basin on Sullivans Creek, located immediately upstream of Mouat Street in Lyneham Sports Precinct.
- The aim of the project is to reduce downstream risks to from the Sullivans Creek stormwater channel to the surrounding land including parks, roads and the ANU.
- In 2017 EPSDD undertook a scoping study to investigate the issues that are most important to the successful operation of SPRB. The output of this study will form the scope of this review.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	Ext: 75486
Contact Officer Name:	Patrick Paynter	Ext:72434

Return to Index

BUDGET ESTIMATES BRIEF

Background Information – may not be suitable for public disclosure

- SPRB was built in 1979, with modifications to the floodway and spillways in 2012. SPRB is designed to fill during major flood events, therefore reducing flooding along Sullivans Creek downstream of the basin.
- In 2017 EPSDD undertook a scoping study to investigate the issues that are most relevant with SPRB. Analysis of the subsequent February 2018 flood in Sullivans Creek showed SPRB did operate as expected.
- SPRB has never had a major safety review. It was designed with the relatively unique feature of a "fuse plug" spillway that is designed to wash away during a (very) major flood in order to protect the remainder of the earthen embankment of the basin.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	Ext: 75486
Contact Officer Name:	Patrick Paynter	Ext:72434

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 p 77 & 109]

ISSUE: **MORE SERVICES FOR OUR SUBURBS – BETTER PUBLIC PLACES**

More services for our suburbs – Better public places

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	100	0	0	0	**100**

The Government will engage with the community and business to improve the amenity and use of public places in 2018-19. The primary focus will be the Woden Town Centre which will provide lessons to inform the development of an ACT Placemaking Guide.

Talking points:

- Placemaking is a new approach for the development and delivery of co-funded and co-managemed public places improvements in collaboration with local businesses, building owners and the wider community.
- $100,000 has been provide in 2018/19 to undertake a placemaking approach to facilitate public place improvements in the Woden town centre and the development of an ACT Placemaking Guide.
- This work will be undertaken in partnership with Transport Canberra and City Services (TCCS) and the Suburban Land Agency (SLA) – all of whom have a lead role in managing and maintaining these sites.
- The project will create a design brief for future public place upgrades in the Woden town centre.
- This program will be delivered supported by the Urban Renewal Upgrades initiative, an integrated program with TCCS and SLA.
- The aim is to achieve broad stakeholder and community buy-in through testing, planning and implementing of public place upgrades.
- EPSDD will lead work to identify key stakeholders and community champions and work colaberatively with these community members to identify potential sites of importance or significance in the town centre.
- Local stakeholders and the community will then get the opportunity to influence and test different place improvements through temporary place activations using 'light, quick and low cost' interventions, for example moveable seating, planter boxes or pavement stencilling.

Cleared as complete and accurate: 18/01/2018
Cleared by: Executive Director Ext: 75486
Contact Officer: Petra Oswald Ext: 58665

Return to Index

- The outcomes of these citizen-led place interventions will identify opportunities for the community to use public spaces on a more ongoing basis and the priorities for public infrastructure upgrades and maintencance undertaken by TCCS and SLA.

Key Information

- This placemaking approach, often referred to as Tactical Urbanism or Co-Design, is a well-established method pioneered by organisations in cities all over the world, including New York, Melbourne and Adelaide.
- Temporary place activations and improvements can be tested and evaluated to see if they are practical and supported by the community ahead of more costly and permanent design solutions and long consultation periods.
- Improved public places with vibrant street life can attract new businesses and private sector investment in the town centre, which will in turn support more people who want to live, work and recreate in Woden.

Background Information – may not be suitable for public disclosure

- The Woden Town Centre Master Plan (2015) is based on extensive community engagement and provides the strategic policy context for any public place upgrades in the centre.
- This program will be undertaken in conjunction with TCCS's feasibility study for eight micro parks to identify suitable locations. The locations of the parks will target Civic and other medium to high density areas, including the Woden town centre, to improve the amenity of the public realm and activate under-used spaces. The cost of the initiative will be fully offset from existing resources.
- This placemaking partnership with the community in Woden will deliver on a Statement of Planning Intent (2015) action to 'deliver high quality public spaces and streets through placemaking'.
- A similar placemaking approach was showcased in 2016/17 through EPSDD's partnership with the Dickson Village Traders Association for community-led place impovements in the Dickson group centre, including a 7-Day Makeover of the Dickson courtyards in November 2017. This project was recently commended at the National Planning Institute of Australia Awards for innovative public engagement and community planning.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 Page 78 & 112]

ISSUE: MORE SUPPORT FOR FAMILIES AND INCLUSION – INNOVATION IN HOUSING CHOICES

More support for families and inclusion – Innovation in housing choices

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	300	350	125	0	**775**

The Government will continue to engage with the community and industry stakeholders on the development of housing products that demonstrate how innovative planning, design and delivery can benefit Canberrans. The Government will also begin preparing sites for the delivery of demonstration housing projects.

Talking points:

- The government has committed to provide **$775,000 over three years** to deliver Demonstration Housing Projects across the Territory that support a vibrant, compact and sustainable city, while also providing a wide range of housing options.
- The Demonstration Housing project is an important part of the Housing Choices policy engagement.
- This project will provide an opportunity for architects, builders, residents and social housing providers to showcase innovative design and delivery of real world examples that are not currently available in the ACT, including small houses, co-housing, carbon neutral buildings and affordable housing.
- The budget for this project has been identified for industry and community engagement, and preparing sites that will be sold to successful Stage 2 proponents.
- Specifically funding is allocated for:
  - A) $150,000 - industry and community engagement to ensure that the projects that are delivered meet the community's expectations for a range of uses. This will also be used to ensure that the outcomes and learnings from the projects are made accessible to industry and the community to inform future housing projects and possible planning changes.
  - B) $625,000 - site specific due diligence and design, which will enable sites to be identified and sold to successful Stage 2 proponents. This could include items such as surveying, and site specific planning studies that are required, the design of minor infrastructure upgrades, and legal and commercial advice. Any land that is made available for successful proponents will be sold to proponents at market value.

Staged process

- The first stage of the Demonstration Housing project has commenced, with community and industry stakeholders invited to submit Expressions of Interest.
- The first stage Expression of Interest will assess market interest, capability and experience of suitably qualified proponents. Proponents will have the chance to identify existing planning constraints that may need to be changed to enable the delivery of their proposal. Successful first stage applicants will then be invited to refine their proposals further and submit more detailed design concepts during a second stage.
- Demonstration Housing project will be able to inform the Housing Choices Collaboration Hub on potential examples throughout their expression of interest period, as one part of the diverse sources the Hub will consider. In this way, Demonstration Housing provides a clear example of the potential changes to the Territory Plan that the Housing Choices Collaboration Hub and the broader community and industry would like to see in Canberra, while at the same time, testing their viability.
- The Demonstration Housing project is a valuable and practical opportunity for the government to collaborate with community and industry to improve housing choices, housing affordability, environmental outcomes, community health, social values and economic prosperity in the ACT.
- The Housing Choices Collaboration Hub will play an important role in assisting with the development of the assessment criteria for submissions received in the second stage of the Demonstration Housing proposals.

Key Information

- The Demonstration Housing Expressions of Interest (EOI) Stage 1 closed on 31 May 2018. Successful Stage 1 proposals are expected to be announced mid-year. These proposals will be invited to proceed to Stage 2.
- The first two meetings of the Housing Choices Collaboration Hub were held on Saturday 5 May 2018 and Saturday 26 May 2018. A further three meetings will be held by the end of July 2018. The Collaboration Hub will then provide a final recommendations report to me (Minister Gentleman) to consider.
- The Stage 1 EOI was released on 10 April 2018 as part of a two stage assessment process. The first stage will assess the market interest, capability and experience of suitably qualified and experienced proponents to provide proposals for Demonstration Housing Projects which meet some or all of the project objectives specified by the Legislative Assembly. Proponents may include architects, designers, planners, developers, community and social housing providers, builders, community organisations and individuals.
- After assessing proposals received from the Stage 1 EOI, EPSDD will refine the requirements for the next stage of the process. The Stage 1 EOI did not require detailed plans to be prepared. A list of Territory owned sites which may be considered for sale to successful Proponents will be advised as part of the Stage 2 process. It is intended that Demonstration Housing Projects will be distributed across districts in the ACT.

BUDGET ESTIMATES BRIEF

Background Information – may not be suitable for public disclosure

- In June 2017, the ACT Legislative Assembly passed a resolution which called on the ACT Government to:

  engage with the community and industry stakeholders on how best to deliver a housing demonstration project that promotes best practice environmental performance, including:

  i. *Excellence in construction and design quality;*
  ii. *Carbon neutral builidngs;*
  iii. *Medium density infill;*
  iv. *Innovative planning and engagement approaches;*
  v. *Innovative housing products and typologies;*
  vi. *Close partnership with industry bodies; and*
  vii. *Options for public and affordable housing.*

- A range of incentives for Demonstration Housing Projects will be considered by Government. Expressions of Interest must identify any particular assistance that would be required from Government in order to ensure project viability. This could include exemptions from specific Territory Plan controls, identification of appropriate sites, or assistance with industry expertise and project coordination.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP 3 Pages 77 & 111]

ISSUE: MORE SERVICES FOR OUR SUBURBS - NATIONAL CAPITAL CITY DESIGN REVIEW PANEL

More services for our suburbs – National Capital City Design Review Panel

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	248	250	252	244	**994**

The Government will establish a National Capital Design Review Panel to provide independent expert advice about significant projects. The panel will improve the design quality of private sector developments and significant government projects, in partnership with the ACT Government Architect and National Capital Authority.

Talking points:

<u>What is the National Capital Design Review Panel?</u>

- The National Capital Design Review Panel (NCDRP) is a joint initiative between the ACT Government and the National Capital Authority to provide a single city-wide peer review panel.
- Chaired by the ACT Government Architect and NCA Chief Planner the NCDRP will allow for the exploration and testing design concepts at various scales for significant public sector projects, and as part of the pre-development application process for large scale private sector development proposals.
- A city wide design review process in the ACT will encourage an improved quality of the built environment and public domain. It will also allow for a more considered process involving experts from across Australia and fresh perspectives to the way buildings and public spaces are designed in Canberra.
- The key benefits of the NCDRP is its independence, expertise and considered advice to the proponent and Government's development approval bodies. It will also bring an added value of expertise that supports the skills of the proponent's design team and the pre-application advice provided by Government for significant projects.
- An interim NCDRP is currently operating that has provided the opportunity to test early thinking and procedures to ensure the process will be useful and practical for both Government and proponents.

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext: 75486
Contact Officer Name:	Ben Riches	Ext: 71836

Return to Index

BUDGET ESTIMATES BRIEF

What is the funding for?

- A total of $994,000 has been allocated in the 2018/19 ACT Budget over four years for the costs associated with managing the NCDRP.
- This includes:
  - **$390,000 over four years** for the costs associated with managing the panel, including panel member fees.
  - **$120,000 over three years** for the preparation of design guidelines to support the design review panel. Design guidelines are used to support the panel process and improve the quality of the architecture and urban design.
  - **$484,000 over four years** for a dedicated staff member to manage the NCDRP. This position will ensure that the NCDRP is appropriately resourced to provide an efficient process for Government and proponents who seek to access this service.

Key Information

- Design review is an approach that is well established in many jurisdictions across Australia to allow for the independent review of major projects. The NCDRP will provide a constructive platform to resolve the fundamental planning and design issues from the perspective of the ACT Government and the National Capital Authority (NCA), before a development application is lodged. Partnering with the NCA will ensure that consistent design advice is provided on individual development proposals and efficiencies are achieved through development application processes.
- The NCA has agreed to a partnership arrangement for the NCDRP, including a financial contribution. The financial contribution is yet to be identified by the NCA.
- The NCDRP will replace all other existing design review panels including the Suburban Land Agency (SLA) Design Review Panel and the NCA Design Review Panel. This will provide savings from other areas. This will also allow for a consistent approach between differnet planning jurisdication in the ACT (NCA and ACT Government) for engaging proponents on design matters.

Background Information – may not be suitable for public disclosure

- Peak community groups have been calling for improved quality of design and development within their respective areas, particularly the community councils.
- EPSDD have benchmarked other design review panel processes nationally and internationally. The Government of South Australia, through the Office of Design and Architecture SA (ODASA) is recognised as best practice in developing design review panel approaches in Australia and has been used as the primary model to establish the NCDRP.
- The development of a design review process is an action in the Minister for Planning's (Mick Gentleman MLA) Statement of Planning Intent (2015).

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext: 75486
Contact Officer Name:	Ben Riches	Ext: 71836

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 p 77 and 107]

ISSUE: INVESTIGATION FOR AN ENGINEER REGISTRATION SCHEME

Better Government – Engineer Registration Scheme – early planning

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	35	407	0	0	**442**

The Government will consult with the community to inform the establishment of a registration scheme for engineers operating in the Territory.

Talking points:

- The project is to investigate potential regulatory schemes for engineers working in the ACT or supplying services to ACT residents and businesses other than those covered by current reforms to the ACT building regulatory system.
- The government is already committed to closer regulation of people designing buildings in the ACT, including engineers. This project will consider whether other types of engineering services should be provided by licensed or registered practitioners.
- This work will not delay the building regulatory reforms the ACT Government announced in 2016 and funded in the 2017-18 budget.
- The allocated funding of $35,000 in 2018-19 is for early planning work and $407,000 in 2019-20 is for completing consultation and completion of a regulatory impact statement.

Key Information

- This proposal is relevant to the Chief Minister's election commitment to progress registration of engineers, as has been committed by the ACT Government.
- Analysis of options will include assessment of a range of engineering fields and speciality subfields and whether registration systems would enhance other government policies and programs, or adversely impact them.
- The breakdown of costs is $172,000 for staff, $250,000 for regulatory impact analysis and $20,000 for communications and consultation.
- While this is a standalone proposal, any scheme developed for engineers will need to be developed in consideration of existing work on the regulation of practitioners under the current building regulatory reform program.

- The project will result in a report on engineering services offered in or to Territory residents and business (excluding those in building and construction) including by intra- and extra-territorial providers, problems with the quality or provision of those services and options for registering engineers offering engineering services in or from the ACT, including a regulatory impact assessment.
- The two jurisdictions that have or have introduced legislation for a registration scheme have made different choices about which engineering fields are covered.
- This project will provide detailed information to the Government to make a decision on establishing an engineer registration scheme appropriate for the ACT.

Background Information – may not be suitable for public disclosure

- During the 2016 ACT election campaign the Chief Minister committed to "progress registration of engineers, as has been committed by the ACT Government, and to properly harmonise with Victoria and Queensland".
- While Queensland registers 26 engineering fields and sub-fields, Victorian will register only five - all of which are in the building and construction sector. Victoria will also require an additional endorsement on the registration to provide performance solutions under building laws, meaning that a person with registration in a general category in Queensland will not necessarily be able to provide certain engineering services in Victoria.
- The Building Act Review found that a general registration scheme such as that in operation in Queensland would be unlikley to address the specific problems with building standards and compliance. Work under the building regulatory reform program will address these problems.
- Analysis of options will include assessment of whether registration systems would enhance other policies and programs, or adversely impact them. This includes policies to attract businesses in the development of new technology and markets in the ACT.
- Governance arrangements for the project are to be determined. The project may be managed more appropriately by, or in conjunction with, the Justice and Community Safety Directorate or the Regulatory Reform Team in CMTEDD as the investigation includes a wide range of engineering services outside building, planning and environmental fields. EPSDD will consult with relevant areas and Ministers during the development of the scope and policy parameters for the project to determine the most appropriate arrangements.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 Pages 77 & 107]

ISSUE: CREATION OF A CHIEF ENGINEER FOR THE ACT

Better Government – ACT Chief Engineer

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	0	0	0	0	**0**

The Government will appoint a Chief Engineer for the ACT to improve the quality and efficiency of ACT Government infrastructure delivery. The cost of this initiative will be fully offset from within existing resources.

Talking points:

- The Government will create the new role of Chief Engineer for the ACT to provide a strategic overview and independent advice relating to significant infrastructure and engineering projects in Canberra.
- This position will be created, from exisiting resources, will be a part time role for its first two years while being fully established.
- Government has resolved that as this is a new position, it will be more effective for an existing senior officer to be appointed to the position for the intitial appointment. The person will hold the appropriate qualifications and experience.
- The position will be funded using existing government resources over its first two years.
- The Chief Engineer will be a member of the Infrastructure Planning and Advisory Committee (IPAC) and will liaise closely with the construction and engernering professions, the Government Architect, and the various peak engineering bodies including Consult Australia, Engineers Australia and Professionals Australia.
- Peak industry bodies (Consult Australia, Engineers Australia, and Professionals Australia) have been engaged in early consultation on the role.

Key Information

- The creation of this position will be at no additional cost for the Territory.
- The budget announcement for the position is to establish and refine the role and responsibilities of the Chief Engineer in consultation with peak industry bodies.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	Ext: 75486
Contact Officer Name:	Patrick Paynter	Ext:72434

Return to Index

- The key tasks to be undertaken by the Chief Engineer are expected to include:
    - Provide strategic and independent advice on a range of infrastructure and engineering issues to Government
    - Advise on infrastructure policy, significant projects and procurement matters
    - Manage the preparation of an engineering workforce plan for the ACT Government. This is likely to happen later in the term of the position.
    - Consultation with peak industry organisations and the engineering industry more broadly.
- CMTEDD will fund the position for an initial period of two years
- The Chief Engineer will report through the Director-General of EPSDD.

Background Information – may not be suitable for public disclosure

- During the 2016 ACT Government election campaign, the Chief Minister committed to appoint a Chief Engineer for the ACT that would provide strategic oversight for projects and deliver an engineering workforce plan.
- The Minister for Planning and Land Management, Mick Gentleman, was subsequently asked to take responsibility for this task.
- There may be an expectation the Chief Engineer was to be an independent and advertised appointment.

BUDGET ESTIMATES BRIEF

Portfolio: Climate Change & Sustainability

[BSE p 26, 28, 30, 31, 33]

ISSUE: BUDGET INITIATIVES - CAPITAL - DELIVERING A NEW NATURE RESERVE IN THE MOLONGLO VALLEY, NES PLAN IMPLEMENTATION STAGE 3 (EPSDD C01)

More services for our suburbs – Establishing the Molonglo River Reserve

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Capital	1,044	800	834	504	**3,182**
Depreciation	0	6	14	35	**55**
Associated Expenses	0	19	37	62	**118**
Total Expenses	**0**	**25**	**51**	**97**	**173**

The Government will protect native species and their habitats by undertaking ecological conservation works in the Molonglo River Reserve as part of the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance. This will support existing and further residential development in the Molonglo Valley.

Possible Questions

When will the Molonglo River Reserve Management Plan be finalised?

- The draft Reserve Management Plan will be submitted to the Minister for approval in September 2018.
- Public consultation on the draft Molonglo River Reserve Management Plan was held 8 February - 23 March 2018. Submissions are currently being reviewed.
- The reserve boundaries are to be formalised through a Technical Amendment to the Territory Plan prior to draft plan being submitted to the Minister.

How will the buffer for the Kama Nature Reserve be determined?

- The recently approved application for an S211 Environmental Impact Statement exemption for the ***Molonglo Valley Stage 3 – Urban Development and Infrastructure proposal*** provided the detail on the size of the buffer to the Kama Nature Reserve.
- The reserve management plan is not the statutory tool to determine the buffer for the Kama Nature Reserve.
- This Budget Intiative will undertake restoration work to establish the buffer outside the Kama Nature Reserve and includes a research project on urban edge effects to monitor the effectiveness of the buffer.

BUDGET ESTIMATES BRIEF

Talking points:

- Continue the work to establish Canberra's newest nature reserve (Molonglo River Reserve) and implement the commitments of the Molonglo Valley Strategic Assessment under the Commonwealth endorsed NES Plan (2011).
- The Land Release Program in the Molonglo Valley is conditional on the implementation of the NES Plan commitments.
- **$3.182m is allocated over four years** to continue reserve establishment as required under the NES Plan, including research, monitoring and restoration, remediation, fencing and design work.

Key Information

- The ACT Government has agreed to fulfil commitments under the NES Plan which is a 30 year biodiversity offset agreement (audited every 5 years) with a clear set of delivery actions that encompass the establishment of the Molonglo River Reserve including delivery of infrastructure to manage visitor use and access, and habitat restoration and enhancement work for Matters of National Ecological Significance (MNES).
- The new funding for Molonglo River Reserve will continue to implement the ACT Government's commitments through the delivery of:
    - Remediation and rehabilitation of the former Molonglo Sewerage Treatment Ponds along the Whitlam - reserve interface, including the current AFP bomb disposal site.
    - Habitat restoration, enhancement and effectiveness monitoring work targeting listed threatened species and ecological communities.
    - Detailed design for a fully restored recreational 'hub' at Catherine Park with recreational facilities, including cultural amphitheatre for ceremony and celebration, nature playground, toilet, parking , walking tracks and trails, boundary fence and interpretative signage, all of which aim to promote safe and engaging visitor experiences whilst protecting habitat.
    - Construction of priority elements of Catherine Park including restoration works and boundary fencing.
    - Community engagement opportunities (e.g. community planting days) and a Park Care Group.
    - Strategic operation plans, monitoring datasets, and research publications.

BUDGET ESTIMATES BRIEF

Portfolio: Climate Change & Sustainability

[BSE p 30 and 34]

ISSUE: PLANNING AND LAND MANAGEMENT - BUDGET INITIATIVES - CAPITAL - BEST OF CANBERRA MOUNTAIN BIKE EXPERIENCE

More services for our suburbs – Best of Canberra mountain bike experience – design

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Capital	74	300	0	0	**374**

In consultation with the community, the Government will plan and design a new mountain bike trail network which will support the implementation of the *Cycle Tourism Strategy for the ACT*.

How is the mountain biking community going to be given a voice in the design of this new experience?

- A steering committee with representation from peak cycling groups and others will be formed from the outset to ensure design work is appropriately informed.
- The steering committee will have a Terms of Reference and representation from a wide cross section of stakeholders and broader community.

Will this new experience not cause unacceptable environmental damage?

- Funding is only available for design at this stage. An essential feature of design and planning for the new experience will be that any future construction will deliver an environmentally sustainable outcome.
- Key environmental and cultural values will be identified early on and either avoided or mitigated.
- As with other development a Development Appliction will need to be submitted which will need to consider the management of all impacts.

Talking points:

- $347,000 is allocated over two years (2018/19 and 19/20) for preliminary design studies and community consultation on a new iconic and environmentally sustainable mountain bike trail loop for Canberra.

- This is consistent with the ACT Cycle Tourism Strategy and associated Action Plans.
- The network will be based within the expansive reserves and open space close to Canberra's city centre, to create an iconic mountain bike trail network for Canberra which is managed sustainably and in keeping with preserving natural and cultural values.
- Planning and design will consider the existing pockets of mountain bike destinations such as Bruce Ridge Nature Reserve, The National Arboretum Canberra, Stromlo Forest Park, Majura Pines and Kowen Forest, with potential new sites in the landscape, whilst considering options to link these existing and potential new hubs of activity, with the construction of new trail subject to future government funding.

Key Information

- A draft Cycle Tourism Strategy for the ACT and region has been prepared that includes an action plan to drive economic return and build Canberra's identity as the cycling capital.
- Cycling as a pastime in Australia has risen dramatically over the last few years, with almost one in five Australians (19%) now riding a bike either regularly or occasionally. For some people, this passion for pedalling influences their holiday activities, attitudes and travel preferences.
- As a city that has preserved its open space assets, Canberra is in a unique position to improve its mountain biking infrastructure. Unlike other destinations, Canberra offers mountain bike trails within easy reach of the city and all its conveniences.
- Community consultation will be a key element of the project, in particular with the local mountain bike community and trail builders and with ParkCare and other environmental interest groups.
- The plan will be developed to create an iconic mountain bike trail network for Canberra, offering a broad range of mountain biking off road experiences including touring and downhill disciplines.
- The resulting network, through some of Canberra's most iconic destinations, would offer an unparalleled variety of opportunity catering for all levels of interest and ability.

BUDGET ESTIMATES BRIEF

Portfolio: Environment & Heritage

[BP3 Pages 139 & 153]

ISSUE: **MORE JOBS FOR OUR GROWING CITY – ESTABLISHING ENVIROMENTAL OFFSETS**

More jobs for our growing city – Establishing environmental offsets

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Capital – Provision	226	489	0	0	**715**
Associated Expenses – Provision	627	816	0	0	**1,443**

The Government will protect native species and their habitats as part of the Matters of National Environmental Significance within the Eastern Broadacre Strategic Assessment zone. This will help facilitate future industrial development on Canberra's eastern edge. The funding is dependent on the finalisation of the Eastern Broadacre Strategic Assessment.
*This is provisional based on the approval of the Eastern Broadacre Strategic Assessment.

Why has the budget not firmly commited funding to meet our offset obligations with the Commonwealth Government?

- This budget has clearly flagged Government's intention to fund conservation offset works within parts of the Eastern Broadacre Employment Corridor, proposed through the ACT Planning Strategy.
- This commitment is activated once the Eastern Broadacre Strategic Assessment is approved by the Commonwealth under the *Environment Protection and Biodiversity Conservation Act 1999*. It is expected that public consultation on the draft Eastern Broadacre Strategic Assessment will commence in the coming months. Following the consideration of public submissions received, the strategic assessment will be finalised and submitted to the Commonwealth for approval.
- Funding has been commitment now to permit the ACT Government to immediately commence conservation activities following the Commonwealth's statutory approval of the strategic assessment. However, it is noted that that this funduing in no way pre-empts the Commonwealth's consideration or ultimate determination of the strategic assessment.

Talking points:

- This initiative commences the delivery of the ACT Government's environmental commitments outlined in the pending Eastern Broadacre

Strategic Assessment. The strategic assessment is being undertaken under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999*.

- It is expected that public consultation on the draft Eastern Broadacre Strategic Assessment will commence in the coming months.
- Following the consideration of public submissions received, the strategic assessment will be finalised and submitted to the Commonwealth for approval, late this year.
- The strategic assessment will also identify a number of areas for future development.
- **$715,000 capital and $1.43m recurrent intiative funding is allocated over two years** for works that will enable the ACT Government to deliver on a number of environmental commitments outlined in the Eastern Broadacre Strategic Assessment – pending the approval of the EBSA.
- The establishment and management of a number of offset sites and the protection of matters of national environmental significant (MNES) are public commitments made by the ACT Government as part of the Eastern Broadacre Strategic Assessment (EBSA).
- Development along the Eastern Broadacre employment corridor is contingent on maintenance and enhancement of the MNES values within these offset sites.

Key Information

- The offset sites will protect areas of the following MNES that will be significantly impacted by the future development: the golden sun moth, striped legless lizard and button wrinklewort (a daisy), as well as the box gum woodland and natural temperate grasslands ecological communities.
- This initiative will fund improvements to the infrastructure and habitat quality of sites that will be established to offset the impact from development along the Eastern Broadacre employment corridor.

BUDGET ESTIMATES BRIEF

Portfolio: Climate Change & Sustainability

[BSE p 3, 26, 30, 34]

ISSUE: MORE JOBS FOR OUR GROWING CITY – PROTECTING THE MURRUMBIDGEE RIVER CORRIDOR

More jobs for our growing city – Protecting the Murrumbidgee River Corridor

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Capital	100	0	0	0	**100**
Associated Expenses	75	0	0	0	**75**

The Government will continue to support the Murrumbidgee River Corridor Million Trees project, allowing for the planting of up to 5,000 more trees.

Why are we re-investing in tree plantings where previous plantings have failed?

- All tree planting efforts invariably result in a proportion of plantings not surviving – be it due to incorrect planting technique, climatic factors, or predation. Some individual trees lack the strength to survice the stressful early establishment period.
- Re-planting, particularly where support is provided to the trees in the form of tree guards and fertiliser, has been shown to be worthwhile in other projects, such as in the Lower Cotter Catchment.
- It is also important to note this money will be invested in supporting surviving trees by reducing competition from weeds and sureing up grazing protection by repairing/replacing tree guards.

Talking points:

- The ACT Governments' 10-year Million Trees program will conclude on 30 June this year. Approximately 300,000 trees were allocated to the Murrumbidgee River Corridor. The trees have been successfully planted and are now delivering real benefits. An additional $100,000 in capital has been approved for 2018/2019. Funds will be used to infill areas with tree mortality, revegetate high priority areas within the Murrumbidgee corridor and maintain existing plantings.

- The Program has been an outstanding success and the trees are already improving habitat, riverbank stability, erosion and sediment control. This is a great environment outcome which contributes to threatened species recovery and increased habitat resilience in the long term.
- Plantings to date however have suffered a 30% mortality rate due primarily to low rainfall post planting, grazing pressure from native animals, feral animal damage or competition from weeds. Additional funds have been secured to replace thes dead seedlings.
- Additional funding in 2018/2019 will also be used to plant trees in high priority areas along the Murrumbiodgee corridor and maintain, primarily through watering and tree guard removal, trees planted under the Million Trees Program.
- Additonal trees are planned across four priority sites along the Corridor, namely between Jeggaline and Pine Island, upstream of Casuarina Sands, downstream of Angle Crossing and downstream of Uriarra Crossing.

Key Information

- Significant investment through revegetation action over the last 10 years has resulted in landscape change along the Murrumbidgee River Corridor. Infill, replacement and priority area plantings will contribute to the future success of the investment.
- Ongoing maintenance through weed control, watering, tree guard maintemance will ensure planted seedlings can become established.

Background Information – may not be suitable for public disclosure

- The One Million Trees commitment was identified as Action 36 in the ACT Climate Change Strategy 2007 -2025, with the planting of 300,000 trees along the Murrumbidgee River Corridor coming from that commitment. As well as the climate change benefits, revegetation of the river corridor will have significant environmental benefits.

BUDGET ESTIMATES BRIEF

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	Ext: 59027
Contact Officer Name:	Daniel Iglesias	Ext: 76997

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 Page 77 & 109]

ISSUE: MORE SERVICES FOR OUR SUBURBS – ANTILL STREET SEWER – DESIGN WORKS

More services for our suburbs – Antill Street Sewer – design works

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Expenses	184	0	0	0	**184**

The Government will design a new sewer to cater for future development and population growth around the Dickson Group Centre.

Talking points:

- This project is the detailed design of a proposed sewer diversion to ensure the necessary essential infrastructure is suitable for the redevelopment of the Dickson Group Centre and other urban renewal projects in the area.
- **Funding of $150,000 has been provided for the detailed design work.**
- The project will ensure the necessary sewer capacity as part of a broader program of implementation activities supporting the planning objectives expressed in the City and Gateway Strategy.
- The sewer diversion comprises a 420m long, 300mm diameter sewer under **Antill and Mouat streets, between Challis Street and Sullivan's** Creek.
- When constructed, the new sewer will take all existing flow from the Downer area and divert it to the existing large sewer adjacent to Sullivan's Creek. This will free up capacity in existing sewers serving the Dickson Group Centre, this will allow new development in the area;
- Design and construction have a long lead time. The design is progressing now so the new sewer is in place before existing sewers become overloaded;
- The proposed sewer will be very deep, ranging from almost 5m at the Sullivans Creek connection to 3m to 4m deep under Northbourne Avenue. The sewer will be bored (micro tunnelled) under Northbourne Avenue roadways and light rail tracks. Preliminary discussions have been held with Transport Canberra - Light Rail and design depths checked to ensure there are no clashes between light rail and utilities along Northbourne Avenue. **This construction method was chosen as it avoids disruption to the built light rail and vehicular traffic on Northbourne Avenue.**

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	Ext: 75486
Contact Officer Name:	Patrick Paynter	Ext:72434

Return to Index

BUDGET ESTIMATES BRIEF

Key Information

The process from now to construction completion would be:

- A detailed design will be developed by a consultant, managed by ACT Government, in consultation with Icon Water;
- ACT Government or Icon Water to lodge a construction DA, based on the agreed detailed design;
- ACT Government or Icon Water funding and managing the construction. Timing of construction to be determined by the rate of development in the area (i.e. when the existing sewers will be deemed overloaded).

Background Information – may not be suitable for public disclosure

- Preliminary design work canvassed alternative alignments of the new sewer. The preferred option was identified as more cost effective than upsizing the existing sewer. Upsizing the existing sewer, on the existing alignment, is neither practical nor cost effective. There is little or no access to the existing sewer where it runs through easements on existing leases. The existing sewer is also very deep, and there is not enough room to trench or to find launching areas to bore/tunnel the sewer.
- ACT Treasury have indicated a preference for the sewer construction to be funded by Icon Water. The construction of the sewer will be subject to the provisions of Icon Water's Developer Contributions Scheme.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Executive Director	Ext: 75486
Contact Officer Name:	Patrick Paynter	Ext:72434

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Environment & Heritage

[BP3 Pages 139 & 154]

ISSUE: MORE SERVICES FOR OUR SUBURBS – IMPROVED CONSERVATION MANAGEMENT

More services for our suburbs – Improved conservation management

	2018-19 $'000	2019-20 $'000	2020-21 $'000	2021-22 $'000	**Total $'000**
Capital	50	232	65	0	**347**
Depreciation	0	0	8	22	**30**
Associated Expenses	91	221	260	277	**849**
Total Expenses	**91**	**221**	**268**	**299**	**879**

The Government will invest in land conservation management works in the Jerrabomberra Valley which hosts a number of environmental assets.

QUESTION: Has the ACT Government adequately funded the Territory to delvier the commitments under the EPBC Act?

- Yes. The Bonshaw offset area will be managed as an advanced offset. It is currently not linked to a development.
- Management will focus on strategically maintaining values to secure the offset potential for the site and support future development.
- Additional funding may be required in the future once it is linked with the development and commitments are officially attached to the site.

QUESTION: How does the Territory plan to manage this site?

- The site will be manged by the Parks and Conservation Service.
- It will be incorporated into the ACT Reserve System once it is an established offset site
- Funding will be used to develop advanced offset management plans to inform operational management.
- Actions will include fencing, pest plant and animal control and monitoring of the values to inform future management planning.
- Any improvement in the values, informed by the monitoring program, can contribute to meeting the offset commitments for future developments.

BUDGET ESTIMATES BRIEF

Talking points:

- The ACT Government acquired the Former Naval Receiving Station, HMAS Bonshaw from the Australian Government Department of Defence in 2015. The provisions within the Deed of Transfer commit the ACT Government to manage the area for nature conservation in perpetuity. This includes using the area as an environmental offset to support future development in the ACT.
- $1.196 million over four years is provided for the Parks and Conservation Service to assume land management responsibility for the site. In the short term this includes to conserving known environmental values in their current condition.

Key Information

- Bonshaw has unrealised environmental offset value. It is a grassland remnant supporting nationally threatened communities and species (Matters of Environmental Significance) including, Natural Temperate Grassland community, Striped Legless Lizard, Golden Sun Moth and Grasslands Earless Dragon.
- The activities to be funded to secure and maintain the conservation values include:
  - grazing plan to inform grass lands management
  - fencing and stock water infrastructure
  - weed, pest and kangaroo management
  - ground water contamination testing
  - erosion management
  - species monitoring (e.g. Golden Sun Moth, Striped Legless Lizard, Natural Temperate Grasslands, Grasslands Earless Dragon).

Background Information – may not be suitable for public disclosure

- Bonshaw (211 hectares) is of high conservation value both at a regional and national level. It occupies a central position within Jerrabomberra Valley, which supports one of the most important grassland conservation areas in Australia.

Cleared as complete and accurate:	18/01/2018	
Cleared by:	Executive Director	Ext: 59027
Contact Officer Name:	Daniel Iglesias	Ext: 76996

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Housing & Suburban Development

Budget Paper: 3

Page No: 141, 171, 219

ISSUE: PARKWOOD ROAD RECYCLING ESTATE

Talking points:

- Block 1586 Macgregor comprises the West Belconnen Resource Recovery Centre (WBRRC) and the Parkwood Road Recycling Estate (PRRE). As part of the urban development of Ginninderry, both facilities are required to be closed and remediated by the Territory.
- A commitment was made in the 2017-18 Budget for the closure and capping of the WBRRC. The 2018-19 Budget funds necessary works associated with the closure and remediation of the PRRE. Transport Canberra and City Services Directorate (TCCS) has been provided $4.953 million to manage the initial clean-up works within PRRE.
- Lots within the Estate are being progressively closed by ACT Property Group with the Suburban Land Agency and TCCS assisting. To date licensees are actively assisting in this process with the majority to vacate their respective lot by 18 June 2018.

Key Information

- WBRCC must be remediated to facilitate the development and release of land in future stages of the Ginninderry Joint Venture to meet the land release targets identified in the Indicative Land Release Program (ILRP). This requires 1,200 Residential Blocks to be release by mid-2022.
- Clean up and remediation of PRRE by TCCS must also commence as soon as possible to mitigate any risks associated with achieving the land release targets identified in the ILRP.
- As at 18 June 2018, of the 60 lots in PRRE, 41 will be vacant and 13 Licensees will have an extension of time to vacate by 18 July 2018. The remaining six Licensees can remain in their current location with the last Licensee vacating in July 2023.
- The six Licensees that are to remain within PRRE will need to be allowed to operate their business without any disruption while remediation works occur around them. This will require any roads to remain open as well as the provision of services to their lot including water, electricity and telecommunications.

Background Information – may not be suitable for public disclosure

- In late October 2017, the SLA as a Joint Venture (JV) partner with the Riverview Group became actively involved with ACTPG to progress the termination of Licences within PRRE.

This was due to concerns that Licensees tenure on the land would pose a significant risk to the lodgement of the EDP and subsequent development of Stage 3 of Ginninderry due to the removal of the environmental clearance zone that surrounds the WBRRC.

- To ensure that key milestones would be achieved it was proposed that the majority of Licensees would vacate their respective Lot by mid-2018, and as such there has been a considerable effort by the SLA to achieve this target.
- After 18 July 2018 the long term Licence holders that will remain in PRRE are as follows.

Lot	**Licensee**	**Termination Date**
2006	Priority Trees	July 2020
2025, 2042, 2043	Mitchell Family Removals	July 2020
2058	Traction Tyres	December 2020
2034	Concrite	July 2023

- The reason that the licensees can remain is that there is no clause within each respective Licence to facilitate early termination apart from non-payment of rent by the Licensee.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: DICKSON SHOPPING CENTRE RE-DEVELOPMENT-ONGOING LITIGATION

Talking points:

- Coles has lodged an application with the Supreme Court for leave to appeal against the orders of the ACT Civil and Administrative Tribunal given on 29 March 2018.
- The matter is listed for hearing on 5, 6 and 7 November 2018.
- The Planning and Land Authority is of the view that the appeal raises important legal issues about the interpretation of the *Planning and Development Act 2007* (the Act).
- Government will give careful consideration to any matters raised during the court proceedings before any decision is made to amend the Act.
- As the matter is currently before the Court, I am unable to make any further comments.

Key Information

- Unlike the Tribunal, the Supreme Court is a costs jurisdiction and the rules of evidence apply.
- Coles asserts that an appeal exists on a question of law. In these circumstances, leave must first be obtained from the Supreme Court before the substantive appeal can proceed (if at all).
- Coles claims the Tribunal erred in law on the following grounds:
    - in its application of Rule 1 of the Commercial Zones Development Code, including whether it erred in concluding that the deed of agreement was a 'development condition' or a 'lease and development condition';
    - various breaches of natural justice and procedural fairness;
    - misunderstandings of key evidence; and
    - failure to have regard to relevant expert evidence.
- Coles has not specifically raised the interpretation of section 121(2) of the *Planning and Development Act 2007* in its appeal. This provision relates to what the Tribunal can consider in an appeal. However, it is possible the issue may be enlivened by another party. The Tribunal took a narrow view of this section which has the potential to limit the grounds of review in future appeals.

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext: 73520
Contact Officer Name:	Jonathan Teasdale	Ext: 70316

Return to Index

BUDGET ESTIMATES BRIEF

Background Information – <u>not suitable for public disclosure</u>

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext: 73520
Contact Officer Name:	Jonathan Teasdale	Ext: 70316

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: AUDITOR-GENERAL PERFORMANCE AUDIT – TENDER FOR THE SALE OF BLOCK 30 (FORMERLY BLOCK 20) SECTION 34 DICKSON

Talking points:

- On 21 February 2018 Dr Maxine Cooper provided to the Speaker of the Legislative Assembly the Performance Audit Report titled 'Tender for the sale of Block 30 (formerly Block 20) Section 34 Dickson for tabling in the Assembly (the Report).
- This audit related to procurement activities by the former Economic Development stream of CMTEDD and the former Land Development Agency.
- The Report made four recommendations, relating to:
    1. remedying deficiencies in the tender process;
    2. strengthening probity;
    3. strengthening governance and assurance; and
    4. reinforcing organisational values.
- These recommendations were directed jointly to the Directorate, the City Renewal Authority and the Suburban Land Agency consistent with the administrative and legal arrangements that took effect on 1 July 2017 and following the abolition of the Land Development Agency.
- The Government has presented its response to the Report to the Legislative Assembly in accordance with the *Auditor-General Act 1996*.
- The Government welcomes the recommendations in the Report and the opportunity it provides the portfolio to deliver continuous improvement to probity and governance practices in land transactions, and reinforce an organisational culture that promotes integrity.
- The Government agrees with each of the four recommendations. The government is committed to a process of continual improvement and to put in place practices and procedures over the next 12 months to address the Auditor-General's recommendations.
- This cycle of improvement will be driven, as required by the Report, by the Directorate, the City Renewal Authority and the Suburban Land Agency with the support of their respective audit and risk committees.

Cleared as complete and accurate:	01/06/2018	
Cleared by:	Director	Ext: 76842
Contact Officer Name:	Clinton Dengate	Ext: 55501

Return to Index

PAC hearing of 30 May 2017 – availability of Territory Records

- The ACT Auditor-General appeared before the Legislative Assembly Public Accounts Committee on 30 May 2017 in relation to the Report.
- In part, Dr Cooper observed that the audit was hampered by a lack of paperwork detailing the negotiations for the sale of the block.
- The Government accepts this observation, reflected in recommendation 2 of the Report which requires strengthening of accountability for probity in procurement by establishing clear standards of conduct and record keeping for all staff engaged in tender processes.
- The Report does not make any finding that Territory records related to the matters under audit existed that could not be provided to the ACT Audit Office.
- While the Report states that the Audit Office did not identify any records of the protracted negotiations conducted between Economic Development Directorate officers and the Tradies, there was no finding that either the then LDA or Economic Development Directorate had breached the *Territory Records Act 2002*.
- All ACT Public Servants have an obligation under the *Territory Records Act 2002* to make and keep full and accurate records of the agency's activities.
- As stated in the Government's response to the Report, the Directorate, the Authority and the Agency is implementing a program for the provision of robust probity and records management training for staff across the Portfolio.
- The Directorate, City Renewal Authority and Suburban Land Agency are currently reviewing, assessing and enhancing processes, practices, training and culture related to probity and procurement as part of the continuous improvement cycle that underpins the new arrangements.

PAC hearing of 30 May 2017 – Did a direct sale occur?

- The Report concludes that the then Economic Development Directorate did not conduct the tender process for Block 30 Section 34 effectively and that there is a high risk that the Director sold the block in breach of the *Planning and Development Act 2007*.
- In evidence to the PAC inquiry into the transactions, the Auditor-General stated that her conclusion was that a direct sale had occurred.
- The Government has accepted the Auditor-General's recommendation that the Directorate as a priority action seek legal advice from the ACT Government Solicitor on the legislative compliance issues identified in the report, including any potential impact on the tender process and outcome and brief the minister responsible for administering the Planning and Development Act and Cabinet accordingly.
- The Minister has committed to tabling in the Legislative Assembly an Implementation Progress Statement by 31 October 2018 outlining the action taken to develop and implement mechanisms to mitigate potential noncompliance.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: FYSHWICK MATERIALS RECOVERY FACILITY ENVIRONMENTAL IMPACT STATEMENT (EIS)

Talking points:

- A draft EIS for a materials recovery facility, proposed to be built by Capital Recycling Solutions (CRS) in Fyshwick.
- The proposal is for Blocks 9 and 11 Section 8 Fyshwick.
- The proposal aims to divert waste from Mugga Lane landfill to be sorted, separated and prepared for transfer at the Fyshwick site, processing more than 300,000 tonnes of waste per year.
- I would like to make it clear that this isn't an ACT Government proposal, this is a private proponent putting forward a proposal for consideration.
- The proposal will be assessed on its merits by the planning and land authority (the Authority).
- The proponent had previously lodged an application for a materials recovery and waste to energy facility.
- The draft EIS has undergone public notification for 45 working days which commenced on 23 April 2018. This was extended from the required 20 working days to give the public additional time to comment.
- The public were able to view the proposal on EPSDD's website and make any comments. Comments closed on 27 June 2018.
- 467 representations have been received to date.
- Key issues raised during the notification period include the adequacy of the EIS and issues relating to traffic, odour, noise, fire, contamination, alternative options, health and direct impacts on the surrounding area.
- All public representations, entity advice and the Authority's comments on the draft EIS will now be sent to the proponent who will be required to address the matters raised in a revised EIS.
- An EIS process is not an approvals process. It is an information gathering exercise about the potential impacts of a proposal.

Key Information

- CRS initially intended to develop a materials recovery facility and waste to energy facility at Blocks 9 and 11 Section 8 Fyshwick.

Cleared as complete and accurate:	28/06/2018	
Cleared by: Brett Phillips	Executive Director	Ext: 73520
Contact Officer Name:	James Bennett	Ext: 54877

Return to Index

- Block 11 is currently subject to a direct sale process.
- Following a scoping document being issued in July 2017, on 13 November 2017 the proponent made a formal request to the Authority to split the proposal into two (one being the recycling facility; the other being the waste to energy facility) while relying on the existing scoping document. The Authority informed the proponent that it would be more appropriate for a fresh scoping document application to be made, limited to the materials recovery facility.
- The legislation does not compel a proponent to proceed with an EIS after a scoping document is issued. If a waste to energy facility is proposed in future it would be subject to a full EIS process.

Background Information – may not be suitable for public disclosure

Community interest

- The proponent has engaged in a number of public consultation activities in recent months, including letterbox drops, public meetings and information stands.
- A range of enquiries have been made to EPSDD by members of the public and the Canberra Times in relation to this proposal.
- The Authority has been advised that a meeting for the Inner South Canberra Community Council (ISCCC) was held on the 31 May 2018 and issues were raised regarding the proposal. It was said that approximately 120 attendees unanimously passed a motion opposing the proposed development.
- Further public and media interest are expected.

EIS process

- The EIS process consists of a scoping document stage, draft EIS and revised EIS. It is an information gathering exercise, not an approval process. The scoping document stage identifies potential impacts and sets the parameters of the EIS.
- The draft EIS is prepared to respond to the matters raised in the scoping document. The draft EIS is publicly notified and referred to various agencies for comments.
- Subsequently, a revised EIS is prepared by the proponent to address all matters raised by EPSDD, in public representations and issues raised by entities.
- An EIS assessment report and a brief is prepared for the Minister to enable a decision to be made on the revised EIS.
- The Minister may decide to take no further action (deeming the EIS process complete), present the EIS to the Legislative Assembly, or establish an inquiry panel to investigate the proposal further.
- A project requires the completion of an EIS before a development application (DA) can be lodged in the impact track seeking development approval.

ACT NoWaste comments on proposal

- ACT NoWaste, within Transport Canberra and City Services, provided entity advice on the draft EIS.
- The draft EIS states that the facility would receive, sort, separate and export the ACT's waste that is currently going to the Mugga Lane landfill as well as wastes currently landfilled in the surrounding region.
- The proposal in its current form does not fit with the ACT's waste management objectives. One of the key outcomes of the *ACT Waste Management Strategy 2011 – 2025* is to achieve 90% or full resource recovery. Since the submission of the draft EIS, the ACT Government has released the Waste Feasibility Study Discussion Paper and *Roadmap* for public consultation. The document outlines how the Territory can progress towards its goal of full resource recovery.
- The Waste Feasibility Study Roadmap provides a pathway to increase resource recovery (and landfill diversion) in the ACT from around 70% to 87%.
- The CRS proposal as outlined in the draft EIS is incompatible with the *Roadmap* in many respects including in so far as it seeks to commit the Territory's residual waste (existing landfill waste) to a low recycling/high landfilling solution for an extended period.
- The proposal seeks to lock the Territory into a maximum of 6% increase in landfill diversion over the life of the facility, bringing the Territory's diversion rate only up to 76%. This is short of the target of 87% that would be achieved if the Roadmap is successfully implemented.
- Further, the ACT NoWaste submission stated that a number of the claims within the draft EIS were not supported by evidence and further information would need to be provided in the revised EIS to support these claims.

<u>Previous approval on Block 11 (DA201630668)</u>

- DA201630668 was lodged on 23 February 2017 on Block 11 Section 8 Fyshwick. The applicant described the proposal as a DA for "assessment and approval for works on Block 11 Section 8", being the first of multiple approvals required for the envisaged substantial development.
- The plans, submitted as part of the application, depicted a hardstand structure parallel to the existing railway line (on another site).
- The development application was publicly notified between 28 February and 6 March 2017 describing the proposal as a "proposal for alterations and additions to existing commercial development – construction of a hardstand structure". No representations were received.
- The development application was conditionally approved on 7 April 2017. The Notice of Decision described the proposed development as "construction of a hard stand structure and associated works".
- On 8 February 2018 the Kingston and Barton Residents Group wrote to the Chief Planning Executive requesting revocation of the approval granted for DA201630668. In its letter the Kingston and Barton Residents Group made reference to the fact that 'railway use' is a prohibited use in the IZ2 Industrial Mixed Use zone, and "by nominating the wrong path for assessment", the Kingston and Barton Residents Group believe that "the applicant may have misrepresented matters to the delegate". This request is currently being considered by the Chief Planning Executive.

BUDGET ESTIMATES BRIEF

Cleared as complete and accurate:	28/06/2018	
Cleared by: Brett Phillips	Executive Director	Ext: 73520
Contact Officer Name:	James Bennett	Ext: 54877

Return to Index

Talking/Key Points –
Whole of Government PFAS Contamination

Directorate: CMTEDD, Access Canberra (EPA, WorkSafe), Health, ESA, EPSDD
Date: 18 June 2018

SUBJECT: PFAS contamination
ISSUE: Recent commentary following an FOI release on sites impacted by PFAS in the ACT, UFU concerns

---

RESPONSE:

General points on PFAS

- Per- and polyfluoroalkyl substances (PFAS) are man-made chemicals that have been used in industry and consumer products worldwide since the 1950s.
- They have been used in aviation firefighting foams (AFF), non-stick cookware, water-repellent clothing, stain-resistant fabrics and carpets, some cosmetics, and products that resist grease, water, and oil.
- Firefighting foam concentrates used to suppress flammable liquid fires previously contained PFAS.
- These concentrates were completely phased out by ACT Fire & Rescue by in April 2005 and replaced with fluorine-free foam concentrate.

Health and PFAS

- PFAS are very stable compounds and do not break down in the environment (i.e. they persist in the environment and in human bodies for a long time).
- There is no conclusive proof that PFAS cause any specific illnesses in humans, including cancer.
- There is also no consistent evidence that PFAS causes adverse human health outcomes in pregnant women of their babies.
- Expert advice currently does not advise any specific biochemical or disease screening for groups exposed to PFAS outside of specific research studies.

PFAS nationally

- Governments in Australia work to a framework for PFAS management in accordance with the *Intergovernmental Agreement on a National Framework for Responding to PFAS Contamination* (February 2018) and the PFAS National Environment Management Plan (NEMP), adopted by all jurisdictions March 2018.
- The NEMP defines the level of PFAS in soil and water that is considered contamination.
- The NEMP also details methods for site assessments, sampling protocols and analytical determinations.
- Issues with PFAS that have been widely reported in other jurisdictions have involved direct contamination of drinking water and/or food supplies.

- Such issues are improbable in the ACT because of the remote catchments used for town water supply and the insignificant volume of food production in the ACT.

The ACT and PFAS

- There are three known affected sites for PFAS in the ACT: Canberra Airport, the former Charnwood Fire Station and former Belconnen Fire Station.

- In recent years the ACT EPA, in conjunction with the National Capital Authority and Icon Water, undertook sampling across ACT waterways to determine background levels of PFAS. The water sampling results did not detect PFAS in ACT waterways.

- Other activity may occur, where appropriate, to further assess ACT sites, in accordance with the NEMP.

- This may include ESA sites such as the former Belconnen Fire Station and Training Centre, the current Fyshwick, Gungahlin, Chisholm, Ainslie, Phillip and Kambah Fire Stations, and the former fire station site Greenway.

- The United Firefighters Union have recently raised concerns around potential health impacts for firefighters who may have come into contact with PFAS. (More detail below)

Fire and Rescue/Emergency Services Agency (UFU Concerns)

- ACT Fire & Rescue phased out PFAS thirteen years ago (2005).

- The ACT ESA have been working hard to ensure equipment is replaced and changed over.

- Our firefighters, and the community can be assured that the ACT ESA, and government, take this issue very seriously, we did thirteen years ago, and continue to do so today.

- Unfortunately the United Firefighters Union have chosen not to raise their concerns directly with the ACT ESA, and we would encourage them to do so.

- Australian health authorities, including ACT Health, report that there is no conclusive proof that PFAS cause any specific illnesses in humans, including cancer.

- There is also no consistent evidence that PFAS causes adverse human health outcomes in pregnant women of their babies.

- There is no perceived benefit in blood screening for PFAS in ACT firefighters as there are no benchmarks to relate the results to.
- The ACT Emergency Services Agency is working with WorkSafe ACT to ensure work health and safety obligations are met.
- The ACT Emergency Services Agency has undertaken a risk assessment to prioritise the testing of remaining sites and further testing will be done at the higher priority locations in the near future.

Jervis Bay and PFAS

- Jervis Bay is a Commonwealth Territory where ACT legislation applies.

- The ACT Government is contracted by the Australian Government to supply certain services to Jervis Bay Territory (JBT), including education, licences, justice services and environmental water testing.
- The Department of Defence has undertaken a national program of investigation and response to PFAS contamination from Defence sites.
- One such site is the Jervis Bay Range Facility in the JBT.
- Defence is leading the response to PFAS contamination in JBT, including conducting water testing. The ACT Government is a member of Defence's Project Control Group and provides advice and support where required.
- Defence testing regime is still ongoing in JBT and the Department of Infrastructure, Regional Development and Cities, and the ACT, will be consulted by Defence as results become available.
- A Defence Factsheet as well as a contact for further media enquiries is available on the Defence website).
- At the request of the Department of Infrastructure and Regional Development, the ACT Government undertook tests of both drinking and recreational waters in JBT in 2016 – 17. The results of these tests were:
    - No detectable PFAS has been found in the potable (drinking) water supply.
    - Low levels of PFAS were found in environmental waters, and will be the subject of ongoing monitoring as part of the Defence-led investigation program.
- Noting this, NSW EPA has issued dietary advice warnings in Currumbene Creek area and is engaging with local residents so they are aware of the issue and any changes in their activities which should be made to support health and safety.
- More information is available at www.epa.nsw.gov.au
- The ACT Government remains in contact with NSW Government counterparts and monitoring the situation.

Charnwood (former fire station) site

- Canberrans can be assured that the conditions put in place on the development application attached to this site require appropriate remediation of the site before it can be used for a child care centre.
- The development application for the child care centre on the site of the former Charnwood fire station was approved on the condition that requirements of both the Health Protection Service and the Environment Protection Authority were met.
- Both of these agencies have endorsed the mitigation measures proposed for this site.
- To comply with the conditions set out in the Notice of Decision the proponent has prepared an Operational Environmental Management Plan (OEMP) that has been endorsed by the EPA and ACT Health.
- The proponent has submitted a subsequent DA with the Directorate.
- This DA seeks to include the approved OEMP into the lease to ensure the management of contamination issues is ongoing.
- This DA is still to be lodged for assessment.

- The site was sampled numerous times in 2014 and 2015 for PFAS. Lab results for the sampling concluded the contaminants were below the threshold levels for the proposed land-use of a childcare centre (compared to the US EPA screening criteria as no Australian criteria existed).
- Territory Plan variation process includes mandatory referral of proposals to the Environment Protection Authority (EPA) for their comment, particularly in regards to potential contamination of sites.
- EPA provided advice that they were aware of environmental investigations into the contamination (associated with past activities) of the site.
- In accordance with the ACT Government's Strategic Plan Contaminated Sites Management, 1995 and EPA endorsed guidelines, the variation would be supported provided the findings of the investigation demonstrate the site is suitable for the proposed uses. The assessment report must be reviewed and endorsed by the EPA prior to the Territory Plan being varied.
- Follow up comments from the EPA stated that they agreed that the site was capable of supporting a CFZ land use with potential for a child care from a contamination perspective subject to the condition that a 'site specific unexpected finds protocol' must be developed by a suitably qualified environmental consultant, implemented during development works at the site and is by the EPA prior to occupancy.
- As a result the Variation 335 commenced on 17 February 2016.
- The former fuel storage infrastructure has been removed and validated with the site being found suitable for community use, including childcare.
- Notwithstanding this, both Health Protection and the EPA imposed additional protection measures that need to be satisfied by the builder before the building and surrounding grounds can receive a certificate of occupancy and be used – for example, the installation of permanent physical barriers to limit direct contact with shallow site soils.
- As part of the EPA conditions, the building owners have prepared an Operational Environmental Management Plan (OEMP) which was endorsed by the Environment Protection Authority on 15 March 2018.
- Prior to occupancy of the site the lease must be varied to include the approved OEMP and the EPA receive endorsement from a suitably qualified environmental consultant confirming that the mitigation measures required by the OEMP have been successfully installed, protecting any users of the site from contaminants.

Environment Protection Authority – key points/technical detail on testing (Background information)

How are sites tested for PFAS? (ie. soil samples? Water samples?)
Depending on the characteristics of the site, samples are taken of soil and groundwater.
Sampling methodology and procedures should be consistent with the established methods for contaminated site investigation.

Who does the testing?
Accredited contractors collect the soil and groundwater samples. A drill/auger is used to collect the soil and groundwater samples at depth as required.
The samples are then sent to an accredited laboratory to be analysed for the contaminates of concern, including PFAS.

Which sites trigger testing (ie. fuel stations, former emergency services or airport sites etc?)
Sites identified in risk assessments may trigger further testing. Priorities for risk assessments and methods for testing for PFAS are detailed in the National Environment Management Plan (NEMP)

How are the known sites monitored or recorded?
The former Belconnen Fire Station is on the Register of Contaminated Sites as it is subject to a formal environmental audit to enable its redevelopment.

The Register can be found on the Access Canberra website at:
https://www.accesscanberra.act.gov.au/app/services/contaminated_sites#/

Are there any requirements for remediation or ongoing monitoring of known sites?
Levels at the Charnwood site are below criteria for its proposed use as a childcare centre and is subject to the implementation of an Operational Management Plan and a Landscape Plan

There will be further sampling undertaken at Belconnen as part of the audit that is being undertaken for its redevelopment.

Canberra Airport is on Commonwealth land and is therefore under the control of the Commonwealth Government and should be managed in accordance with the PFAS National Environment Management Plan.

When did PFAS testing commence in the ACT?
The past couple of years (2016) as PFAS has only recently emerged as a contaminate of concern.

Action officer: Emily Springett
Cleared by: Various
Date: 15 June 2018

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: KFC BELCONNEN

Talking points:

Block 83 Section 65 Belconnen – DA 201833271

- A development application (DA) has been lodged to vary the lease to permit take-away food shop limited to a maximum of 250 square metres (DA201833271). There is no site development as part of this lease variation DA. Site development was included in an earlier DA, which is now subject to a Supreme Court appeal.
- The DA was conditionally approved on 1 May 2018.
- There are 158 representations, mostly in opposition to the proposed lease variation. The approval took effect on 2 June 2018.

Background Information – may not be suitable for public disclosure

- This premises is a vacant block on the corner of Emu Bank and Cohen Streets, Belconnen. It is adjacent to the Belconnen Skate Park and bus only intersection into Cohen Street Bus Station. It is within CZ6 – Leisure and Accommodation zone. It contains a large sewer trunk easement on the western boundary.
- A development application (DA201630298) to build a new takeaway food shop/restaurant (namely KFC) was subject to an ACAT appeal.
- The tribunal overturned the authority's decision, and approved the development.
- The authority has appealed the Tribunal's decision to the Supreme Court on an error of law.
- The matter is listed for directions hearing on 12 July 2018.

Cleared as complete and accurate:	26/06/2018	
Cleared by:	Choose an item.	Ext:
Contact Officer Name:	Jonathon Teasdale	Ext: 70316

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: CANBERRA SERVICES CLUB

Talking points:

Concessional Lease – Canberra Services Club (Block 1 Section 15 Griffith)

- On 6 March 2018, an application was lodged to remove the concessional status of the Crown lease by Elton Consulting on behalf of the Crown lessee (DA201732582).
- The application was publicly notified from 16 March 2018 to 10 April 2018. 7 representations were submitted.
- This premises is adjacent to the Manuka Oval, and is subject to a special requirements under the National Capital Plan as it is adjacent to Canberra Avenue. Development Control Plan 17/01 – Manuka Circle Precinct, Canberra Avenue applied to this block.
- Canberra Times published a news article on 21 March 2018 about this particular site and DA. The article mentioned that the premises has been vacant since a fire destroyed the building in 2011, and included commentary about the lessee's future considerations for the site, namely as to whether to under take a potential $45 million mixed use redevelopment or to sell the block.
- I will need to decide if it is in the public interest to consider the removal of the concessional status of the lease, before the planning and land authority undertakes an assessment of the DA and makes a determination.

BUDGET ESTIMATES BRIEF

Portfolio Planning & Land Management

ISSUE: MANUKA OVAL COMMUNITY PANEL

Talking points:

- The Government remains committed to effective and appropriate community engagement.
- The need and potential scope for community engagement will be revisited after the completion of the Manuka Oval media and broadcast facilities.
- Upgrades within the Manuka Oval will continue, (eg change rooms, food outlets, grandstands etc) based on the current oval masterplan.
- While the Canberra Services Club site is immediately adjacent to the oval there has only been an application to deconcessionalise the lease and this does not include a redevelopment proposal.
- The Government will continue to monitor any proposal for that site, as it would be an important consideration for the timing of any future community engagement.

Cleared as complete and accurate:	27/06/2018	
Cleared by:	Director-General	Ext:
Contact Officer Name:	Karen Wilden	Ext:76196

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

Choose a Portfolio.

ISSUE: DEVELOPMENT APPLICATION FOR PROPOSED MANUKA HOTEL

Talking points:

If asked about this DA

- DA201833731 for blocks 3 and 4 Section 96 Griffith, at the corner of Canberra Avenue and Flinders Way was lodged with the planning and land authority on 1 June 2018. The DA is under assessment with a current legal due date for a decision of 17 July 2018.
- The proposal is for a six storey hotel containing 58 single rooms, a restaurant and basement parking, with an estimated value of $11.39m.
- The proposal requires the removal of a registered plane tree. This requires the consideration and agreement of the conservator.
- Public notification for this development occured between 6 and 28 June 2018. Five respresentations had been received as at 26 June 2018.
- The authority is considering a further information request to understand how the proposal will relate to any future redevelopment of the adjoining Capitol Theatre site.
- The proposal was presented to the interim National Capital Design Review Panel on 3 March 2018. The panel did not support the proposal. No significant changes were made to the proposal prior to lodgement of the DA.

If asked about pre-DA consultation on this DA

- Pre-DA community consultation came into effect in November 2017. This aims to encourage applicants to engage with the community prior to submitting a DA to provide better design outcomes.
- The *Planning and Development Act 2007* requires pre-DA consultation for developments with a gross floor area of more than 5000m^2.
- The applicant did not undertake pre-DA consultation on this proposal as the gross floor area is stated to be 4172m^2, which falls under the required threashold. While not a requirement, pre-DA community consultation on this prominent site would have been a preferred outcome.

Cleared as complete and accurate:	18/01/2018	
Cleared by: Brett Phillips	Executive Director	Ext: 73520
Contact Officer Name:		Ext:

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: RED HILL INTEGRATED PLANNING PROCESS

Talking points:

- The draft Integrated Plan for the Red Hill Nature Reserve and surrounding areas is anticipated to be ready for tabling in the Legislative Assembly in the latter half of 2018.
- The draft plan responds to the resolution of the Legislative Assembly of 25 October 2017 which halts Territory Plan variations adjoining the nature reserve until the integrated plan has been completed.
- The resolution impacts on two known proposals for Territory Plan variations at Deakin section 66 on Kent Street (mixed use residential development) and on part of the Federal Golf Club (lifestyle retirement complex).
- In April 2018 the proponents of Deakin Section 66 lodged a development application (DA) for a lease variation for part of the Deakin section 66 site (blocks 7 and 8).
- The DA describes the proposed use of the land as a possible multi-storey self-storage facility, with associated hardstand, car parking, landscaping and self-storage units. The design and siting of the proposal would require a separate DA.
- The proposed storage facility is merit assessable development under the current transport and services TSZ2 zoning of the site but is at odds with the mixed use residential Territory Plan variation proposed for the same site.

Key Information

- The *Planning and Development Act 2007* (the Planning Act) does not provide scope for DAs to be halted or delayed whilst strategic planning processes are underway.
- Any DA lodged with the planning and land authority (the authority) must be administered in accordance with the Planning Act.
- The authority is an independent statutory agency and is confined to acting in accordance with the Planning Act.
- Upon lodgement of a DA, the authority must notify, assess and determine the DA in accordance with the Planning Act.
- On 24 May 2018 Ms Jacky Fogerty of the Hughes Residents Group indicated on ABC 666 radio that the site may contain endangered woodland species. If an action is likely to result in significant impacts on a Commonwealth matter of national environmental significance, such as a particular bird species or ecological community, then the action must be referred to the Commonwealth under the *Environment Protection and Biodiversity Conservation Act 1999*. The onus lies with the developer to lodge the referral.

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Caroline Sayers	Ext: 71719
	Jonathan Teasdale	Ext: 70316

Return to Index

QUESTION TIME BRIEF

Background Information – may not be suitable for public disclosure

- Proposals have been prepared for Territory Plan variations at Deakin Section 66 for residential mixed use development and on part of the Federal Golf Club for an over 55's lifestyle residential development.
- A scoping document for the Deakin Section 66 was prepared by Environment Planning and Sustainable Development Directorate (EPSDD) in 2016. A draft planning report has recently been submitted by the proponent for consideration in the integrated planning process.
- A community panel process was initiated by EPSDD in 2017 in relation to the proposal at the Federal Golf Club. The panel process was halted when six of the community groups involved, decided to prepare an independent report separate to the deliberations of the broader community panel.
- On 25 October 2017 the Legislative Assembly resolved to delay Territory Plan variations on land adjoining the Red Hill Nature Reserve until an integrated plan had been prepared for the Nature Reserve and surrounding residential areas.
- Subsequently two petitions were lodged with the Clerk of the Legislative Assembly (no. 28 -17 and no. 29 -17) calling for a more holistic review of planning and development in proximity to the Canberra Nature Park at Red Hill.

Deakin storage facility

- A lease variation development application for Block 8 Section 66 Deakin (12 Hampden Place) and Block 7 Section 66 Deakin (117 Kent Street) was lodged with the authority on 16 April 2018 by Purdon Planning on behalf of Deakin 66 Pty Limited (a Hindmarsh company).
- The lease variation proposes to increase GFA to 20,500m2 and update the Crown lease definition of 'store' in line with the Territory Plan.
- The DA describes the proposed use of the land as a possible multi-storey self storage facility, with associated hardstand, car parking, landscaping and self-storage units. The design and siting of the proposal would require a separate DA.
- The DA was notified between 27 April 2018 and 18 May 2018.
- The statutory due date for a decision on the DA is 29 May 2018.

Federal Golf Club

[redacted]

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Caroline Sayers	Ext: 71719
	Jonathan Teasdale	Ext: 70316

Return to Index

QUESTION TIME BRIEF

Portfolio: Planning & Land Management

ISSUE: COOMBS COMMERCIAL CENTRE

Talking points:

- The timing of the opening of the Coombs commercial centre at this stage is outside the control of the ACT Government and rests fully with the centre's owner.
- Under the crown lease, the lessee has 48 months or until 15 April 2019 to complete the development and obtain a certificate of occupancy.
- This timeframe is an acknowledgement of the scale and complexities of commercial developments and the time it takes to plan, gain approval, construct and tenant the development.
- The majority of commercial land sold by the ACT Government has the same 48 month timeframe to complete these developments.
- As part of the final stages of planning for the new residential areas, the ACT Government reviews the needs assessment to confirm the actual provision and requirements that will apply to the proposed commercial centre(s). In the case of Coombs, there was a mandatory requirement for a supermarket to be provided within the commercial centre.
- In 2020-21 the Government intends to release the first large commercial site in the future suburb of Molonglo that will ultimately provide for an extensive range of facilities and services including large supermarkets and a greater range of retail facilities.

Key Information

- Issues raised in the Canberra Times article on 10 February 2018.

Background Information – may not be suitable for public disclosure

Development application details

- The initial proposal (DA 201528337) was approved by means of an ACAT order on 27/06/2016.

- An amendment application for a number of minor external changes to the Coombs Shopping Centre was lodged on 18 June 2018. The amendment application has not been publicly

Cleared as complete and accurate:	27/06/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Alix Kaucz	Ext: 50864

Return to Index

notified as it comprises minor changes, such as changes to doors, windows, handrails, and landscaping.

- The lodgement of the amendment application does not impede progress/completion of the shopping centre consistent with the ACAT decision. There are no identified planning impediments to finalise the development consistent with the ACAT decision.

- The amendment application is currently being assessed.

Portfolio: Housing & Suburban Development

ISSUE: HOUSING AFFORDABILITY: HOW AFFORDABLE IS HOUSING IN THE ACT?

Key Messages:

- The ACT does well on many measures of housing affordability, and experiences comparatively low levels of housing stress (generally defined as paying more than 30 per cent of household income on rent or mortgage costs).
- However, because of Canberra's low unemployment and comparatively high average wages, the overall prosperity of the ACT can conceal disadvantage at the individual level.
- The 2018 Report on Government Services showed that a third of low income (bottom 40% of incomes) rental households in the ACT were in rental stress (8,672 households, or 33.8%), and the rate was even higher for private rental households (47.8% or 7,960 households).

Talking Points:

- The 2016 census shows that the proportion of households in the ACT in mortgage stress fell from 7.8 to 5.5 per cent over the previous five years, while the proportion in rental stress remained steady at around 8 per cent.
- In the March quarter 2018, the ACT continues to be the most affordable jurisdiction to buy. In terms of rental affordability, the ACT is the second most affordable state to rent, behind Western Australia (Source: REIA Housing Affordability Report, March Quarter 2018).
- The ACT Government is therefore particularly aware of the need to re-focus its efforts on addressing housing market gaps for households in the lowest 40 per cent of incomes, earning up to $100,000 per annum.
- This is why we are also working on a new ACT Housing Strategy – to build on the ACT Government's demonstrated commitment over many years to creating a diverse, sustainable and affordable supply of housing for the ACT community.

Talking Points:

- In the December quarter 2017 the median price of a free standing house settled in the ACT was $705,000, an increase of 13.7 per cent from the previous 12 months.

Return to Index

- In the same quarter, the median price of settled units (including townhouses) was $450,000, an increase of 1.1 per cent from the previous 12 months.
- In the past five years, unit prices have shown slow growth relative to house prices. It is likely that this trend will continue given the substantial forthcoming supply of multi-unit dwellings in Canberra.
- The ACT's 150,000 households are divided into income quintiles and analysis by my Directorate (EPSDD) in 2017 showed that for households earning above $100,000, affordable rents start at $579 per week and an affordable mortgage enables the purchase of a home starting at $483,000.
- At these levels there are many homes available on the private market, suggesting that Government focus should be on supporting those households with incomes below $100,000.

Background Information – may not be suitable for public disclosure

- Attachment A shows trends in median house and unit prices over the last five years (Figure 1), and the House and Unit Settlements by Price Category over 12 months to December 2017 (Table 1).
- The Attachment also shows the ACT Income Quintile Distributions and the Affordable Rent and Mortgage Payments for each Quintile, as at 2017 (Figure 2).
- Based on updated calculations in June 2018 to analyse distributions for house and unit settlements for the 12 months to March 2018 (Figures 3 and 4), and updated income quintiles to account for Wage Price Index growth (Table 2), no house settlements, and about 10 per cent of unit settlements fell within the affordable range for households in quintile 1 (Figure 5).
- Around one quarter of house settlements and 78 per cent of unit settlements fell within the affordable range for households in quintile 2 (Figure 5).
- A copy of a Treasury Economic Indicator Brief on the REIA Housing Affordability Report, March Quarter 2018 is at Attachment B (however this report is subject to copyright restrictions and not for distribution outside the ACT Government).

SGS Economics and Planning Rental Affordability Index Report May 2018

- The SGS report finds that ACT households spend 23 per cent of their income on rent. This is a Rental Affordability Index score of 128, which SGS Economics classifies as an acceptable level of affordability for households.
- The ACT has experienced a slight decrease in affordability over 2017, but has consistently delivered rents falling within the 'acceptable range' since fourth quarter 2014.
- The SGS report found that the ACT was the second most affordable capital city, behind Perth and slightly more affordable than Melbourne.
- However the report also notes that low income households face challenges as rents are pushed up by the ACT's high income workforce. The ACT Government acknowledges this challenge and is working to address it in the new Housing Strategy.

Return to Index

Figure 1: Median Settlement Prices of Houses and Units, ACT

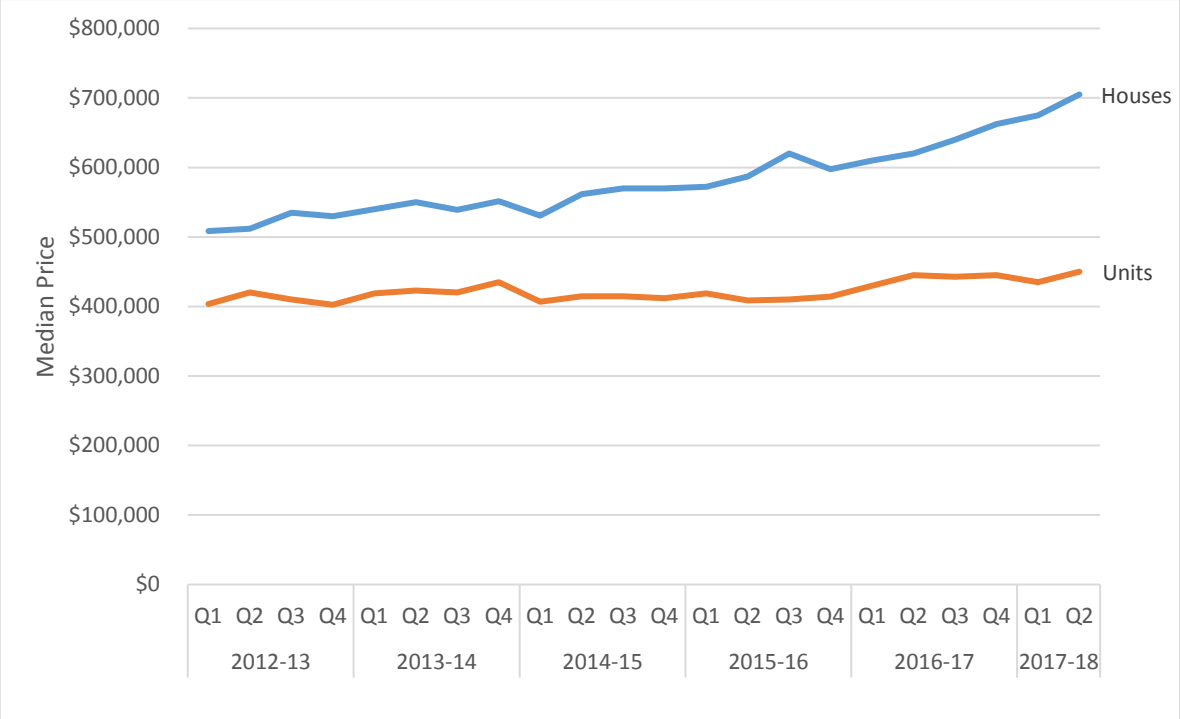


Table 1: House and Unit Settlements by Price Category, 12 Months to December 2017

Price Range	Houses (Settlements)	Houses (% of Total)	Units (Settlements)	Units (% of Total)
$0-$200k	-	-	32	0.6%
$201k-$300k	-	-	505	10.0%
$301k-$400k	83	2.1%	1380	27.3%
$401k-$500k	614	15.4%	1447	28.7%
$501k-$600k	811	20.4%	730	14.5%
$601k-$700k	763	19.2%	380	7.5%
$701k-$800k	586	14.7%	211	4.2%
$801k-$900k	382	9.6%	128	2.5%
$901k-$1.0m	236	5.9%	72	1.4%
$1.0m-$1.1m	110	2.8%	46	0.9%
$1.1m-$1.2m	88	2.2%	26	0.5%
$1.2m-$1.3m	75	1.9%	29	0.6%
$1.3m-$1.4m	59	1.5%	22	0.4%
$1.4m-$1.5m	42	1.1%	13	0.3%
> $1.5m	129	3.2%	25	0.5%
Total	**3,978**	**100.0%**	**5,046**	**100.0%**

Return to Index

Figure 2: 2017 ACT Income Quintile Distributions and Affordable Rent and Mortgage Payments

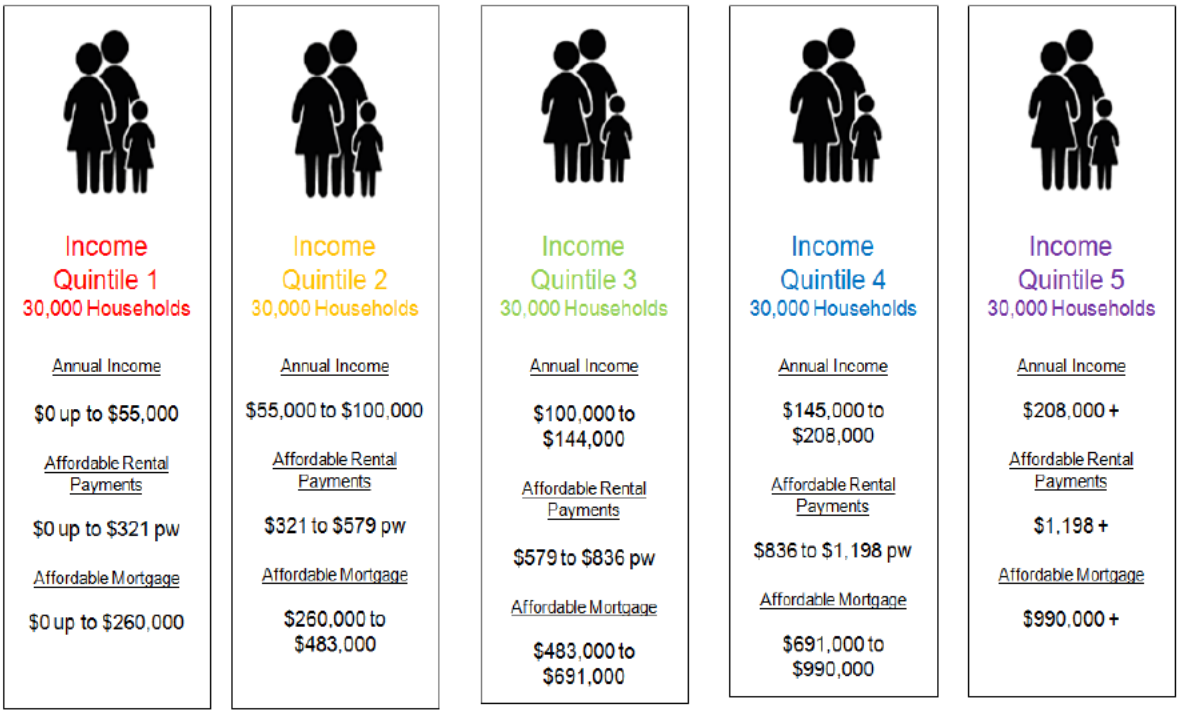


Table 2: Updated Income Quintiles 1 and 2 to account for Wage Price Index growth, as at June 2018

	Gross Annual Income	Monthly Income	30% Monthly Income for Housing	Maximum Weekly Rent	Max Affordable Loan	Total Property Value with 10% deposit
Quintile 1	$58,000	$4,833	$1,450	$363	$274,705	$305,228
Quintile 2	$104,000	$8,667	$2,600	$650	$502,033	$557,814

Note: Max affordable loan figure assumes a 25 year loan period and a 4% interest rate.

Return to Index

Figure 3: House Settlements in the ACT by Price Range, 12 months to March 2018

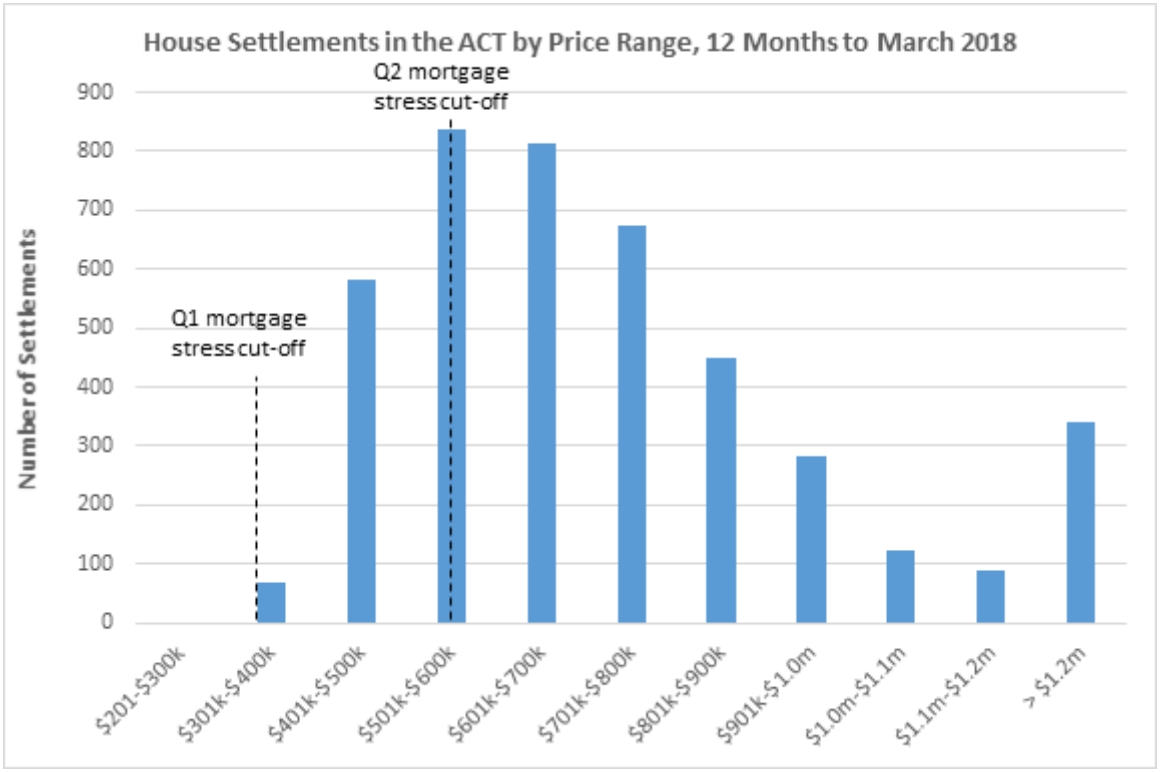
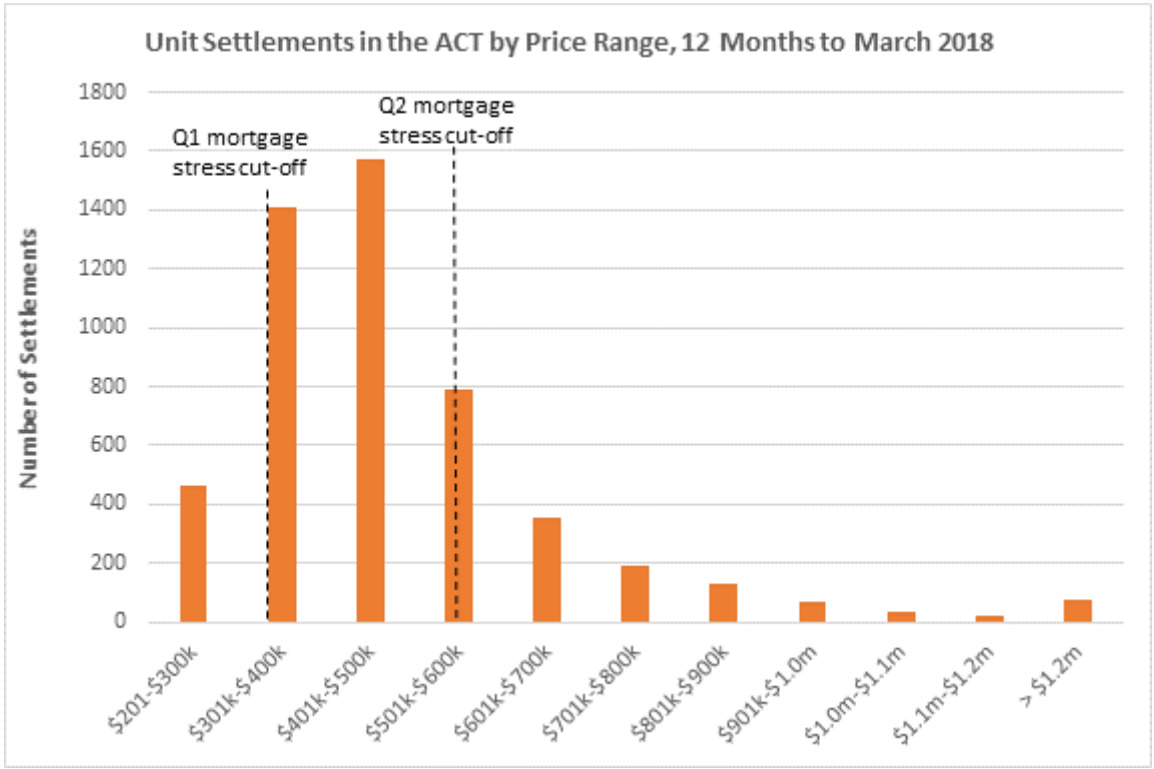
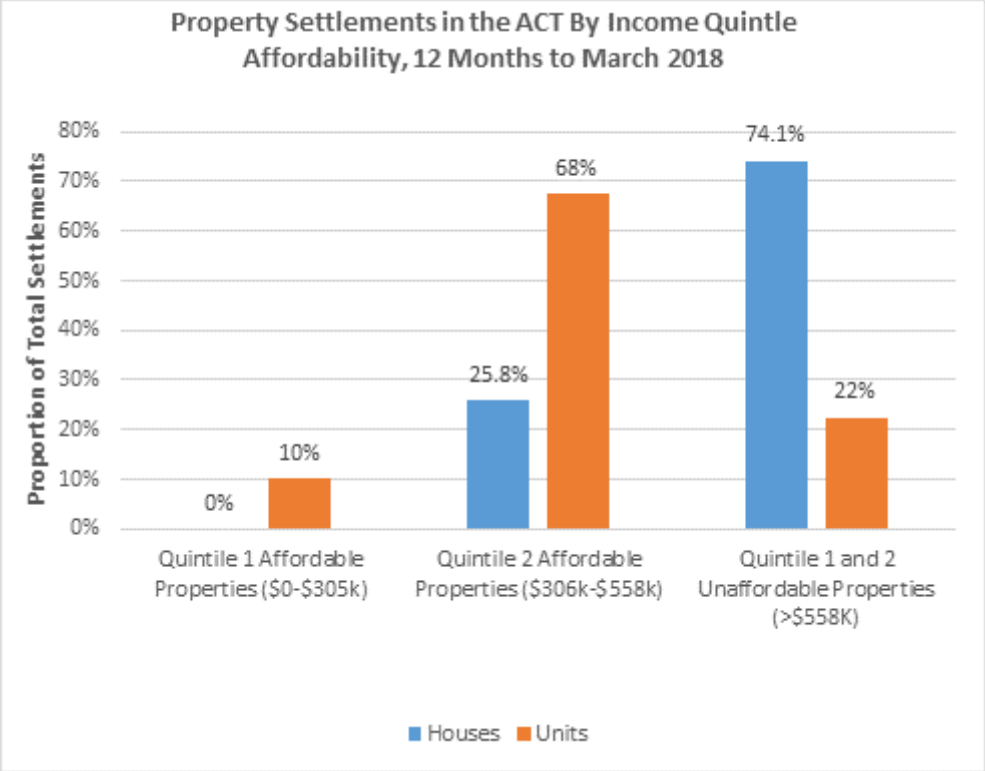


Figure 4: Unit Settlements in the ACT by Price Range, 12 months to March 2018



Return to Index

Figure 5: Property Settlements in the ACT by Income Quintile Affordability



Return to Index

QUESTION TIME BRIEF

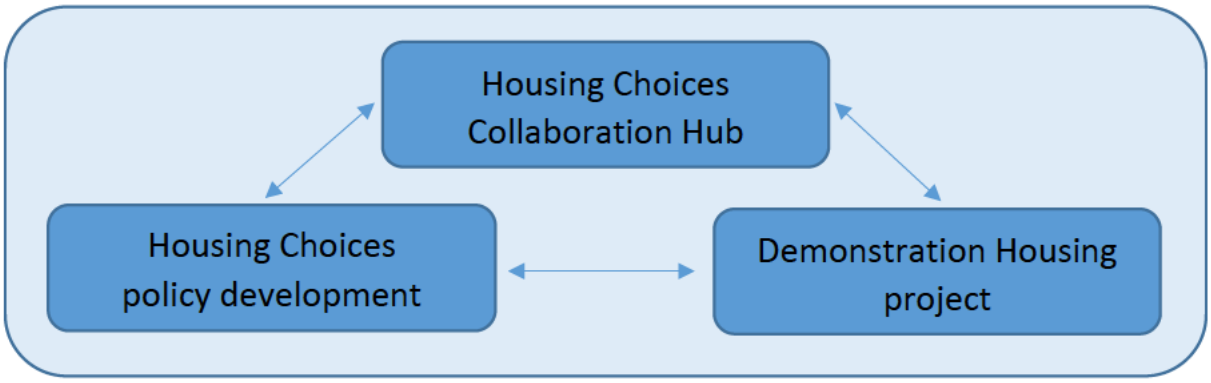
Planning & Land Management

Urban Renewal

ISSUE: HOUSING CHOICES, DEMONSTRATION HOUSING AND COLLABORATION HUB

Key information:

- There are three interrelated projects on housing choices underway by the Government's Environment, Planning and Sustainable Development Directorate (ESPSDD):
  - Housing Choices policy development
  - Housing Choices Collaboration Hub
  - Demonstration Housing project.
- These three projects support whole of government priorities including housing choices, demonstration projects and urban renewal and will be used to inform the ACT Government Housing Strategy which is due to be completed later this year.
- The Housing Choices and Demonstration housing projects take a collaborative, innovative and informed approach to community engagement, including involvement of a Collaboration Hub.
- The relationship between the three projects is shown below:



- The Housing Choices policy development and the Demonstration Housing project are running in parallel. The timing of these two projects presents a valuable opportunity for the Collaboration Hub to interact in a way that informs and complements both processes.

Cleared as complete and accurate:	23/05/2018	
Cleared by:	Executive Director	Ext:54522
Contact Officer Name:	Trina McFarlane	Ext:71920

Return to Index

ACT Government

QUESTION TIME BRIEF

Housing Choices Discussion Paper

Talking points:

- Housing Choices brings together a range of activities that seek to better understand and inform government policy about the future housing needs of Canberrans.
- The first stage of community engagement in the Government's Housing Choices policy development has proven very successful. There was a significant response with more than 600 surveys completed and over 150 written submission received on the Housing Choices discussion paper. More than 340 people provided feedback at kiosks across the city.
- The following key topics on housing choices were raised:
    - Age in place and downsize
    - Building construction quality and policy
    - Bush capital and Garden city
    - Climate and environment
    - Community engagement
    - Evidence base
    - Housing affordability
    - Housing delivery, ownership and rental models
    - Housing density and infill
    - Housing design quality
    - Housing options and types
    - Infrastructure planning
    - Neighbourhood amenity, character and design
    - Planning system (general)
    - Strategic planning
    - Suburb-specific comments
    - Territory Plan codes and zones.
- These key topics demonstrate the complexity of housing policy-related challenges facing the ACT and the diverse range of community participants involved in the consultation process. What we have heard so far in this process is that there is a wide range of housing types desired and needed to suit the needs of the diverse members of our community.
- EPSDD has prepared an engagement report on the outcomes of community engagement on the discussion paper. It is available on the Yoursay website. The report will inform the second stage of community engagement between May and August 2018 to seek further feedback from the community, including a Collaboration Hub.
- Improving the diversity of housing choices is an important issue that affects all current and future Canberrans. The input received from the community aims to inform the future thinking about the housing needs of residents.
- The project will inform future updates to government housing policies and the planning framework for the ACT.

Cleared as complete and accurate:	23/05/2018	
Cleared by:	Executive Director	Ext:54522
Contact Officer Name:	Trina McFarlane	Ext:71920

Return to Index

QUESTION TIME BRIEF

Background Information – may not be suitable for public disclosure

- The Housing Choices Discussion Paper was released on 17 November 2017 for public consultation. The closing date for written submissions was 9 March 2018.
- Additional opportunities to share views were provided in various ways, including workshops, online surveys, social media and kiosk displays at locations across Canberra.
- The discussion paper was informed by a survey, research, statistics and feedback from the general community to date – not just the most vocal in our community.
- The community has expressed a desire for more housing choice and flexible housing forms in their neighbourhoods and suburbs – not just single dwellings or high rise apartments. The community wants more housing in the 'missing middle' range – with medium rise and medium density housing types such as dual occupancies, villas, terrace houses and townhouses.
- Demonstration Housing is a related project. The location and design of demonstration housing projects will be developed in consultation with the community around mid-2018.

Bringing the ideas together through a Collaboration Hub

Talking points:

- The engagement on the Housing Choices project has continued with the launch of the Collaboration Hub on Saturday 5 May. This process brings together 38 citizens, who over five in-depth meetings will consider and weigh up the demands, options, best practice and the desires of stakeholders.
- The Collaboration Hub will respond to the question – '**Canberra is changing – and there are many different way our housing needs can be met. What do we need to do?**'
- We are looking for the Collaboration Hub to provide guidance on what type of housing Canberrans might want in the future. That includes, the type of dwelling, size and location – we want to know what is important to provide the best range of housing and a city people want to live in.
- The second meeting of the Collaboration Hub was held on Saturday 26 May. The Hub participants heard about key topics of interest from a number of speakers to help inform their recommendations.
- The Collaboration Hub will provide a final recommendations report at the completion of the sessions to me as the Minister to consider. This recommendation report will be an unedited report written by the members of the Collaboration Hub, not the consultants or EPSDD. The report will be made available to the broader public via the Yoursay website.

Cleared as complete and accurate:	23/05/2018	
Cleared by:	Executive Director	Ext:54522
Contact Officer Name:	Trina McFarlane	Ext:71920

Return to Index

QUESTION TIME BRIEF

Background Information – may not be suitable for public disclosure

- A Collaboration Hub was formed bringing together 35 everyday citizens to consider, weigh-up and provide advice based on evidence, critical thinking and collaboration.
- The Collaboration Hub will inform the Housing Choices policy development. It will also play an important role in establishing the criteria and community priorities for Demonstration Housing projects to be assessed against in the Stage 2 Expression of Interest (EOI).
- Equally, Demonstration Housing will be able to inform the Collaboration Hub on potential examples of policy outcomes throughout their EOI period, as one part of the diverse sources the Hub will consider. In this way, Demonstration Housing provides a clear example of the changes the Collaboration Hub would like to see in Canberra, as well as testing their viability.
- Members of the Collaboration Hub were randomly selected. Invitations were sent in March 2018 to a random sample of approximately 15,000 residents at random physical addresses so as to not discriminate between those who own or rent their property. To ensure a representative sample, four stratification variables were then used – age, gender, household type (owner occupied or tenant) and geographic locality.
- Recruitment and selection of the Collaboration Hub is managed by newDemocracy Foundation and is independent from Government. EPSDD met the members for the first time at the first meeting. Collaboration Hub members will be paid $500 at the completion of the five sessions.
- To ensure key community and industry stakeholders are involved in the Collaboration Hub a Stakeholder Reference Group was established. This will allow for transparent input from those most involved in the issue.

Demonstrating the housing ideas

Talking points:

- Demonstration Housing projects will showcase innovative housing design and delivery in Canberra. By bringing together key actions from my 2015 Statement of Planning Intent, our Housing Innovation Fund and the Parliamentary Agreement, we will test future policy direction using real projects to deliver more innovative, sustainable and affordable housing.
- The Demonstration Housing project is running in parallel to the Housing Choices policy development. This presents an opportunity for the Collaboration Hub to interact in a way to inform and complement both processes.
- Demonstration Housing will be able to inform the people involved in the Collaboration Hub on potential examples. This is one part of the diverse sources the hub will consider. In this way, the Demonstration Housing process provides a clear example of the potential changes the Collaboration Hub would like to see in Canberra, while at the same time, testing their viability.
- Equally, the Collaboration Hub will play an important role in the assessment and selection of Demonstration Housing proposals by contributing to the development of criteria for the selection and assessment of proposals.

Cleared as complete and accurate:	23/05/2018	
Cleared by:	Executive Director	Ext:54522
Contact Officer Name:	Trina McFarlane	Ext:71920

Return to Index

ACT Government

QUESTION TIME BRIEF

- In June 2017, the ACT Legislative Assembly passed a resolution (the resolution) which called on the ACT Government to:

  engage with the community and industry stakeholders on how best to deliver a housing demonstration project that delivers best practice environmental performance, including:

  i. *Excellence in design quality;*
  ii. *Carbon neutral buildings;*
  iii. *Medium density infill;*
  iv. *Innovative planning and engagement approaches;*
  v. *Innovative housing products and typologies;*
  vi. *Close partnership with industry bodies; and*
  vii. *Options for public and affordable housing.*

- To implement the resolution, EPSDD is delivering the Demonstration Housing project to showcase innovative housing design and delivery options not currently available in the ACT housing market.
- A two-stage Expression of Interest (EOI) process was developed by EPSDD in consultation with community and industry representatives.
- Stage one of the EOI opened 10 April and closed on 31 May. This process was designed to assess the interest, capability and experience of industry proponents to deliver projects that address the resolution.
- A Housing Choices and Demonstration Housing workshop was held with community council and industry representatives on 26 February. Ideas on the EOI process and land identification were incorporated into the EOI.
- The stage one EOI process calls for proposals with land and proposals that require land, and will be assessed against criteria based on the resolution.
- Shortlisted proposals from stage one will be invited to submit a proposal in stage two of the EOI process, which will include potential sites and call for design proposals. The Collaboration Hub will assist in the development of the second stage assessment criteria.
- A list of Territory owned sites which may be considered for sale to successful proponents will be advised as part of the stage two process. It is intended that Demonstration Housing projects will be distributed across districts in the ACT.
- A range of incentives for Demonstration Housing projects could be considered by Government. These could include exemptions from specific Territory Plan controls, identification of appropriate sites, or assistance with industry expertise and project coordination.

Cleared as complete and accurate:	23/05/2018	
Cleared by:	Executive Director	Ext:54522
Contact Officer Name:	Trina McFarlane	Ext:71920

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: CITY AND GATEWAY URBAN DESIGN FRAMEWORK

Talking points:

- The ACT Government together with the National Capital Authority (NCA) released the City and Gateway Draft Urban Design Framework (the Draft Framework) for public consultation on Thursday 1 March 2018.
- The Draft Framework brings together the dual planning controls for the corridor and as such the ACT Government, through the Environment, Planning and Sustainable Development Directorate (EPSDD), and the NCA undertook a joint approach to public consultation on the Draft Framework.
- A series of City and Gateway 'Meet the Planners' sessions were undertaken in key centres of the Inner North, including Dickson, Downer, Lyneham, O'Connor and Ainslie shops as well as in the city centre. Representatives from EPSDD held constructive discussions with the Downer Community Association (DCA) at their meeting on Monday 5 March on the changes proposed in the Draft Framework. A follow-up workshop with the Downer community to seek further feedback was held on 9 April 2018.
- EPSDD and NCA representatives also presented at the North Canberra Community Council Meeting on 21 March 2018 where residents raised their concerns over urban intensification, development outcomes, increasing traffic and required infrastructure upgrades in the Inner North.
- General feedback so far indicates mixed responses to proposed building height changes, with many supportive while some raise concerns over heights and the increased traffic impacts of a growing population in the Inner North.
- Public consultation on the Draft Framework was extended by a week due to stakeholder requests and closed on 6 May 2018. Over 140 email submissions from members of the community and key stakeholders were received.
- Planning changes affecting both the National Capital Plan (NCP) and the Territory Plan (TP) will be required to implement the proposed strategies in the Draft Framework.
- The Draft Framework proposes a design-led approach to urban renewal with outcomes and performance-based planning controls to be introduced through a Territory Plan Variation to guide design excellence and sustainability innovation.

Cleared as complete and accurate:	26/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Petra Oswald	Ext: 58665

Return to Index

- The city centre is identified as the cosmopolitan heart of Canberra with a clear sense of arrival and better placemaking for people to stay longer and interact.
- The Draft Framework establishes a sustainable and balanced movement network with greater emphasis on pedestrians, cyclists and public transport users. This includes upgrades to cycling and pedestrian facilities along Northbourne Avenue verges, an improved Sullivans Creek active travel spine and a new Garden City cycle route.
- Further community engagement will be undertaken as part of the National Capital Amendment and Territory Plan variation processes later in the year, and on the specific implementation initiatives proposed in the Draft Framework as they are commenced.
- Planning work is underway with the NCA to manage the proposed changes to the planning rules and their impact. This work is being prioritised to allow the benefits of the revised strategy to be realised for remaining asset renewal sites.

Key Information

The City and Gateway Draft Urban Design Framework (the Draft Framework) has been jointly prepared by the Environment, Planning and Sustainable Development Directorate (EPSDD) and the National Capital Authority (NCA) to set the principles for development and growth in the city centre and along the gateway corridor of Northbourne Avenue and Federal Highway. It guides the implementation program of the City Renewal Authority and Transport Canberra and City Services to maximise the wider benefits of urban renewal and light rail and ensure ongoing community support.

Background Information – may not be suitable for public disclosure

- The NCA Board endorsed the City and Gateway Draft Urban Design Framework at its meeting on 18 December 2017 with no amendments, followed by Cabinet endorsement in January 2018 for public consultation in conjunction with the NCA.
- The Draft Framework delivers three key actions of the City Plan (2014): a transport and movement network; economic development opportunities for the city; and an urban design framework for the city and gateway corridor.
- The Draft Framework envisages a series of mixed-use urban villages next to light rail stops along Northbourne Avenue. These key destinations will offer housing choice and developments that showcase the best in design excellence and sustainability.
- Public engagement on the City and Gateway discussion paper was undertaken in early 2016, with over 5000 visits to the project's 'Have your say' website.

QUESTION TIME BRIEF

- Feedback sessions and workshops in April and May 2016 provided an opportunity for over ninety key stakeholders to hear a progress update on the project and to work up initiatives to deliver positive change in the City and Gateway corridor.
- Key messages from the community during engagement in 2016 include the desire for sustainable design outcomes, public realm improvements and improved walking and cycling networks with a focus on people friendly and well landscaped public places.

Cleared as complete and accurate:	26/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Petra Oswald	Ext: 58665

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: PLANNING STRATEGY REFRESH

Talking points:

2017/18 Budget	*Comment*	*Amount*
Better Services in Your Community - Planning for our future transport needs	Funding shared between EPSDD and TCCS to support the transport and planning strategies reviews (total amount $750,000)	$250,000 allocated to EPSDD to undertake Planning Strategy Refresh

- The refresh of the Planning Strategy is underway and is scheduled to be released by the end of 2018. The refresh will ensure that it remains consistent with its main object, which is to promote the orderly and sustainable development of the ACT.
- The Refresh is considered timely given the importance of the Planning Strategy in setting the future planning directions for the ACT, in light of changes since 2012, including the Government's commitments to net zero carbon emissions by 2045, the light rail network and growth in urban renewal.
- Community engagement on the Planning Strategy Refresh is anticipated to be held in June and July 2018 and builds on recent consultations such as the climate change and housing choices discussion papers.
- The concurrent reviews of the climate change and transport strategies are providing significant opportunities for policy alignment for the delivery of key Government priorities.
- The upcoming engagement will provide opportunities to focus on how planning can achieve a liveable, sustainable and connected Canberra.

Key Information

The ACT Government has agreed to review the ACT Planning Strategy 2012. The review will identify future planning directions for the ACT, and will be informed by community and stakeholder engagement.

Background Information – may not be suitable for public disclosure

The review of the planning strategy is in accordance with the *Planning and Development Act 2007* which requires a consideration every five years as to whether a review of the planning strategy is needed to ensure it is consistent with its main

object to promote the orderly and sustainable development of the ACT in accordance with sound financial principles.

Notice of the decision to review is given in *Planning and Development (Review of Planning Strategy) Notice 2018 – Notifiable Instrument NI2018-79* (dated 14 February 2018).

Benefits of reviewing the strategy include being able to use the ACT Planning Strategy as a key tool to set the future planning directions and provide a framework and objectives for future land release that will maximise social, economic and environmental benefits.

BUDGET ESTIMATES BRIEF

Portfolio/s Planning & Land Management

ISSUE: MASTER PLAN PROGRAM – UPDATE

Financial Summary	2011-12 $'000	2012-13 $'000	2013-14 $'000	2014-15 $'000
Expense Impacts[(a)]				
Expenses	1,000	999	1,051	1,077

Note: There were rollovers in out years, beyond 2015, to finalise the masterplans that were underway. This funding will be fully spent in 2017-18.

Talking points:

- The master plan program was funded from 2011/12 to 2014/15 and there is no proposal to continue the work in its present state past the finalisation of the Kippax, Curtin and Tharwa studies.
- The 2018 ACT Planning Refresh will however set Canberra's future direction and an assessment of the success of the master plan program will be a component of the planning refresh.
- Work to prepare the necessary Draft Variations to the Territory Plan to implement the outcomes of these master plans will continue.

Key Information

- The Masterplan program was allocated $1million per year over four years, indexed to grow each year.
- The Master Plan program has consisted of 15 master plans over five years to guide growth and investment in our centres as a key action of the 2012 ACT Planning Strategy.
- Twelve master plans have been completed to date, with many having had Territory Plan variations undertaken to translate relevant planning aspects into the Territory Plan.
- Three master plans are in their penultimate stages as discussions with the community and business are considered to inform finalisation of these master plans. These are the master plans for the Kippax and Curtin group centres and Tharwa Village.
- The feedback received during community engagement on the revised draft Kippax and Curtin group centre master plans from earlier this year is being used to inform the preparation of final master plans for both centres. It is anticipated that final Master Plans for both centres will be released later this year, following government consideration.
- Work to finalise the Tharwa Village plan is nearing completion, and I anticipate that the final village plan will be release in the coming months.
- **Note**: there are separate detailed briefings on each of the remaining Master plans: Curtin, Kippax and Tharwa.

Cleared as complete and accurate:	19/06/2018	
Cleared by:	Executive Director	Ext: x75486
Contact Officer Name:	Alison Moore	Ext: x72693

Return to Index

BUDGET ESTIMATES BRIEF

Background Information – may not be suitable for public disclosure

- Master plans respond to the government's strategy to create a more compact, efficient city by focusing urban intensification in town centres, around group centres and along the major public transport routes.
- The Master Plan program undertakes strategic planning for areas of the Territory that are undergoing change by responding to the changing needs and priorities of the community.
- The Master Plans identify outcomes, principles and opportunities to manage change consistent with the Government's strategic priorities while retaining the key values of the areas.

Curtin and Kippax group centres

- Shortly after the close of community engagement on the draft master plans for these two centre, the larger property owners within both centres indicated they had new ideas for their properties and that these ideas had not been considered in the master plan processes.
- Given the strong community interest in these centres, the government adopted a community panel process to further engage through informed discussions with key stakeholders and the community about the future of these centres, before finalising the master plans.
- The revisions to the draft master plans considered the values of the community and the economic development opportunities for each centre.
- The revised master plans represent a balanced approach to the long term vision for these centres into the future. The changes will also provide an opportunity for future growth that supports local businesses and ensures that the centres continue to be places that the local community enjoys.

Completed Master Plans

- Dickson Group Centre Master Plan – final Master Plan publically released in May 2011. Approved Territory Plan Variation 311 that gives effect to the Master Plan, commenced on 21 June 2013.
- Kingston Group Centre Master Plan – final Master Plan publically released in June 2011. Approved Territory Plan Variation 314 that gives effect to the Master Plan, commenced on 30 May 2014.
- Tuggeranong Town Centre Master Plan – final Master Plan publically released in September 2012. Approved Territory Plan Variation 318 that gives effect to the Master Plan commenced in October 2014.
- Erindale Group Centre Master Plan - final Master Plan publically released in September 2012. Approved Territory Plan Variation 320 that gives effect to the Master Plan commenced on 6 November 2015.
- Kambah Group Centre Master Plan - final Master Plan publically released in July 2012. Approved Territory Plan Variation 317 that gives effect to Master Plan commenced on 30 May 2014.
- Pialligo Rural Village Master Plan - final Master Plan publically released in November 2013. Approved Territory Plan Variation 321 that gives effect to the Master Plan commenced on 21 August 2015.

Cleared as complete and accurate:	19/06/2018	
Cleared by:	Executive Director	Ext: x75486
Contact Officer Name:	Alison Moore	Ext: x72693

Return to Index

- Oaks Estate Master Plan and Weston Group Centre Master Plan - final Master Plans publically released in December 2014. The associated draft Territory Plan variations (DV328 and DV329 respectively) were released for public consultation in January 2015 for a six week period, concluding 16 March 2015.
    - These draft variations implemented the recommendations of the Master Plans including rezoning of some sites and changes to the precinct codes.
    - A review of the Oaks Estate draft Territory Plan variation 328 is currently on hold while contamination studies are undertaken.
    - The Standing Committee on Planning and Urban Renewal conducted an inquiry into the Weston draft Territory Plan variation 329, making 11 recommendations. The Government response to the Standing Committee recommendations was tabled in the Legislative Assembly on 7 June 2018.
- Woden Town Centre Master Plan and Mawson Group Centre Master Plan - final Master Plan publically released in 2015. The draft Territory Plan variations (DV344 and DV345 respectively) were released for public consultation from 3 March 2017 and 21 April 2017, with an extension to 2 June 2017.
    - Draft Territory Plan variation 344 for Woden implements the key planning policy recommendations of the Woden Town Centre Master Plan, including rezoning of selected sites to reflect current and desired future land uses and changes to building heights and other built form requirements.
    - The Standing Committee on Planning and Urban Renewal conducted an inquiry into the the Woden draft Territory Plan variation 344, making 31 recommendations. The Government response to the Standing Committee recommendations is currently being prepared.
    - Draft Territory Plan variation 345 for Mawson will implement the key planning policy recommendations of the Mawson Group Centre Master Plan, including rezoning of selected sites to reflect current and desired future land uses and changes to building heights and other built form requirements.
    - The Standing Committee on Planning and Urban Renewal was referred the Mawson draft Territory Plan variation 345 on 15 May 2018 and an inquiry is currently being undertaken.
- Belconnen Town Centre Master Plan – final Master Plan publically released in September 2016. The draft Territory Plan variation including a replacement precinct code for the centre is currently being finalised and will be issued for community engagement following Government consideration.
- Calwell Group Centre Master Plan – final Master Plan publically released in September 2016. The draft Territory Plan variation including a replacement precinct code for the centre is currently being finalised and will be issued for community engagement following Government consideration.

Master Plans in progress:

- Master Plans for the Kippax and Curtin centres and the Tharwa village are currently being finalised.

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: ACTIVE MASTER PLANS - CURTIN

Talking points:

- Revisions to the Curtin Group Centre Draft Master Plan has been released for community engagement.
- The revisions to the draft master plan has considered the values of the community and the economic development opportunities for the centre.
- The revised draft master plan represents a balanced approach for the long term vision for Curtin into the future. The changes will also provide an opportunity for future growth that supports local businesses and ensures that the centre continues to be a place that the community enjoy.
- Outcomes of the recent community panel process have informed this final stage of community engagement.
- The revisions to the draft master plan considers the key issues raised by the community panel and the broader community through previous engagement, including the bulk and scale of the buildings and the protection of key community spaces, such as the central courtyard.
- The revised draft master plan also includes recommendations to improve the pedestrian and cycle networks, parking and the internal road network for the centre.
- The Environment, Planning and Sustainable Development Directorate (EPSDD) has prepared a series of posters that outline the proposed changes to the existing draft master plan.
- Community engagement is currently occurring for an 8 week period that allowed for the April school holiday period, closing on Wednesday 6 June 2018.
- Two meetings with the community will be held on the 30 May. The session will involved a summary presentation of the masterpland and then opportunities for questionsInformation is available on the yoursay.act.gov.au website that explains the proposed changes to the draft master plan, including posters highlighting the revisions and the Community Panel Outcomes Report.

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Ben Riches	Ext: 71836

Return to Index

QUESTION TIME BRIEF

Key Information

Given the strong community interest in the Curtin group centre master plan, the government adopted a community panel process to further engage the community, through informed discussions, about future of this centre before finalising the master plan. This was the same process used for Federal Golf Course and the Kippax group centre.

After community engagement has concluded, EPSDD will finalise the master plan for Curtin taking community feedback and whole-of-government feedback into consideration.

A draft variation the Territory Plan will also be prepared to implement the planning recommendations of the master plan such as rezoning and specific building controls.

Background Information – may not be suitable for public disclosure

The ACT Government has had a substantial program of master plans to guide growth and investment in our centres. Most of the master plans (12 out of 15) have been completed, with Territory Plan Variations being completed or undertaken to translate relevant planning aspects into the Territory Plan. Three master plans are now in the final stages of completion as we continue discussions with the community and business stakeholders.

Master plans respond to the government's strategy to create a more compact, efficient city by focusing urban intensification in town centres, around group centres and along the major public transport routes.

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Ben Riches	Ext: 71836

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: ACTIVE MASTER PLANS - KIPPAX

Talking points:

- On Friday 16 March 2018, EPSDD concluded community engagement on revisions to the Kippax Group Centre Draft Master Plan. The revisions resulted from the recommendations of the community panel, particularly in relation to the potential retail expansion of Kippax Fair to the east of the existing shopping centre and the part rezoning of the existing district playing fields.
- Feedback from community engagement is currently been analysised. Over 100 people attended the two 'Meet the Planners' sessions and one focussed meeting for older residents. Over 70 email submissions have also been received. Early analysis has found that there is generally support from the broader community for the revised draft master plan recommendations, however some members of the community, including the Belconnen Community Council, remain reserved about the proposal for retail expansion to the east of the Kippax Fair shopping centre.
- This feedback is being used to inform the preparation of the final master plan. It is anticipated the final Kippax Group Centre Master Plan will be released later this year, following government consideration.
- The community panel process provided a constructive forum for open discussions about a range of issues of concern to the community. Panel members comprised a range of community and stakeholder groups with an interest in this centre.
- The community panel largely supported retail expansion to the east of the centre and agreed that it could result in an excellent outcome for the area. Retail expansion to the east of the centre would require relocation of the existing district playing fields lost as part of the expansion. The community panel agreed that the function of these playing fields could be relocated to the existing Higgins Ovals that are currently not in use.
- The existing community facilities building located to the east of the centre would also require relocation due to the expansion. The community panel agreed that the community facilities building should be located to the south of the existing Kippax Library and that the community should not be disadvantaged as part of the retail expansion should it occur.

Cleared as complete and accurate:	22/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Helena Seagrott	Ext: 54965

Return to Index

QUESTION TIME BRIEF

Key Information

Given the strong community interest in the Kippax group centre master plan, the government adopted a community panel process to further engage the community, through informed discussions, about future of these centres, before finalising this master plan. This was the same process used for Federal Golf Course and the Curtin group centre.

Background Information – may not be suitable for public disclosure

The ACT Government has had a substantial program of master plans to guide growth and investment in our centres. Most of the master plans (12 out of 15) have been completed, with Territory Plan Variations being completed or undertaken to translate relevant planning aspects into the Territory Plan. Three master plans are now in the final stages of completion as we continue discussions with the community and business stakeholders.

Master plans respond to the government's strategy to create a more compact, efficient city by focusing urban intensification in town centres, around group centres and along the major public transport routes.

Cleared as complete and accurate:	22/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Helena Seagrott	Ext: 54965

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: THARWA VILLAGE PLAN

Talking points:

- Feedback from community engagement on the draft village plan has been used to inform the preparation of a final village plan.
- The final village plan will include a range of strategies and actions focused on the village core, Cuppacumbalong and the river corridor. These strategies and actions address challenges and opportunities for the village identified through community engagement.
- Key recommendations proposed by the draft village plan included:
    - Making the village core an appealing, social, recreational and creative hub for the local community while also attracting visitors to experience the qualities of a rural village lifestyle.
    - Ensuring that the Cuppacumbalong Homestead Precinct expresses and enhances the story of Tharwa.
    - Protecting and enhancing Tharwa's history (both Aboriginal and European) and unique natural environment.
    - Protecting and enhancing the natural environment, particularly by improving the riparian zone of the Murrumbidgee River to benefit recreation opportunities.
- I anticipate that the final village plan will be released to the community in the coming months.
- As changes to the Territory Plan will be required to implement the village plan, there will be a further opportunity for the community to comment on those changes.
- Funding of $1,461,000.00 was available in the 2017-18 budget over two years for the provision of new infrastructure for the supply of non-potable water for the purpose of fire fighting in Tharwa village. This infrastructure project is being managed by TCCS.

Cleared as complete and accurate:	22/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Richard Horton	Ext: 73728

Return to Index

QUESTION TIME BRIEF

Key Information

The Tharwa Village Plan aims to foster the protection and enhancement of Tharwa's unique character and build upon the value the village contributes to the local community, tourism and recreational opportunities for Canberra. Outcomes of the community engagement on the draft village plan is being used to inform preparation of the final village plan.

Two stages of community engagement were undertaken, providing an opportunity for local residents, local businesses and ACT Government agencies to detail their concerns and aspirations for the future of the village. Feedback has been very useful in the development of the village plan. This engagement was greatly assisted by the Tharwa Community Association.

Background Information – may not be suitable for public disclosure

- The ACT Government has committed to undertake a master plan for the Tharwa village. A motion was passed in the Legislative Assembly on 15 February 2012 that noted, '*the significance of the village of Tharwa to the overall planning of Tuggeranong, in terms of the tourist and recreational values which are added to Tuggeranong, and that a master plan for Tharwa will be undertaken.'*

Cleared as complete and accurate:	22/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Richard Horton	Ext: 73728

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: GUNGAHLIN TOWN CENTRE PLANNING REFRESH

Talking points:

- The planning refresh considers the impact of a growing population and employment opportunities for the town centre through building height and character, upgrading and enhancing public spaces, walking, cycling and road transport. Engagement with the wider community on these topics ran from 1 March to 4 May 2017.
- An analysis of community feedback confirmed that changes to the Territory Plan may be required to address further development issues in the town centre.
- In particular, the refresh has established that the original planning for the town centre an area of considerabel commercial activity is not consistent with its current use which has higher residential growth than intitially anticipated.'is still valued by the community. Specifically:
    - good building design and construction quality are important issues for the community;
    - there are concerns around tower development and overshadowing, increased traffic congestion, pedestrian and cycling safety at major intersections and inadequate provision of community infrastructure;
    - there is support for locating higher buildings next to public transport; and
    - people would like to see more shade, landscape elements and green spaces in the centre.

The Gungahlin Town Centre Planning Refresh is to be released in the coming weeks. It summarises the work to date and documents proposed actions and recommendations.

Following community engagement and a review of the submission received, a draft Variation to the Territory Plan will be progressed to give effect to the planning refresh recommendations. This will provide the community with a further opportunity to comment.

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Syed Ali	Ext: 54944

Return to Index

QUESTION TIME BRIEF

The Gungahlin Community Council were briefed in April 2018 on the key recommendations of the Planning Refresh The process for managing development applications lodged in the interim is:

- Development applications lodged in the interim will be subject to the statutory timeframes imposed by the *Planning and Development Act 2007*, and some applications may therefore be determined prior to finalisation of the Planning Refresh and a Variation ot the Terrotry Plan.
- Assessment officers are regularly informed of progress made with the Planning Refresh, feedback from the community, and likely changes to the Gungahlin Precinct Code and Map.
- Gungahlin is the second-fastest growing region in Australia. 2016 census data shows that there are currently 71,000 residents, up from 47,000 in 2011, a 33% increase in five years. Light rail will soon transform transport options for the area.

Key Information

The ACT Government is undertaking a refresh of the 2010 Gungahlin town centre planning framework. The planning refresh provides an opportunity to confirm the communities' views on the further growth and development of the Gungahlin town centre. Key issues being addressed by the planning refresh include building height and character, upgrading and enhancing public spaces, and walking, cycling and road transport.

Gungahlin is the second-fastest growing region in Australia. 2016 census data shows that there are currently 71,000 residents, up from 47,000 in 2011, a 33% increase in five years. Light rail will soon transform transport options for the area.

Background Information – may not be suitable for public disclosure

- 'Air Towers' is subject to current development application

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Syed Ali	Ext: 54944

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: WODEN TOWN CENTRE TERRITORY PLAN VARIATION CONSULTATION

Talking points:

- DV344 was referred to the Minister for Planning and Land Management on 21 July 2017, along with the report on consultation.
- The Standing Committee for Planning and Urban Renewal held an inquiry into DV344.
- 18 public submissions were received by the Standing Committee and public hearings were held on 10 October and 18 October 2017.
- The ACT Government appeared before the Committee on 18 October 2017.
- A report on the inquiry was published in December 2017 with 31 recommendations.
- Of the 31 recommendations, 16 relate to amending DV344 while the remainder are predominately concerned with other measures to activate Woden, as well as changes to the Territory Plan variation process to increase the level of information available for the community.
- EPSDD is soon to provide a response to the recommendations following input from other Directorates as a number of the recommendations lie beyond the remit of what the Territory Plan can achieve.
- There is consensus that parts of Woden are due for renewal and reinvigoration due to the changing demographics, location and investor interest.
- The Woden Town Centre Masterplan and draft variation will guide development and encourage renewal within the Woden town centre and Mawson group centre and open the way for new investment proposals.
- They complement significant ACT Government investment in Woden, including the relocation of over 1000 ACT Health and Access Canberra staff to the town centre, the upgrade to the bus interchange and the upgrade of Phillip Oval.

Key Information

Draft Variation 344 Woden town centre, incorporating the recommendations of the Woden town centre master plan into the Territory Plan is currently under review following the release of a report by the Standing Committee on Planning and Urban Renewal. The Standing Committee report included 31 recommendations. .

Cleared as complete and accurate:	30/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Alix Kaucz	Ext: 50864

Return to Index

ACT Government

QUESTION TIME BRIEF

Background Information – may not be suitable for public disclosure

- The former Woden Valley Community Council played a strong role in contributing to the development of the master plan, and supported the key recommendations of the master plan and the vision it set for the future of Woden.
- The membership of the Woden Valley Community Council changed and the new Community Council members have tried to reprosecute some of the masterplan recommendations ahead of their codification into the Territory Plan.
- Public consultation on the draft variation occurred from 3 March 2017 to 2 June 2017.
- Twenty-eight submissions were received, both for and against various recommendations contained in the variation.
- **DV344 proposes to amend the Territory Plan map by:**
    - rezoning several RZ4 medium density residential zoned blocks located directly to the north east of the Hindmarsh Drive and Callum Street intersection to RZ5 high density residential zone;
    - rezoning parts of the Woden Town Park from PRZ1 urban open space zone to CFZ community facility zone;
    - rezoning the north western corner of the RZ4 medium density residential zoned land east of Callum Street to CZ2 commercial office zone;
    - rezoning the area containing the active travel shared path adjacent to Swinger Hill from RZ2 suburban core residential to PRZ1 urban open space; and
    - rezoning part of the Athllon Drive corridor from RZ2 suburban core residential zone and TSZ1 transport services zone to RZ5 high density residential zone.
- **DV344 also proposes to amend the Phillip precinct map and code by:**
    - including an RC3 (rule and criteria) area for land outside of the current RC1 commercial area, namely the residential zoned land along Hindmarsh Drive and Athllon Drive, to permit specific provisions to be included in the precinct code for these areas that are not part of the commercial portion of the centre;
    - removing the additional merit track provision 'corrections facility' MT4 from the Phillip service trades area as this use is inconsistent with the desired future character of the area;
    - introducing a new prohibited development provision PD3 in the Phillip service trades area adjoining Melrose Drive and Athllon Drive for residential use and commercial accommodation.
        - these uses will be prohibited to protect the existing service trades area from incompatible adjoining development; and
    - introducing a new prohibited development provision PD4 in the Phillip service trades area at the corner of Athllon Drive and Parramatta Street, prohibiting residential use.
        - this use will be prohibited to protect the existing service trades area from incompatible development. Commercial accommodation is retained as this use has been approved as part of a development on this site.
    - nominating building heights between 6, 12, 16 and 24 storeys for selected areas within the centre, building setbacks to control the built form of higher buildings, and requirements for awnings along main pedestrian routes;
    - introducing an allowance for proposed development within selected areas to increase building heights up to an additional four storeys provided building hierarchy is maintained and development is close to public transport stops;
    - permitting four storey development within the central CZ3 service trades area, up to five storeys where development addresses Townshend Street, Colbee Court or Dundas Court, and up to six storeys where development addresses Altree Court;

- nominating areas requiring active frontages where ground floor uses and features attract pedestrians and provide passive surveillance into and out of the building;
- ensuring residential development incorporates noise mitigation measures where necessary to minimise road noise impacts; and
- ensuring development retains solar access to public spaces and residential area.

QUESTION TIME BRIEF

Portfolio Planning & Land Management

ISSUE: TERRITORY PLAN REVIEW

Talking points:

- The Chief Planning Executive decided on 29 March 2018 that a review of the Territory Plan will be undertaken, commencing in 2019 once the current refresh of the ACT Planning Strategy is completed.
- The review of the Territory Plan will ensure it continues to be a contemporary, best practice document. It is important the Territory Plan is easy to understand and avoids any ambiguity or confusion for the reader.
- The current Territory Plan is based on the Development Assessment Forum (DAF) model, a national model, that at the time was seen as leading practice. Over time however, we acknowledge that this model needs greater flexibility so we can achieve the outcomes we had hoped for.
- In making his decision, the Chief Planner was not satisfied that the Territory Plan meets current community and building industry expectations and that there is potential for it to be more easily understood and more outcomes-focused.
- I have given the Chief Planner latitude to work to ensure we have a world class outcomes based statutory planning instrument.
- The Planning and Land Authority has been moving towards this for the past year, with improved community engagement, the establishment of the interim National Capital Design Review Panel and commencement of the Planning Strategy refresh.
- These all need to be considered to inform the review of the Territory Plan – we need to get the right tools in place to ensure we make the right changes to our statutory planning document.

Key Information

- The Planning and Development Act 2007 (the Act) requires the planning and land authority to consider at least once every five years whether the Territory Plan should be reviewed. This decision was due by 31 March 2018.

Cleared as complete and accurate:	30/05/2018	
Cleared by:	Director-General	Ext:78359
Contact Officer Name:	Alix Kaucz	Ext: 50864

Return to Index

- Given the interrelationship between the Territory Plan and the ACT Planning Strategy, the review of the Territory Plan will commence once the Planning Strategy refresh has been completed. This will enable the recommendations and analysis of the refresh to guide the review of the Territory Plan. This work will inform the scope and direction of the Territory Plan review.
- Concerns have been raised in the past regarding the complexity of the Territory Plan and the planning system in the ACT. The current plan is, arguably, overly complex and not particularly user friendly. It has 43 strategic principles, over 160 objectives, 1400 rules and 1200 criteria and more than 2700 pages.
- The review of the Territory Plan will have the aim to have a plan that sets clear guidance and is easy to read and understand.

Background Information –

- The Act states there must be a Territory Plan (section 46). The object of the Territory Plan is to ensure, in a manner not inconsistent with the National Capital Plan, the planning and development of the ACT provides the people of the ACT with an attractive, safe and efficient environment in which to live, work and have their recreation.The Territory Plan includes the development zones applicable to land in the ACT (for instance residential, commercial, industrial) and specifies what development is permitted and prohibited in those zones. The Territory Plan also contains the planning provisions that apply to development proposals, such as those relating to heights, maximum floor areas, parking requirements and private open space controls.
- The review of the Territory Plan needs to consider the broader ACT planning framework, particularly around the linkages between the Territory Plan and the Planning Strategy.

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: TERRITORY PLAN VARIATIONS (Oaks Estate, Weston, Belconnen, Woden, Mawson, End of trip facilities, miscellaneous DV proposing various TP changes, Wright and West Belconnen)

Draft Variation 328 Oaks Estate

Talking points:

- DV328 is currently on-hold awaiting the result of contamination studies required by the Environment Protection Authority (EPA).
- The ACT Heritage Council announced in early April 2017 that they have decided not to provisionally register Oaks Estate subdivision and environs (NI2017-173). This decision may have an impact on progressing DV328, particularly in relation to the Oaks Estate community's desire for including heritage provisions into the precinct code to protect the perceived heritage character of the suburb.

Key Information

Draft Variation 328 Oaks Estate incorporates the recommendations of the Oaks Estate master plan into the Territory Plan. The draft variation is currently awaiting the result of mandatory contamination studies and heritage considerations.

Background Information – may not be suitable for public disclosure

- DV328 was released on public consultation from 30 January 2015 to 16 March 2015 with interim effect. The period of interim effect ended on 30 January 2016.
- DV328 proposes to amend the Territory Plan by:
    - Rrezoning block 4 section 15 from PRZ1 urban open space to CFZ community facility zone to reflect the existing use of the Oaks Estate community hall;
    - Amending the CZ5 mixed use area to restrict industrial uses to their current location, and restricting shop, restaurant and non retail commercial uses to blocks adjacent to Railway Street and McEwan Avenue;
    - Retaining the existing two storey height limit, with an allowance for up to three storeys along Railway Street and McEwan Avenue;
    - Introducing building setbacks and a site coverage restriction of 45%, including provisions to screen parking areas, landscaping, building articulation and active frontage requirements;
    - Requiring building setbacks for development adjoining Robertson House or trees within the block; and
    - Introducing provisions for the RZ1 suburban area including requirements for the multi unit sites to respect the current block layout and building orientation along with articulation requirements, a 35% site coverage restriction on single dwelling blocks, deep root planting landscape requirements and allowances for low, transparent fencing in front of the building line.

Cleared as complete and accurate:	30/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Alix Kaucz	Ext: 50864

Return to Index

ACT Government

QUESTION TIME BRIEF

Draft Variation 329 Weston Group Centre

Talking points:

- The recommended version of DV329 was forwarded for your consideration on 25 August 2017 and was referred to the Standing Committee on Planning and Urban Renewal on the same day.
- The recommended version of DV329 was not given interim effect.
- The Standing Committee called for public submissions, with 3 submissions received by 6 October 2017, and held a hearing on 20 November 2017.
- A report on the inquiry was published in February 2018 with 11 recommendations.
- Of the 11 recommendations, three relate to DV329 while the remainder are predominately concerned with changes to the master plan and DV process generally, or recommendations outside the scope of the DV process.
- EPSDD is currently reviewing the recommendations with assistance from other Directorates as several of the recommendations lie outside the abilities of what the draft variation can achieve.

Key Information

Draft Variation 329 Weston group centre, incorporates the recommendations of the Weston Group Centre Master Plan into the Territory Plan.

Background Information – may not be suitable for public disclosure

DV329 was released on public consultation from 30 January 2015 to 16 March 2015 with interim effect. The period of interim effect ended on 30 January 2016.

- The contamination studies are required by the EPA for blocks proposed to be rezoned in the variation, to ensure they are fit for the proposed purpose.
- DV329 proposes to amend the Territory Plan by:
    - Rezoning an area of PRZ1 open space and CFZ community facility zone between the existing CZ1 commercial core zone and the stormwater channel to the east to CZ1;
    - Rezoning an area of PRZ1 open space at the corner of Brierly Street and Parkinson Street to CFZ community facility zone;
    - Rezoning a portion of CFZ community facility zone between the existing CFZ community zone, the existing CZ1 commercial core and the stormwater channel to PRZ1 open space;
    - Adding a prohibited development area PD1 over block 2 section 75 located at the corner of Brierly Street and Parkinson Street, to prohibit community activity centre, community theatre and indoor recreation facility on this site in accordance with Environment Protection Authority (EPA) requirements; and
    - Amending the Weston precinct code to guide development within the commercial community facility areas to nominate maximum building heights up to six storeys in selected locations, introduce setbacks to protect solar access to public spaces, nominate pedestrian areas, and introduce new provisions to manage future development of the carparks to ensure parking is retained and development responds to the surrounding area.

Cleared as complete and accurate:	30/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Alix Kaucz	Ext: 50864

Return to Index

ACT Government

QUESTION TIME BRIEF

Draft Variation 342 Belconnen town centre

- DV342 Belconnen town centre was referred to your office prior to commencement of public consultation.
- DV342 has been released for consultation from 4 May 2018 to 22 June 2018.
- DV342 incorporates the rezoning recommendations of the Belconnen master plan to identify and protect existing areas of open space as well as provide a new area of open space as part of the redevelopment along the western edge of Lathlain Street.
- DV342 also rezones a number of sections west of Lathlain Street from services trades to commercial business to encourage mixed use commercial development across from the Westfield centre.
- Residential use will be prohibited in the service trades area and in part of the rezoned commercial business area to ensure existing businesses like the vehicle smash repairers are not forced out of the area.
- DV342 also amends the Belconnen precinct map and code in accordance with the recommendations of the master plan to introduce building heights, setbacks and other built form requirements.
- DV342 was presented to the Belconnen Community Council at their monthly meeting on 15 May 2018.

Key Information

Draft Variation 342 Belconnen town centre, incorporates the recommendations of the Belconnen town centre Master Plan into the Territory Plan.

Background Information – may not be suitable for public disclosure

- DV342 has been delayed to resolve issues raised by Environment Protection Authority (EPA) relating to rezoning of the land west of Lathlain Street. A number of sections, including the old police station site, ambulance site and fire brigade site, are proposed to be rezoned from CZ3 to CZ2, to encourage mixed use development across form the Westfield centre and close to the bus interchange.
- Due to existing industrial uses in close proximity to the sites to be rezoned, EPA advised that residential use would need to be prohibited in sections adjoining the uses.
- In addition, EPA require all sites proposed to be rezoned undergo a contamination assessment prior to the rezonings being approved.
- The contamination studies are required by the EPA for blocks proposed to be rezoned in the variation, to ensure they are fit for the proposed purpose.
- Due to the number of sites proposed to be rezoned, this may add to the time to approve DV342, though are intended to be progressed during consultation and Standing Committee inquiry, if undertaken.
- DV342 was intended to be released late 2017 to introduce height controls in the town centre as described by the master plan, however due to delays the DV has had to be amended to

Cleared as complete and accurate:	30/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Alix Kaucz	Ext: 50864

Return to Index

accommodate the approved height of the 'Republic' development at the corner of Emu Bank and Eastern Valley Way.

Draft Variation 344 Woden town centre

Refer to separate QTB. DV344 Woden town centre incorporates the recommendations of the Woden town centre master plan into the Territory Plan. Responses to the Standing Committee on Planning and Urban Renewal recommendations contained in Report No. 4 are being provided to Cabinet for endorsement prior to referral to you for consideration. The draft variation includes parts of the Athllon Drive corridor between Woden town centre and Mawson group centre.

Draft Variation 345 Mawson group centre

Talking points:

- DV345 was released for public consultation from 3 March 2017 to 2 June 2017.
- The consultation period was extended from 21 April 2017 to allow further opportunity for community comment on the draft variation.
- 21 submissions were received for DV345 within the consultation period.
- Matters raised include:
  - Need to improve infrastructure and open spaces to support increased residential densities;
  - Questions with the locations for the increased heights;
  - Convenience of the existing parking arrangements; and
  - Need for greater diversity in housing choices.
- A report on consultation is being prepared responding to public submissions.
- The recommended version of the DV was referred to to the Standing Committee on Planning and Urban Renewal on 15 May 2018. The Committee advised on 23 May 2018 that the intend to undertake an inquiry for DV345.

Key Information

DV345 Mawson group centre incorporates the recommendations of the Mawson group centre master plan into the Territory Plan. Community consultation closed recently. The draft variation includes parts of the Athllon Drive corridor between Woden town centre and Mawson group centre.

Background Information – may not be suitable for public disclosure

DV345 was released on public consultation on 3 March 2017, with interim effect.

- DV345 proposes to amend the Territory Plan by:
    - Rezoning the RZ2 suburban core residential zone and portion of the TSZ1 transport services zone along Athllon Drive to RZ5 high density residential where adjacent to Phillip service trades area, with the remainder rezoned to PRZ1 urban open space;
    - Rezoning an area of PRZ1 urban open space and TSZ1 transport zone at the corner of Athllon Drive and Mawson Drive to RZ5 high density residential zone;
    - Rezoning the majority of the CZ3 commercial service trades zone between Athllon Drive and Mawson Place, along with a section of the TSZ1 transport zoned land to CZ2 commercial business zone;
    - Rezoning the portion of PRZ1 urban open space south of the centre currently occupied by a surface carpark to CZ3 service trades zone; and
    - Rezoning the surface car park east of Heard Street from CZ2 commercial business zone to CZ1 commercial core zone.
- DV345 proposes to amend the Mawson precinct map and code by:
    - Removing the restriction that limits shop in CZ2 commercial business zone to art, craft and sculpture dealer and personal services;
    - Removing the existing additional permitted uses of funeral parlour, light industry, service station and veterinary hospital from the CZ2 commercial business zone;
    - Nominating building heights for selected areas within the centre of 2, 4, 6 and 8 storeys;
    - Introducing built form provisions such as upper level setbacks, requirements for awnings and active frontages to provide pedestrian friendly areas within the centre;
    - Nominating pedestrian routes and laneways where development will be required to provide publicly accessible pedestrian access; and
    - Ensuring development retains solar access to public spaces and residential development.

Draft Variation 350 – Changes to definition of ‘single dwelling block’

Talking points:

- DV350 was released for public consultation on 25 May 2018 with interim effect.
- Certain residential blocks in some older Canberra suburbs are not covered by the definition of ‘single dwelling block’ introduced into the Territory Plan via Variation 306 in 2013 as they contained two dwellings (a house and a small flat) when originally developed in the late 1960s and early 1970s.
- As a result, provisions in the Multi-Unit Housing Development Code (MUHDC) in the Territory Plan controlling the density and scale of development by limiting plot ratio, height, and maximum number of dwellings do not apply to multi-unit redevelopment of these blocks.
- This has resulted in development proposals for multi-unit redevelopment that are not in keeping with the predominantly single dwelling streetscape character of the surrounding areas.
- The proposed changes will enforce controls protecting the density and scale of development on these blocks by amending the single dwelling block

defintion to apply to blocks with one or two dwellings orginally constructed on it.

- Further refinements to the policy will be investigated as part of the Housing Choices Project.

Key Information

- The current definition of 'single dwelling block' is "a block with one of the following characteristics –
    - originally leased or used for the purpose of single dwelling housing
    - created by a consolidation of blocks, at least one of which was originally leased or used for the purpose of single dwelling housing."
- DV350 proposes to change the title of the definition from 'single dwelling block' to 'standard block' and adjusting the wording in the definition to include blocks that were originally leased or used for the purpose of one or two dwellings (or where the result of consolidation, that at least one of the blocks was originally leased or used for the purpose of one or two dwellings).

Variation 352 – Changes to various development tables, codes and definitions

Talking points:

- V352 was approved on 2 February 2018 and the Variation was tabled in the Legislative Assembly on 6 February 2018. No disallowance motions were moved.
- V352 will commence on 25 May 2018.
- DV352 was released for public consultation from 9 June 2017 until 24 July 2017. Extensions of time were granted until 7 August 2017. Thirteen submissions were received.
- The changes are intended to address some of the changing needs of the Canberra community and also improve interpretation of the Territory Plan.
- A report on consultation was prepared responding to public submissions and the recommended version of the draft variation sent to the Minister was revised in response to some of the comments received.
- DV352 was referred to the Standing Committee on 30 Nov 2017. The Committee advised on 7 December 2017 that they will not be undertaking an inquiry.

ACT Government

QUESTION TIME BRIEF

Key Information

Variation 352 – Changes to various development tables, codes and definitions (V352) makes some policy changes as well as some refinements and clarifications to various codes and definitions.

Background Information – may not be suitable for public disclosure

- Animal care facilities such as dog day care centres are proposed to be allowed in the industrial areas under the proposed changes in DV 352. Animal care facilities are currently only allowed in broadacre zoned areas on the outskirts of the city. This will provide pet owners with access to animal day care facilities in areas closer and more convenient to where they live or work
- DV 352 also removes the public land reserve overlay on part of the block owned by the Greenhills Centre at Stromlo. The block was sold to Greenhills Centre after the 2003 fires and incorporated into their existing lease to facilitate the rebuilding of the site after the fires. The Conservator of Flora and Fauna has requested the overlay be removed from the site as any future development is unlikely to be consistent with the management objectives for a public land reserve
- The draft variation includes a change to the Hackett Precinct Map to allow a small religious group to continue using the site described as Block 9 Section 12 Hackett. The Christian Community in Australia (CCA) have sub-leased the block from the Girl Guides Association on an informal basis for the past 20 years for religious services and community activities.
- DV 352 also makes a number of small revisions to development codes. These include adjustments to the single dwelling housing development code for pergolas and water tanks, and refinements to the multi unit housing development code for adaptable housing and courtyard wall setbacks.
- The issues raised in submissions received to date relate to the removal of references to Neighbourhood Plans in the commercial zones development code and the parks and recreation zone development code; prohibition of child care centres in industrial zones, and the addition of 'place of worship' to the Hackett precinct map and code for 9/12 Hackett.
- In response to these concerns, the changes relating to Neighbourhood Plans and child care centres in industrial areas were removed from the variation. In addition, the variation rezones 9/12 Hackett from the urban open space zone to community facilities zone, rather than adding 'place of worship' as a permitted use on the site.

Draft Variation 356 West Belconnen (Ginninderry gas provision)

Talking points:

- Draft variation 356 West Belconnen (DV356) was prepared to remove the mandatory requirement to provide gas services to Stage 1 of the new estate Ginninderry (West Belconnen).
- Public consultation on DV356 commenced on 4 May 2018 and runs until 22 June 2018.

Cleared as complete and accurate:	30/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Alix Kaucz	Ext: 50864

Return to Index

- DV356 has interim effect from the date the public consultation commenced.

Key Information

- It is a mandatory requirement in the Territory Plan's Estate Development Code for gas services to be installed in all new estate developments, along with other services like water and electricity.
- The ACT Government has considered a request from the developers of the Ginninderry estate in West Belconnen to remove the mandatory requirement to install gas services in support of its plans for a low-carbon electricity 'microgrid' for the development.
- Rather than pursue full deregulation, the ACT Government has agreed to support a pilot demonstration project of an all-electric area in Stage 1 of the Ginninderry precinct. The pilot project will include the first 350 residences where gas will not be connected.

Draft Variation 357 End-of-Trip Facilities General Code

Talking points:

- DV357 was released for public consultation on 28 April 2017 until 13 June 2017.
- Five written submissions were received during the consultation period from the Planning Institute of Australia (PIA), Property Council of Australia (PCA) and Australian Institute of Architects (AIA); a planning consultancy; and a member of the public.
- All submissions generally supported DV357 and provided comments, particularly about the bike parking rates.
- EPSDD and TCCS are currently working with submitters to resolve issues raised during the consultation process. This could lead to adjustments being made to the proposed draft variation.

Key Information

Draft Variation 357 End-of-Trip Facilities General Code (DV357) proposes to introduce an End-of-Trip Facilities General Code into the Territory Plan, which will replace the Bicycle Parking Facilities General Code. DV357 proposes changes to the requirements for bike parking and change facilities, as well as proposing to exclude these facilities from gross floor area (GFA) calculations.

Background Information – may not be suitable for public disclosure

- To encourage more people to be active on their way to work or at lunchtime, the ACT Government is proposing changes to the requirements for new buildings and major extensions or alterations to buildings to have secure bike parking, change rooms and other end-of-trip facilities.
- The proposed End-of-Trip Facilities General Code aims to encourage employers to provide secure bike parking and change rooms (including showers, lockers and drying facilities) for employees who ride, run or walk to work—or who exercise at lunchtime.
- The proposed code will apply to new buildings and to major alterations or extensions to existing buildings, or changes of use that require approval by the planning and land authority.
- End-of-trip facilities are:
    - Designated places within a workplace that support cyclists, joggers and walkers in using alternative ways to travel to work rather than driving or taking public transport;
    - Facilities that also benefit people who exercise during their lunch break; and
    - Facilities that include secure bicycle parking, locker facilities and change rooms.
- Benefits of the code are that it will:
    - Provide practical measures to help implement the government's Active Living and Active Travel programs;
    - Encourage more people to be more active in their daily activities, such as going to work, and reduce barriers that might prevent them being more active. When more people get exercise while going to work, they have better health and there are fewer cars on the road contributing to congestion and pollution; and
    - Mean that end-of-trip facilities will no longer be counted as part of GFA calculations of new and current buildings that are constructed or refurbished. This will give building owners an incentive to build end-of-trip facilities.

Variation 358 Wright Seciton 29 Block 3

Talking points:

- Variation 358 (V358) was approved on 30 May 2018 and will be tabled on 5 June 2018.
- DV358 was referred to the Standing Committee for Planning and Urban Renewal on 16 April 2018 for their consideration. They advised on 3 May 2018 that they will not be conducting an inquiry.
- DV358 was released for public consultation on 15 December 2017 until 23 February 2018 with an interim effect.
- Two written submissions were received during the consultation period from individuals.
- All submissions generally supported DV358 and a report on consultation is available on the EPSDD website responding to public submissions.

Key Information

Cleared as complete and accurate:	30/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Alix Kaucz	Ext: 50864

Return to Index

QUESTION TIME BRIEF

DV358 proposes to amend the Wright precinct map and code to prohibit residential uses (supportive housing, residential care accommodation and retirement village) on block 3 section 29 Wright. The subject site is Community Facility zoned land. The Public Housing Renewal Taskforce identified part of section 29 Wright (currently registered as block 2) for public housing and the remainder of section 29 Wright (block 3) is on the ACT Government's Indicative Land Release Program for release in 2018-19.

Following extensive community consultation and a Community Needs Assessment, the ACT Government proposed to restrict the future use of the subject site to community purposes only. Any residential purposes (residential care, retirement villages and supportive housing) will be prohibited on the site confirming the land will be used for community purposes only.

Background Information – may not be suitable for public disclosure

- Uses permitted on Community Facility zoned land include:
  - business agency
  - child care centre
  - community activity centre
  - community theatre
  - cultural facility
  - educational establishment
  - emergency services facility
  - health facility
  - hospital
  - indoor recreation facility
  - office
  - outdoor recreation facility
  - parkland
  - place of worship
  - public agency
  - religious associated use
  - residential care accommodation
  - retirement village
  - supportive housing

Cleared as complete and accurate:	30/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Alix Kaucz	Ext: 50864

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: TECHNICAL AMENDMENTS TO THE TERRITORY PLAN INCLUDING CONSULTATION PROCESS

Talking points:

- Technical amendments allow the Environment, Planning and Sustainable Development Directorate (EPSDD) to make minor changes to the Territory Plan. These include clerical, routine, language, technical, operational and minor policy updates to the Territory Plan.
- Proposals for TAs to the Territory Plan must satisfy the requirements of the Planning and Development Act applying to TAs. If a proposal does not meet the requirements, then a full Territory Plan variation is required.
- TAs to the Territory Plan are broadly grouped into two categories under the Planning and Development Act:
    - Administrative TAs – do not require public consultation.
    - Substantive TAs – can involve relatively minor policy change and require public consultation, with a minimum of 20 working days required. These include TAs relating to code, Future Urban Area (FUA) rezoning and ongoing provisions, clarification and relocation of provisions.
- Recent TAs have uplifted Future Urban Area overlays and/or applied ongoing site specific provisions following the approval of estate development plans (EDPs). These include TAs to uplift future urban area overlays and a and a code and clarification TA (that required consultation).

Key Information

This brief provides details of the process for technical amendments to the Territory Plan (TAs), including how the public consultation process for TAs differs from that for full Territory Plan variations. The statutory process for TAs and Territory Plan variations, including public consultation, is set out in the Planning and Development Act 2007.

Cleared as complete and accurate:	30/04/2018	
Cleared by:	Executive Director	Ext:75486
Contact Officer Name:	Trina McFarlane	Ext: 50864

Return to Index

ACT Government

QUESTION TIME BRIEF

Background Information – may not be suitable for public disclosure

- EPSDD administers the Territory Plan, which provides the policy framework for the administration of planning in the ACT. The statutory requirements for how the Territory Plan is changed are set out under the P&D Act (Part 5).
- TAs to the Territory Plan are not required to be referred to the Legislative Assembly, although they must be notified on the Legislative Register.
- There are currently five types of administrative TAs under section 87(1) of the P&D Act:
  a) correction of errors – the correction of formal errors which does not affect anyone's rights under the Territory Plan
  b) zone or overlay boundary changes – if adjoining unleased Territory land and is in accordance with the original intent of the boundary line
  c) uplift of FUA overlay – after the development application approval of an estate development plan
  d) bring the Territory Plan into line with the National Capital Plan (NCP) as the NCP prevails
  e) redundant provisions to remove provisions that cease to have any function.
- There are currently six types of substantive TAs under section 87(2) of the P&D Act:
  a) code variation – consistent with policy purpose and policy framework of the code
  b) zone boundary change – development encroaching adjoining Territory land
  c) rezoning within a FUA – in accordance with the structure plan
  d) variation to or introduction of precinct code and/or map – to include ongoing provisions prior to uplift of the FUA overlay and to amend the provisions of the precinct map and code where the future urban area overlay still applies
  e) clarification of the language of the Territory Plan – does not change the substance of the plan
  f) relocate the provisions of the Territory Plan – does not change the substance of the plan.
- On 19 September 2017, the Planning and Development (Territory Plan Variations) Amendment Bill 2017 was amended as passed. This amended the requirements for making technical amendments under the *Planning and Development Act 2007*.

QUESTION TIME BRIEF

Portfolio: Planning and Land Management

ISSUE: ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR ACT SECOND ELECTRICITY SUPPLY PROJECT

Talking points:

Project background

- The Electricity Transmission Supply Code (2016) establishes requirements for electricity providers in the ACT (such as Transgrid and ActewAGL/Evo energy) to provide secure electricity supply to the ACT.
- The Electricity Transmission Supply Code (2016) requires two or more geographically separate and electrically independent connection points (substations) to supply electricity to the ACT.
- An existing electrical substation (the Canberra Substation) is located on Parkwood Road, Holt.
- Transgrid and ActewAGL are proposing to construct a geographically separate substation, the Stockdill Substation, near Stockdill Drive in West Belconnen. They are also proposing to build associated transmission lines that connect existing electrical infrastructure with the new infrastructure, creating two additional electrical supply routes into the ACT.
- The purpose of the works is to meet the requirements of the code and provide secure and enhanced electrical supply to the ACT.

Environmental and Development Assessment Processes

- In accordance with the requirements of the *Planning and Development Act 2007* (PD Act) Transgrid and ActewAGL lodged an application for Scoping Document for an Environmental Impact Statement (EIS) on 27 February 2017.
- An EIS process is not an approvals process. Rather, it is an information gathering exercise about the potential impacts of the proposal.
- A Scoping Document was issued on 13 April 2017.
- Transgrid and ActewAGL have now lodged a draft EIS and two concurrent development applications (DAs) for the project. One DA is for ActewAGL/Evoenergy works, the other is for TransGrid works.
- The draft EIS and DAs (which will be assessed in the Impact Track, which requires the highest level of scrutiny) will be assessed concurrently by the planning and land authority, in accordance with the PD Act.

Cleared as complete and accurate:	24/05/2018	
Cleared by: Brett Phillips	Executive Director	Ext: 73520
Contact Officer Name:	Tegan Liston	Ext: 59649

Return to Index

QUESTION TIME BRIEF

- The notification period for a concurrent application is 35 working days which provides the community with an extended period to comment on the proposal.
- Public notification commenced on 5 March 2018 and closed on 26 April 2018.
- The concurrent notification allows the community to consider the draft EIS and the two DAs together, in order to have a detailed understanding of issues relating to the proposal.
- A link to the concurrent application documents is available on the EPSDD website.
- One representation was received on the draft EIS, two representations on the ActewAGL works DA and four for the TransGrid works DA.
- After the close of public notification, a package was provided to the applicant containing public representations, referral entity comments and the Authority's draft assessment. The applicant is to consider these in preparing their revised EIS application.

Cleared as complete and accurate:	24/05/2018	
Cleared by: Brett Phillips	Executive Director	Ext: 73520
Contact Officer Name:	Tegan Liston	Ext: 59649

Return to Index

QUESTION TIME BRIEF

Portfolio: Planning and Land Management

ISSUE: ENVIRONMENTAL IMPACT STATEMENT (EIS) EXEMPTION FOR MOLONGLO VALLEY STAGE 3 URBAN DEVELOPMENT

Talking points:

- Molonglo Stage 3 is the final stage in the Molonglo Valley urban development project. The site covers approximately 800 hectares north of the Molonglo River, bounded by the Tuggeranong Parkway and National Arboretum to the east, William Hovell Drive to the north, and Kama Nature Reserve to the west.
- An EIS Exemption was granted on 8 May 2018 on the basis that sufficient studies have been completed to understand the impacts of the proposed development.
- Appropriate conditions have been set to ensure the required Kama Nature Reserve buffer is established.
- The buffer must be consistent with the Capital Ecology Kama Interface Management Strategy. This includes a 200m buffer along the northern portion of the Kama Nature Reserve interface, tapering back to 70m along the southern portion.
- Impacts to the Pink-tailed Worm-lizard have been considered through the EIS Exemption process. In addition, new CEMP procedures are being finalised to ensure ongoing protections.
- The first independent audit of the Molonglo Valley strategic assessment was recently completed by the Office of the Commissioner for Sustainability and the Environment (OCSE).

If asked about construction and environmental management plans (CEMPs):

- EPSDD is currently finalising new procedures to ensure ACT Government commitments in relation to CEMPs under the strategic assessment are met and conservation objectives are achieved.

Background Information

- All three stages of Molonglo Valley were assessed and approved concurrently through a strategic assessment prepared under Part 10 of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Cleared as complete and accurate:	24/05/2018	
Cleared by: Brett Phillips	Executive Director	Ext: 73520
Contact Officer Name:	Tegan Liston	Ext: 59649

Return to Index

- The Molonglo Valley Plan for the Protection of Matters of National Environmental Significance (the NES Plan) gained approval in 2011 and describes the approach to development in accordance with the Molonglo Valley Structure Plan, in a manner that achieves defined outcomes for conservation of matters of national environmental significance (MNES).
- An EIS exemption process is not an approvals process. Rather, it is an information gathering exercise about the potential impacts of a proposal. The information submitted as part of an EIS exemption application is subject to the same regulatory scrutiny as a draft EIS, including a detailed environmental assessment, statutory public consultation and referral to entities.
- An EIS Exemption has been granted on the condition that works are consistent with the NES Plan and appropriate conditions have been set to ensure the required Kama Nature Reserve buffer is established.
- The impacts on the Pink-tailed Worm- Lizard (PTWL) associated with the development of Molonglo Stage 3 have been considered in the EIS Exemption. The EIS Exemption outlines a number of mitigation measures to minimise impacts on the PTWL in accordance with the NES Plan.
- Measures include avoiding works in high quality PTWL habitat, management of stormwater systems to prevent flooding of PTWL habitat and developing and implementing comprehensive CEMPs.

Background Information – may not be suitable for public disclosure

- The Conservation Council has raised objections to the EIS exemption under s211B for Molonglo Valley Stage 3 urban development. Their key concerns relate to:
  - EIS exemption process is not adequate to assess the impacts of the proposal;
  - requirements of the NES Plan including for "the establishment of a buffer outside of the Kama Nature Reserve on its eastern side to protect the ecological values of the reserve';
  - impacts to Pink-tailed Worm-lizard (PTWL) habitat in the Molonglo 3 area; and
  - the development and implementation of Construction Environment Management Plans (CEMPs).

Construction and environmental management plans (CEMPs)

- All work in the Molonglo Valley requires the preparation and approval of CEMPs. These are submitted through the Environment Protection Authority and comments are sought from relevant agencies including the Conservator of Flora and Fauna.
- The NES Plan requires CEMPs to be independently monitored to ensure contractors are undertaking works as required under the approved CEMP. The implementation of CEMPs is monitored by the agencies responsible for the works. In addition, the Environment Protection Authority undertakes regular checks of construction sites in Molonglo.
- A new CEMP procedure is currently being finalised to ensure the specific requirements outlined in the NES Plan are given greater consideration. The procedure will be implemented by the end of May 2018.

QUESTION TIME BRIEF

Portfolio Planning & Land Management

ISSUE: GINNINDERRY EIS EXEMPTION

Talking points:

Key Information

- On 9 March 2018, Riverview Projects formally lodged an application for an Environmental Impact Statement (EIS) exemption under section 211 of the *Planning and Development Act 2007* for the urban development of Ginninderry Stage 2.
- The application relates to works in the ACT Government and Riverview Projects joint venture urban development area.
- The overall Ginninderry project is for urban development over the next 40 years to provide residential, community and commercial development in new suburbs in the ACT and NSW to cater for a population of 30,000.
- Stage 2 includes urban development of land in West Belconnen near Holt and Macgregor and road upgrades for local and arterial roads surrounding the site.
- The proposal includes a biodiversity offsets package and the creation of 360 hectares of the West Belconnen Conservation Corridor along the Murrumbidgee River and Ginninderra Creek.
- The Commonwealth made a controlled action decision on this proposal, with approval granted under the *Environment Protection and Biodiversity Conservation Act 1999* for the works.
- The public consultation period on the EIS exemption proposal commenced on 30 March 2018 and closed on 1 May 2018.
- The consultation period was 20 working days. This is extended beyond the minimum 15 working days for an EIS exemption due to the number and complexity of documents lodged, allowing the public additional time to consider the information.
- 23 public submissions were received on the proposal during the public consultation period.
- The application is available on www.planning.act.gov.au.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:73520
Contact Officer Name:	Tegan Liston	Ext: 59649

Return to Index

- The applicant has been provided with copies of the public submissions, referral entity comments and the Authority's comments to consider in preparing a revised application.

Background Information – EIS exemption process

- As the proposal involves areas and processes listed under Schedule 4 of the *Planning and Development Act 2007*, an impact track development application (DA) is required for the urban development of Ginninderry Stage 2.
- An impact track DA must be accompanied by either a completed EIS or an EIS exemption granted by the Minister for Planning and Land Management.
- An EIS exemption process is not an approvals process. Rather, it is an information gathering exercise about the potential impacts of the proposal.
- A proponent may only apply for an EIS exemption if the expected environmental impacts of a development proposal have been addressed by relevant studies less than five years old.
- The information submitted as part of an EIS exemption application is subject to the same regulatory scrutiny as a draft EIS, including a detailed environmental assessment, statutory public consultation and referral to entities.
- The difference between an EIS exemption process and an EIS process is that if current and detailed studies already exist about the impacts of a proposal, an EIS exemption process is appropriate to consider.
- An EIS exemption can be granted conditionally. Any conditions attached to the EIS exemption are to be included in any subsequent development approvals.
- Once the environmental impact assessment is complete, a DA will be required to approve urban development and infrastructure works. This will include additional public notification periods.

Background Information – Ginninderry Stage 1

- Stage 1 of the Ginninderry urban development was subject to an estate development plan (EDP) DA lodged in the merit track which was approved. This was appealed to ACAT, but was dismissed. The works for Stage 1 are able to commence.

BUDGET ESTIMATES BRIEF

Planning & Land Management

ISSUE: KAMA NATURE RESERVE URBAN BUFFER

Talking points:

- The Kama Nature Reserve was established as an offset area under the Molonglo Valley Strategic Assessment.
- A commitment of the Strategic Assessment was to ensure that an adequate buffer was established between the Kama Nature Reserve and the urban edge to reduce long-term degradation.
- An EIS exemption was granted for Stage 3 of the Molonglo Valley urban development project on 8 May 2018. The EIS exemption sets out appropriate conditions to ensure the required Kama Nature Reserve buffer is established.
- The buffer must be consistent with the Kama Interface Management Strategy prepared by Capital Ecology. This includes a 200m buffer along the northern portion of the Kama Nature Reserve interface, tapering back to 70m along the southern portion.
- The final details of the buffer will be defined at the Estate Development Plan design stage (as that is the approval stage).

Background Information

- The Kama Nature Reserve provides habitat for a range of ACT and Commonwealth listed threatened species and ecological communities including the Swift Parrot, Superb Parrot, Box-Gum Woodland and Natural Temperate Grassland. The reserve was established as an offset under the Molonglo Valley Strategic Assessment.
- The Molonglo Valley Plan for the Protection of Matters of National Environmental Significance (the NES Plan) gained approval in 2011 and describes the approach to development in accordance with the Molonglo Valley Structure Plan, in a manner that achieves defined outcomes for conservation of matters of national environmental significance (MNES).
- The NES Plan requires the establishment of '*a buffer outside the Kama Nature Reserve between the reserve and the proposed development area, and allow for appropriate uses consistent with nature conservation uses of the reserve. The buffer will be developed to ensure that fire management is undertaken outside of the Kama Nature Reserve and will provide protection against urban edge effects*'.
- Molonglo Stage 3 is the final stage in the Molonglo Valley urban development project. The site covers approximately 800 hectares north of the Molonglo River, bounded by the

Tuggeranong Parkway and National Arboretum to the east, William Hovell Drive to the north, and Kama Nature Reserve to the west.

- An EIS Exemption has been granted on the condition that works are consistent with the NES Plan and appropriate conditions have been set to ensure the required Kama Nature Reserve buffer is established.
- The buffer zone's exact dimensions, details and treatments will be finalised through the Planning Design Framework for Molonglo Stage 3 and approved through the Estate Development Plan process and will be in place prior to the development of the final stage of the suburb of Whitlam. The buffer will deliver the required fire management and protection from urban edge effects.
- The first stages of Whitlam are located between John Gorton Drive and Deep Creek, not in the vicinity of Kama Nature Reserve or the buffer.

Background Information – may not be suitable for public disclosure

- The Conservation Council has raised concerns relating to the ACT Government's implementation of the Strategic Assessment. One of the key issues is the requirement to meet the commitment of the NES Plan to establishment the Kama Nature Reserve buffer.

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: PUBLIC HOUSING DEVELOPMENT APPLICATIONS

Talking points:

- The ACT Government is committed to renewing its stock of public housing to the benefit of existing and future social housing tenants. It established a taskforce to identify opportunities for future public housing development across the ACT.
- A development application for 26 public housing units on Block 2 Section 29 Wright was approved with conditions by the planning and land authority in January 2018. Some of the conditions imposed relate to onsite parking and landscaping. The decision was under review by the ACAT, and has been settled through mediation.
- Development applications for Chapman and Holder have been approved, but are now subject to administrative review by the ACAT. Mediation for Chapman has been scheduled for 27 April 2018.
- A development application for Mawson is currently under assessment by the planning and land authority.

Key Information

The ACT Government has announced sites for 141 new public housing townhouses and apartments to be developed on community facility zoned (CFZ) land in five suburbs in Canberra's south. This included four sites in Chapman, Wright, Holder and Mawson.

The announcement was reported in the Canberra Times on 16 March 2017. Residents in affected suburbs have raised concerns about these developments and the potential loss of community facilities.

Background Information – may not be suitable for public disclosure

Wright

The development application for Block 2 Section 29 Wright was approved with conditions on 23 January 2018. The proposal is for the construction of 2, three storey buildings with a total 26 units, basement and under croft parking.

During public notification between 20 October and 24 November 2017 a total of 43 representations were received.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	George Cilliers	Ext: 71920

Return to Index

QUESTION TIME BRIEF

Some of the conditions imposed for the development approval relate to onsite parking and landscaping.

This decision has now been reviewed by the ACAT and was settled through mediation on 6 April 2018.

Chapman

The development proposal (Block 1 Section 45 Chapman) is for the construction of 20 single storey dwellings with associated garages. Public notification was undertaken between 20 October and 24 November 2017 and a total of 83 representations were received.

Block 1 Section 45 Chapman is not in a Declared Bushfire Prone Area and therefore buildings on the site are not required to be built to bushfire building standards.

The site is identified by the Emergency Services Agency as bushfire prone. However, this is for information and community education only and is not a trigger for increased construction standards.

A previous proposal for an aged care facility was not pursued due to, in part, concerns regarding the risk of bushfire. An aged care facility is considered to have vulnerable occupants, meaning residents would have difficulty leaving the property in an emergency without assistance.

The planning and land authority approved the development application with conditions on 14 February 2018.

The decision is now under review by the ACAT and is listed for mediation on 27 April 2018. .

Holder

The development proposal (Block 2 Section 21 Holder) is for the construction of 16 single storey dwellings with associated garages.

Public notification was undertaken between 13 December 2017 and 30 January 2018 and a total of 29 representations were received.

The planning and land authority approved the development application with conditions on 14 February 2018. The decision is now under review by the ACAT. The directions hearing took place on 23 April 2018. The date for mediation is yet to be confirmed.

Mawson

Block 29 Section 36 Mawson is currently under assessment by the planning and land authority. The proposal is for the construction of 8 single storey dwellings with associated carports.

The public notification process, undertaken between 13 December 2017 and 30 January 2018 and a total of four representations were received.

The proposal remains under assessment by the authority. .

Consideration of DA for public housing - general

- Community facility zoned land provides opportunities for various public and privately-owned developments including hospitals, schools, retirement villages, residential care accommodation and supportive housing.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	George Cilliers	Ext: 71920

Return to Index

ACT Government

QUESTION TIME BRIEF

- The objectives of the community facility zone encourage adaptable and affordable housing for persons in need of residential support and care. However, privately-owned housing and unit titling is not permitted in this zone.
- Development applications lodged for public housing are subjected to the same processes as any other development application—they are publicly notified in accordance with statutory requirements contained in the *Planning and Development Act 2007* and are assessed against the relevant provisions in the Act and in the Territory Plan.
- Public notification for public housing generally involves notification of adjoining property owners, an on-site notice, and internet notification on the Environment Planning and Sustainable Development Directorate's website and through the DA Finder app.
- All representations received during the public notification timeframe are considered in the assessment of the development application.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	George Cilliers	Ext: 71920

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: DEVELOPMENT APPLICATIONS – MAJOR AND CONTENTIOUS DAs

Talking points:

If asked about a DA under assessment

- Community feedback is an important part of the planning process and public submissions are considered by the independent planning and land authority when assessing all proposals.
- The development application is currently under assessment by the authority, and it would be inappropriate for me as Minister to comment on the specifics of the proposal.
- I am confident that the authority will take concerns raised through public representations into account when they are assessing the proposal.

If asked about a DA recently decided

- The independent planning and land authority has assessed the proposed development against the Territory Plan and *Planning and Development Act 2007* and made a decision on the development application.
- I support the decision of the planning and land authority in relation to this DA.
- The proponent, or a representor with third party appeal rights, may choose to lodge a reconsideration application with EPSD or lodge an appeal through the ACT Civil and Administrative Tribunal.
- Once the conditions of project approval have been met the developer can commence works.

Background Information – may not be suitable for public disclosure

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	George Cilliers	Ext: 76804

Return to Index

ACT Government

QUESTION TIME BRIEF

Development applications	
Block 6 Section 79 Giralang **DA 201833501** **Giralang Shops**	**Proposal:** construct a mixed use development with approximately 1900m² of retail (max 1,000sqm supermarket) and 50 apartments. The development has 2 basements containing 92 spaces for residents and a further 75 for the commercial tenancies, totaling 167 spaces on-site. The proposal also provides off-site works to support parking for the adjacent school and park (to be embellished by TCCS). **Application Lodged**: 7 March 2018 **Notification:** 30 April 2018 – 18 May 2018 **Number of representations:** 40 representations received to date **Decision Due**: 15 May 2018 (Note: A delayed lodgment and extended public notification timeframe is applicable – overtaking the due date – with the prior knowledge of the proponent.)
Block: 5 Section: 47 City **Bunda Street / Garema Place** **DA 201833481**	**Proposal:** Construction of a 16 storey mixed use building and 2 level basement, comprising of a commercial hotel development with 233 hotel suites, and other commercial tenancies. Lease variation to permit hotel and change pavement requirements. **Application Lodged**: 18 April 2018 **Notification:** 1 May 2018 – 21 May 2018 **Number of representations:** 9 representations received to date. **Decision Due**: 31 May 2018 **Note:** This proposal has been presented to the Design Review Panel and is not currently supported by the Panel due to potential overshadowing impacts on Garema Place.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	George Cilliers	Ext: 76804

QUESTION TIME BRIEF

Block: 17 Section: 3 Phillip **Melrose Drive / Launceston Street** **DA 201833492**	**Proposal:** Construction of 4 buildings ranging from 10 to 24 storeys. The proposal includes 798 apartments, retail and commercial space and landscaped public space. **Application Lodged**: 27 April 2018 **Notification:** 9 May 2018 – 31 May 2018 **Number of representations:** 3 representations received to date. **Decision Due**: 12 June 2018 **Note:** This proposal has been presented to the Design Review Panel and was supported.
Block: 4 Section: 1 **Block: 6 Section: 77** **Block: 1 Section: 12** **Dickson** **"SOHO"** **DA 201733065**	**Proposal:** Construction of 6 new buildings up to 9 storeys containing a total of 409 dwellings, roof gardens, basement parking, landscaping, removal of trees and associated site works. This proposal is Stage 1 of three stages for redevelopment of the Dickson Flats site. **Application Lodged:** 22 March 2018 **Notification:** 5 April 2018 – 26 April 2018 **Number of representations:** 11 representation received. **Decision Due**: 29 May 2018. This DA is still under assessment.
Block: 1&6 Section: 77 **Block: 19 Section 11** **Dickson** **"SOHO"** **DA 201733166**	**PROPOSAL:** Proposal for approval of a Estate Development Plan (EDP) for Stages 1 & 2 only. To create 3 Mixed Use, CZ5 Zoned Blocks fronting Northbourne Avenue plus 2 residual blocks of land that will be subject to a Stage 3 submission. **Application Lodged:** 21 March 2018 **Notification:** 4 April 2018 – 26 April 2018 **Number of representations:** 6 representations and 1 late representation received. **Decision Due**: 29 May 2018. This DA is still under assessment.

Cleared as complete and accurate: 24/05/2018
Cleared by: Executive Director Ext:77248
Contact Officer Name: George Cilliers Ext: 76804

ACT Government

QUESTION TIME BRIEF

Block: 3 Section: 12 City **DA 201733177**	**Proposal:** Construction of a new 17 storey mixed use development to RL617m, consisting of 184 dwellings, commercial tenancies, 3 levels of basement parking, landscaping and associated works. **Application Lodged:** 16 January 2018 **Notification:** 25 January – 15 February 2018 **Number of representations:** Nil representations received. **Decision Due**: 28 February 2018. The application remains under assessment. Note that NCA have raised concern with the design of the proposal and their comments are being considered by the planning and land authority.
Block: 19 Section: 33 **Dickson** **DA 201733039**	**Proposal:** Construction of two buildings (8 storeys each) containing mixed use commercial and residential development including retail/commercial space (shops including a deli market and cafes/restaurants), a medical centre, 249 residential units, basement parking, landscaping and associated works. **Application Lodged:** 21 December 2017 **Notification:** 10 January – 15 February 2018 **Number of representations:** Five representations received. **Decision Due**: 28 February 2018. The application remains under assessment and is waiting for further information.
Block: 8 Section: 77 **Dickson** **DA 201733041**	**Proposal:** Construction of two buildings (6 & 8 storeys). A commercial building of 6 storeys with a café; and a mixed use building to 8 storeys with 144 serviced apartments, 90 place childcare centre, retail, basement parking, landscaping and associated works. **Application Lodged:** 15 December 2017 **Notification:** 5 January – 12 February 2018 **Number of representations:** Two representations received. **Decision Due**: 10 April 2018. The application remains under assessment. This will be presented to the Major Project Review Group meeting on 30/5/18 and it is anticipated a NOD will be prepared after this.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	George Cilliers	Ext: 76804

QUESTION TIME BRIEF

Block: 4 Section: 224 **Gungahlin** **DA 201732666**	**Proposal:** Construction of mixed use development comprising of one 8 storey and one 18 storey mixed use buildings, with ground floor commercial space, 296 residential units, basement car parking, landscaping and associated works. **Application Lodged:** 19 October 2017 **Notification:** 25 October – 29 November 2017 **Number of representations:** 118 representations received **Decision Due**: 11 January 2018. Following a discussion of concerns with the proposed building form and height, the applicant has submitted an amendment, reducing the maximum height to 15 storeys. This amendment will not be publicly notified as it reduces the scale of the initial proposal, and responds to concerns raised through representations and the assessment. The DA remains under assessment, with a decision likely by the middle of May.
Block: 16 Section: 12 **City** **221 London Circuit** **DA 201732383**	**Proposal:** Alteration and additions comprising construction of 25 dwellings, commercial and retail space, and parking structure to accommodate 151 cars. Variation to the Crown lease includes car parking, and drink establishment. **Application Lodged:** 8 September 2017 **Notification:** 20 September – 13 October 2017 **Number of representations:** Nil representations received **Decision Due**: 24 October 2017 – remains under assessment. A request for further information was sent 7 December 2017. An extension of time to provide the additional information was granted to enable the proponent to respond to advice received from CRA.
Block 5 Section 30 Braddon **Redevelopment of Canberra Districts Rugby League premises (Northbourne Oval)** **DA 201731983**	**Proposal:** Redevelopment of former club site for a new mixed use residential and commercial development. Premises are subject to a market value lease after payout of the concession on 20 August 2014. Proposal is for a gross floor area of approximately 17,100m^2 of 140 residential dwellings and additional commercial and community uses within eleven (11) separate buildings ranging in height from 2 to 9 storeys, basement parking, landscaping, internal shared driveways, two (2) new driveway cross-overs, and a Crown lease variation from Club use to permit the proposed development.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	George Cilliers	Ext: 76804

ACT Government

QUESTION TIME BRIEF

	Application Lodged: 6 September 2017 **Notification:** 15 September – 10 October 2017 **Number of representations:** Five representations received **Decision Due**: 14 Nov 2017. Issues raised by the ACT Heritage Council and TCCS have been addressed by the applicant. The applicant has provided revised concept plans for upper level apartments overlooking the oval, which currently exceed the building envelope. Additional information was provided 10 May and is still under assessment.
Block 9 Section 12 Hackett **DA 201630803**	**Proposal:** Lease variation to enable place of worship subject to Territory Plan Draft Variation 352. **Application lodged:** 4 March 2017. **Notification:** 19 June 2017 to 7 August 2017, one representation **Due date:** 12 May 2017. This development application was lodged under s137AB of the P&D Act. Approval of this application is reliant upon disallowance of DV352 in addition to the usual assessment of a lease variation. DV352 is to commence shortly.
Block 14 Section 42 Campbell **DA201833326**	**Proposal:** Application to remove the concessional status of the lease, vary the lease to permit supportive housing and the design and siting of 8 supportive housing dwellings. Current permitted use is only for an official residence for the Bishop of Canberra and Goulburn. It is in a community facility zone and adjacent to the War Memorial grounds. **Application lodged:** 27 March 2017 **Notification:** 11 April 2018 – 3 May 2018 **Decision due date:** 11 May 2018
Blocks 23 & 28 Section 28 Hume **DA201833347** **JJ Richards Liquid Waste Facility**	**Proposal:** construction of a liquid waste aggregation facility and depot and lease variation to amalgamate blocks. The facility is to store grease trap waste, food waste, oils and oily water before being transferred for reuse and recycling offsite. **Status**: The Minister decided to take no action on the EIS for this proposal on 9 November 2017. The applicant has now submitted an impact track DA which is now under assessment.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	George Cilliers	Ext: 76804

QUESTION TIME BRIEF

	Application lodged: 9 March 2018 **Notification:** 21 March 2018 – 13 April 2018. No representations were received. **Decision Due:** 17 May 2018, as a request for further information has been sent to the applicant.
Numerous Blocks, Belconnen, Holt and Macgregor **DA 201732485 (ActewAGL works) & DA 201732500 (TransGrid works)** **ACT Second Electricity Supply Project**	**Proposal:** TransGrid and Evo Energy (ActewAGL Distribution) propose to construct a new electrical substation near Stockdill Drive, new 330-kilovolt and 132-kilovolt electrical transmission lines and vehicle access tracks, vegetation clearing and associated works as part of the ACT Second Electricity Supply Project. **Status:** A draft bilateral EIS was submitted concurrently with two impact track DAs. Public notification on the applications has closed. The applicant was provided with comments on the application from entities, the Authority and public representations to consider in preparing their revised EIS. **Notification:** The concurrent notification period was 35 working days, closing on 26 April 2018. One public comment was received on the EIS, two comments were received on the Actew DA and four comments were received on the Transgrid DA. **Decision due:** DA determinations are due 10 working days after the EIS process is completed.
Block 1 Section 15 Griffith **DA201732582** **Canberra Services Club**	**Proposal:** application to pay out the concessional status of the Crown lease. DA Lodged 6 March 2018 **Notification:** Closed on 10 April 2018. 7 representations were received, including representations from Griffith-Narrabundah Community Association and Friends of Manuka Pool. Friends of Manuka Pool have also sent a copy of their representation to you, Chief Minister Barr, Minister Rattenbury, Minister Stephen-Smith, Ms Lee, MLA, Ms Candice Burch, MLA Ms Lecouteur, MLA, and Maxine Cooper. **Status:** Under assessment. Brief on way to you for decision about whether it is in the public interest to remove the concessional status of the Crown lease. This site is adjoining the Manuka Oval. The application was the subject of recent media attention including an article about the services club in the Canberra Times. **Decision due:** 20 April 2018. Decision will be late as a consequence of additional steps required with the removal of the concessional status.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	George Cilliers	Ext: 76804

QUESTION TIME BRIEF

Public Housing Development Applications	
Block 1 Section 45 Chapman **Public housing development** **DA 201732687**	**Proposal:** Construction of 20 single storey dwellings. **Application lodged:** 11 October 2017 **Notification:** 20 October 2017 – 24 November 2017 **Number of representations:** 83 representations **Decision due:** Approved subject to conditions on 14 February 2018. This decision is now under review by the ACAT. The matter is listed for hearing between 13 and 15 August 2018.
Block 2 Section 21 Holder **Public housing development** **DA 201732935**	**Proposal:** Construction of 16 single storey dwellings. **Application lodged:** 1 December 2017 **Notification:** 13 December 2017 – 30 January 2018 **Number of representations:** 29 representations **Decision due:** Approved subject to conditions on 14 February 2018. This decision is now under review by the ACAT. The matter is listed for hearing on 5 and 6 July 2018.
Block 29 Section 36 Mawson **Public housing development** **DA 201732937**	**Proposal:** Construction of 8 single storey dwellings. **Application lodged:** 30 November 2017 **Notification:** 13 December 2017 – 30 January 2018 **Number of representations:** 4 representations **Decision due:** Approved subject to conditions on 9 May 2018.

Cleared as complete and accurate: 24/05/2018
Cleared by: Executive Director Ext:77248
Contact Officer Name: George Cilliers Ext: 76804

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: DEVELOPMENT APPLICATIONS – Matters before the Tribunal

Talking points:

<u>If asked about a DA before the courts or ACAT</u>

- As this matter is currently before the courts / ACAT, I am unable to make comment.
- I am confident that the court / ACAT will give the matter due consideration when making its decision.

<u>If asked about a DA recently refused</u>

- The independent planning and land authority has assessed the proposed development against the Territory Plan and made a decision on the development application.
- The proponent, or a representor with third party appeal rights, may choose to lodge an appeal through the ACAT.

Key Information

Some decisions about development applications (DA's) can be appealed in the ACT Civil and Administrative Tribunal in terms of the merits of the decision. DA decisions can also be subjected to judicial review in the ACT Supreme Court. Judicial review concerns the process by which a decision was made, rather than whether or not the correct and preferable decision was made.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Jonathan Teasdale	Ext: 70316

Return to Index

QUESTION TIME BRIEF

Background Information – may not be suitable for public disclosure

ACAT Appeal Block 22 Section 28 Rivett (DA 201629784) – (Noah's Ark)	The appeal was lodged on 24 February 2017. The decision approved the development of a 100 place child care centre. The applicant behind the appeal contends the development would result in a financial impact on its own child care centre and render it unviable. The matter was heard between 18 and 20 October 2017. The Tribunal has reserved its decision.
ACAT Appeal Blocks 7 and 8 Section 1 Braddon DA 201631029	Appeal lodged on 28 July 2017. The DA decision approved the construction of 5 townhouses with basement garages and associated works, and a lease variation. The applicant contends the development proposal does not meet zone objectives and nor does it meet rules in the inner north precinct code. No resolution was reached at mediation on 4 September 2017. Hearing for this matter was held from 1 – 2 November 2017. Following a short adjournment after the completion of hearing, the Tribunal advised the decision of the planning and land authority was set aside. Written reasons for the decision will be provided by the Tribunal in due course.
ACAT appeal Blocks 13 and 14 Section 1 Weetangera 7 and 9 Smith Street DA 201731656	Appeal lodged 3 January 2018. DA was approved with conditions for construction of 14 dwellings, consolidation of two blocks and lease variation. The applicant of the appeal asserts the approval decision is incorrect because the proposal is inconsistent with the zone objectives. The matter was listed for a hearing between 23 and 27 April 2018. A decision will be made in due course.
ACAT Appeal B1 S45 Chapman Corner of Darwinia Terrace, Kathner Street and Percy Crescent DA 201732687	Third party appeal lodged on 8 March 2018; received by the authority on 14 March 2018. The DA was approved with conditions to construct 20 single storey townhouses. The townhouses were characterised as supportive housing in the DA. The proposal is by the ACT Housing Renewal Taskforce. The applicant to the appeal seeks to have the approval decision overturned and refused. The matter is listed for hearing between 13 and 15 August 2018.

QUESTION TIME BRIEF

ACAT Appeal AT 19/2018 B1 S13 City – Eclipse House	First party appeal lodged on 7 March 2018. The applicant of the appeal seeks review of the Commissioner for Revenue's lease variation charge reconsideration determination. Although the determination was made by the planning and land authority under delegation from the Commissioner for Revenue, the respondent is listed as the Commissioner, and the Commissioner will lead the proceeding with support from the authority. The applicant of the appeal disputes the Commissioner's After Value amount and contends the LVC should be nil. The matter was listed for mediation on 18 April 2018 and is now close to settlement.
ACAT Appeal B2 S21 Holder 25 Stapylton Street DA 201732935	Third party appeal lodged on 15 March 2018. The DA was approved on 14 February 2018 for the construction of 16 single storey dwellings and a lease variation to subdivide the block into 4 blocks. The proposal is by the ACT Housing Renewal Taskforce. Appeal dates are yet to be determined by ACAT. The applicant of the appeal claims the development has not complied with the Territory Plan, particularly in relation to solar access. The matter did not settle at mediation on 11 May 2018, and is due to be heard in the Tribunal on 5 and 6 July 2018.
ACAT Appeal B16 S82 Curtin 83 Dunstan Street DA 201732802	Third party appeal lodged on 5 April 2018. The DA was approved by way of reconsideration on 8 March 2018 for the construction of two single storey dwellings to form a dual occupancy with associated works. The applicant of the appeal claims the development results in an unlawful removal of a regulated tree; departs from the advice of the conservator; and results in impacts on privacy and the creation of noise. The matter did not settle at mediation on 15 May 2018, and is due to be heard in the Tribunal at the end of June 2018.

Cleared as complete and accurate: 24/05/2018
Cleared by: Executive Director Ext:77248
Contact Officer Name: Jonathan Teasdale Ext: 70316

Return to Index

QUESTION TIME BRIEF

ACAT Appeal AT 36/2018 B28 S11 Garran 7 Gilmore Crescent DA 201833337	Third party appeal lodged on 8 May 2018. The DA was approved on 13 April 2018 for the erection of two, 2 storey dwellings The applicant of the appeal claims that incorrect information was provided by the developer to the authority about the site boundary. The matter is listed for a directions hearing on 18 June 2018.
ACAT Appeal AT 39, 40 and 41/2018 B2 S67 Kingston 45 Honeysett View DA 201732569	Third party appeal lodged on 11 May 2018. The DA was approved on 16 April 2018 for the construction of a six storey building containing 79 apartments, 197 car parking spaces and associated works. Three different appeals have been lodged in relation to this development approval. <u>Application 1</u> This applicant claims the proposal does not comply with Kingston Precinct Code, such as encroachments on public easement, view lines and pedestrian access. <u>Application 2</u> This applicant claims the proposal does not comply with relevant parts of the Territory Plan. <u>Application 3</u> This applicant claims the proposal does not comply with both the Kingston Precinct Map and Code and the Territory Plan. The applicant also says the proposal will have negative impacts on the landscape of the area. All three applications are listed for a directions hearing on 25 June 2018. Given the similarity of issues, it may be appropriate for the authority to seek to have the three appeals consolidated, to ensure practical efficiency and administration.
ACAT Appeal AT 42/2018	Third party appeal lodged on 15 May 2018. The DA was approved on 18 April 2018 for the construction of a two storey building containing two dwellings with basement car parking, variation to Crown lease to permit a maximum of two dwellings and associated works. The applicant of the appeal claims that the proposal will have negative impacts on particular trees. A directions hearing has been scheduled for 18 June 2018.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Jonathan Teasdale	Ext: 70316

Return to Index

QUESTION TIME BRIEF

ACAT Appeal AT 43/2018 B1, 3 and 5 S1 Kingston 1 Gosse Street, and 2 Wentworth Avenue DA 201731224	Third party appeal lodged 11 May 2018, but only notified to the planning and land authority on 21 May 2018. The DA was approved on 13 April 2018 for a variation to the Crown lease to increase GFA, demolition of existing buildings, construction of four storey 129 bed residential care accommodation, removal of 5 regulated trees, relocation of existing service easements and associated works. The applicant of the appeal claims the development proposal is too large for the area, will have detrimental traffic impacts on Gosse Street and that regulated trees associated with the proposal should be protected. A directions hearing has been scheduled for 25 June 2018.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Jonathan Teasdale	Ext: 70316

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: DEVELOPMENT APPLICATIONS – Impact Assessment – summary of upcoming sensitive/major EIS

Talking points:

If asked about an EIS under assessment

- The EIS is currently under assessment by the independent planning and land authority.
- I am confident that the authority will take concerns raised through public representations into account when they are assessing the proposal.
- Community feedback is an important part of the planning process and public submissions are considered by the authority when assessing all proposals.

If asked about an upcoming EIS

- The independent planning and land authority will assess the EIS. It will be subject to public consultation as required by the *Planning and Development Act 2007.*
- Members of the community are encouraged to provide comments on the EIS during the public consultation period.

Key Information

An Environmental Impact Statement (EIS) scoping document application for a materials recovery facility has been lodged with the planning and land authority. A separate QTB on the Fyshwick Materials Recovery Facility EIS has been prepared.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Tegan Liston	Ext: 59649

Return to Index

ACT Government

QUESTION TIME BRIEF

Background Information – may not be suitable for public disclosure

Major EIS	
Hume waste plastic to fuel facility (FOY Group)	**The proposal:** The proposal was for a waste plastic to fuel facility in Hume. The facility was proposed to convert plastics which were destined for landfill into road ready fuels, including LPG. **Status:** The EIS assessment report was given to the Minister. An inquiry panel was established. The inquiry panel found that the EIS and supplementary material provided by FOY does not adequately address key risks associated with the proposal. The planning and land authority has advised that they would be extremely unlikely to approve a Development Application that relied on this EIS. It is understood that the proponent has sold the proposed site and will not proceed with any further EIS.
Hume liquid waste facility	**Proposal:** construction of a liquid waste aggregation facility and depot and lease variation to amalgamate blocks. The facility is to store grease trap waste, food waste, oils and oily water before being transferred for reuse and recycling offsite. **Status:** Scoping document issued on 19 January 2017. Public consultation on the draft EIS closed on 14 July 2017, with no representations received within the notification period. A revised EIS application was submitted on 8 September 2017. An EIS Assessment Report was prepared for the Minister. The Minister decided to take no action on the EIS on 9 November 2017. The applicant lodged an impact track development application on 9 March 2018. No public representations were received within the DA notification period. Further information has been requested from the applicant. Pending receipt of further information, a decision is due in late May 2018.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Tegan Liston	Ext: 59649

Return to Index

QUESTION TIME BRIEF

Fyshwick materials recovery facility Blocks 9 and 11 Section 8 Fyshwick (Refer also to QTB Planning and Land Management 24 - Fyshwick Materials Recovery Facility EIS - Planning Delivery)	**Proposal:** Capital Recycling Solutions (CRS) are proposing a materials recovery facility to sort commercially recyclable materials for use elsewhere from non-recyclable materials. This would divert landfill from Mugga Lane. This proposal has been revised from CRS's initial plans, with the initial proposal comprising the materials recovery facility plus two waste to energy plants to generate electricity using non-recyclable waste. **Status:** The planning and land authority issued a scoping document for the initial proposal on 3 July 2017. On 13 November 2017 the proponent made a formal request to the Authority to split the proposal into two (one being the recycling facility; the other being the waste to energy facility) while relying on the existing scoping document. The Authority informed the proponent that it would be more appropriate for a fresh scoping document application to be made, limited to the materials recovery facility. The proponent lodged a new application for scoping document for a materials recovery facility on 4 December 2017. The Authority issued the scoping document on 15 January 2018. The scoping document is available on the EPSDD website and on the ACT Legislation Register. The proponent has lodged a draft EIS which is now open for public comment from 23 April 2018 to 27 June 2018 (45 working days).
Second electricity supply (Refer also to QTB Immediate Issues P – EIS – ACT Second Electricty Supply Project – Planning Delivery)	**The proposal:** Construction of a new substation and associated transmission line works near Stockdill Drive, Holt. **Status:** The Commonwealth has made a controlled action decision**.** The bilateral assessment agreement between the ACT and Commonwealth applies to this proposal. The scoping document was issued on 11 April 2017. A draft EIS was prepared by the proponent and was lodged concurrently with two impact track development applications (DAs), splitting Actew works from TransGrid works. The concurrent applications were publicly notified for 35 working days from 5 March to 26 April 2018. One representation was received for the draft EIS,two for the Actew works DA and four for the TransGrid works DA. The applicant has been provided with copies of representations, referral entity comments and the Authority's draft assessment to consider in preparing a revised EIS.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Tegan Liston	Ext: 59649

Return to Index

ACT Government

QUESTION TIME BRIEF

Molonglo Stage 3 urban development (see Immediate Issues K)	**The proposal:** Molonglo Stage 3 urban development, including land clearing, land remediation, construction of infrastructure, construction of residential and commercial dwellings and landscaping. **Status:** On 8 May 2018, the Molonglo Stage 3 Urban Development and Infrastructure EIS Exemption was granted subject to conditions under s211 of the Planning and Development Act 2007. An EIS Exemption was granted for Molonglo Stage 3 on the basis that sufficient studies have been completed. The conditions ensure that the project will be consistent with requirements of the Molonglo Valley Plan for the Protection of Matters of National Environmental Significance (NES Plan).
Belconnen Trunk Sewer Augmentation Environmental Impact Statement	**The proposal:** The construction of a new trunk sewer main and associated odour control units in Latham and Melba to allow Icon Water to comply with its commitment to contain all wastewater flows in a 1 in 10 year rainfall event. **Status:** The application for scoping document was formally lodged on 1 May 2018. The application has been referred to entities for input for the EIS scoping document. The scoping document must be issued by 13 June 2018.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Tegan Liston	Ext: 59649

Return to Index

QUESTION TIME BRIEF

Portfolio: Planning & Land Management

ISSUE: LEASING – Summary of major/contentious leasing issues

Talking points:

Block 7 and 8 Section 66 Deakin – DA 201833473

- Blocks 7 and 8 Section 66 Deakin are on the same Crown lease.
- A development application (DA) has been made to vary the lease to increase the maximum permitted gross floor area from 500 square metres to 20,500 square metres and vary the definition of 'store', bringing it in-line with the current Territory Plan definition of 'store'. Although a concept plan was submitted with the DA, there is no site development as part of this lease variation DA.
- The DA decision is due by 20 June 2018.
- The DA notification period is 27 April 2018 to 25 May 2018. There are currently in excess of 80 representations, mostly in opposition to the proposed lease variation.

Background Information – may not be suitable for public disclosure

This premises is adjacent to the Red Hill Nature Reserve. It is a largely vacant parcel of land, with minimal street frontage to Kent Street and Hampden Place Deakin. It sits largely behind existing buildings. It is within TSZ2 Services zone.

Talking points:

Block 9 Section 12 Hackett - DA 201630803

- The planning and land authority has received a development application for block 9 section 12 Hackett to vary the Crown lease to permit a place of worship. The DA is currently under assessment and is confined to a lease variation (that is, no site development).
- The DA was lodged in accordance with one of the new provisions in the Planning and Development Act 2007 (section 137AB), which enables a DA to be lodged in anticipation of a variation to the Territory Plan.
- The approval of the DA is reliant upon Draft Territory Plan Variation (DTPV) 352 commencing.

Cleared as complete and accurate:	22/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Jonathan Teasdale	Ext: 70316

Return to Index

- DTPV 352, when commenced, will change the block's Territory Plan zone from PRZ1 to Community Facilities Zone. The DTPV will restrict the extent of uses in the Precinct Code for this block but allow for place of worship. Community Facilities Zone allows place of worship as an assessable use.
- Completion of the assessment of DA201630803 will take place after DTPV 352 is commenced.

Background Information – may not be suitable for public disclosure

This premises has been used for many years contrary to the Crown lease as a place of worship. The development application and Territory Plan variation seeks to regularise the use of the land to what is permitted by both the Territory Plan and the Crown lease, once it has been varied.

ISSUE: LEASING – Summary of major/contentious leasing issues (Concessional Leases)

Talking points:

<u>Concessional Lease – Ainslie Football and Social Club (Block 11 Section 26 Ainslie)</u>

- A development application was lodged with the planning and land authority on 2 May 2018 (DA201833818) to remove the concessional status of the Crown lease.
- The site is the location of the Ainslie Football and Social Clubhouse on Wakefield Avenue.
- There is no accompanying proposal to redevelop the site or vary the lease purpose.
- The DA is on public notification until 4 June 2018.
- Before assessment of the DA can continue and a dtermination made, I must decide if removal of the concessional status is in the public interest.

ACT Government

QUESTION TIME BRIEF

Concessional Lease – Anglican Church Property Trust Diocese of Canberra and Goulburn (Block 14 Section 42 Campbell)

- A development application was lodged with the planning and land authority on 27 March 2018 (201833326) to remove the concessional status, vary the Crown lease to permit supportive housing, and for the design and siting of 8 supportive housing dwellings.
- The DA was subject to public notification from 11 April 2018 to 3 May 2018. 17 representations were received.
- I will need to decide if it is in the public interest to consider the removal of the concessional status of the lease, before the planning and land authority undertakes an assessment of the DA and makes a determination.
- The premises is almost adjacent to the War Memorial, and the lease currently permits use of the land for the purpose of an official residence for the Bishop of Canberra and Goulburn.
- As the premises is adjacent to Fairbairn Avenue, special requirements under the National Capital Plan apply and a Development Control Plan may be required to be prepared. The premises is in the Community Facilities Zone under the Territory Plan.

Concessional Lease - Australian Episcopal Conference of the Roman Catholic Church (Blocks 2 Section 61 Curtin)

- On 15 March 2018 the application to remove the concessional status of the Crown lease was approved with conditions by the planning and land authority.
- The application is confined to removal of the concessional status from the Crown lease and does not seek to add additional uses or to construct any buildings on the site.
- One representation was received in objection to the period of notification of application. The application was notified in accordance with the Planning and Development Act.
- The planning and land authority will determine the amount and the applicant and lessee will be notified shortly. Once the payout amount has been received by the planning and land authority the new Market Value leases can be executed.

Cleared as complete and accurate:	22/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Jonathan Teasdale	Ext: 70316

Return to Index

- On 7 December 2017 a development application for the design and siting and lease purpose variation to redevelop the site as a child care centre was lodged. Public notification closed on 17 January 2018; the development application for the child care centre and lease purpose clause variation is still under assessment.

Concessional Lease - Serbian Club and Church (Blocks 5 and 9 Section 57 Mawson)

- On 3 March 2017, both applications to remove the concessional status were approved with conditions by the independent planning and land authority.
- These applications are only to remove the concessional status from the Crown lease and do not seek to add additional uses or to construct any buildings on the site.
- A number of representations were received on both applications, with some for and some against the development.
- The new Market Value Leases cannot be registered until all conditions in the notice of decision have been met. The lessee has been notified of the payout amount on both blocks. Once the payout amount has been received by the planning and land authority the new Market Value leases can be executed.
- There is ongoing private legal action between some members of the Serbian Community. This is a private civil matter.

Concessional Lease - Magpies Club in Belconnen (Block 25 Section 51 Holt)

- On 13 April 2017, the application to remove the concessional status was approved with conditions by the planning and land authority. No representations were received on this application.
- The lessee has been notified of the payout amount. Once the payout amount has been received by the planning and land authority the new Market Value leases can be executed.
- There has been a subsequent development application approved to vary the purpose clause of the lease to permit health facility limited to 1700 square metres. Variation of the lease to permit this additional use is reliant upon the market value lease having been registered first, amongst other conditions.

ACT Government

QUESTION TIME BRIEF

Concessional Lease - Anglican Church Property Trust Diocese of Canberra (Block 5 Section 30 Pearce)

- On 14 March 2017 the Lessee lodged an application to vary the Crown lease to remove the concessional status. No representations were received on this application.
- On 29 June 2017 I decided that it is in the public interest for the authority to consider the development application.
- On 8 August 2017 a decision was made on the development application by the planning and land authority to approve the removal of the concessional status subject to the lessee meeting conditions set out in the Notice of Decision.
- The concession was paid out on 26 October 2017. A market value lease was registered on 14 December 2017. The lease has been since transferred to a private entity and will require a lease purpose clause variation to use it for another purpose.

Concessional leases

- Since the *Planning and Development Act 2007* (Act) commenced in 2008, 28 applications have been lodged to vary the Crown lease to remove the concessional status.
- If an application is approved, the lessee is required to pay the current market value to remove the concession and a 'market value lease' is granted. This does not provide any additional development rights to the lessee and does not change the purpose clause.
- If a lessee wants to add development rights, a lease variation DA is required and a Lease Variation Charge (LVC) is payable.
- Of the 28 applications lodged to deconcessionalise the Crown lease, three were from associations (Australian Forest Products Association, Australian Institute of International Affairs and Council of Italo-Australian Organisations Inc), three were from religious organisations (Vietnamese Buddhists, Anglican Church, Roman Catholic Church), and 21 are for clubs, 15 of which are, or could be, licensed for the sale of liquor.

QUESTION TIME BRIEF

Background Information – may not be suitable for public disclosure

Concessional leases

- To date, 17 DAs for deconcessionalising a Crown lease have registered their new Market Value Crown Leases:
    - Canberra Labor Club in Stirling
    - Vietnamese Buddhists in Lyneham
    - Woden Tradies in Phillip
    - Australian Institute of Internal Affairs
    - ACT Tennis in Lyneham (x 2)
    - ACT Southern NSW Rugby Union (Brumbies) in Griffith
    - Raiders Club in Braddon
    - Hellenic Club of Canberra in the City
    - Italo Australian Club in Forrest
    - ACT Hockey Club leases (x 3)
    - Canberra Raiders Sports Club in Holt.
    - Dickson Tradies Club
    - Croatia Deakin Football Club Incorporated
    - Anglican Church residence for clergy at Pearce
- Three previous DAs have expired - the Tradies Club, Dickson - Block 28 Section 34 Dickson (reapplied), the Australian Forest Products Association, Deakin - Block 68 Section 35 Deakin, and the Council of Italo-Australian Organisations Incorporated – Block 12 Section 19 Forrest.

Cleared as complete and accurate:	22/05/2018	
Cleared by:	Executive Director	Ext:77248
Contact Officer Name:	Jonathan Teasdale	Ext: 70316

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: ACT GREYHOUND CLUB LEASE

Talking points:

- A Crown lease was granted over Block 1255 Jerrabomberra to the Canberra Greyhound Racing Club Inc on 17 April 1978, commencing on 23 November 1977 for a term of 50 years for the purpose of a greyhound racecourse and ancillary facilities and subsidiary thereto a sportsground.
- The Crown lease is due to expire on 22 November 2027.
- An application for the grant of a further Crown lease was lodged with the Environment, Planning and Sustainable Development Directorate on 10 April 2017 seeking a further 50 year term.
- A decision on the application was not made as there was concern that greyhound racing may be subject to a legislative ban and the Directorate is hesitant to issue a further lease for a purpose that could soon become unlawful.
- The Canberra Greyhound Racing Club Inc lodged an application for prerogative orders to the Supreme Court requiring the Directorate to make a decision on the application for the grant of a further Crown lease.
- The Chief Justice handed down her decision on 23 February 2018 dismissing the application.
- The judgement of the Supreme Court gives guidance in relation to the decision making process for issuing Crown leases in the ACT.
- In light of the Government's decision to ban greyhound racing, the existing lease, which expires in 2027, provides the Canberra Greyhound Racing Club Inc with all the certainty and protection that it needs to conduct its affairs until the ban commences.
- The Greyhound Racing Club has lodged an appeal to the Court of Appeal challenging the decision of the Supreme Court. A directions hearing took place on 26 April 2018.
- The matter has been placed in the callover for July, which means that the matter may be listed for hearing in the August sittings. If the Court cannot hear the matter in the August sittings, it is expected that the matter will then be listed for the November sittings.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:73520
Contact Officer Name:	Monica Saad	Ext: 72112

Return to Index

QUESTION TIME BRIEF

Key Information

There has been recent media interest surrounding a leaked Cabinet document regarding the future of the Greyhound industry.

The Supreme Court found that the planning and land authority should have decided the application and should have disregarded the possibility of legislative change.

The Supreme Court also found that the planning and land authority failed to make a decision as soon as possible and that this delay amounted to a refusal to grant a further lease.

The Supreme Court further found that the planning and land authority should not be ordered to make a decision as greyhound racing will be unlawful from 30 April 2018 and the Canberra Greyhound Racing Club Inc existing lease will not expire until 2027.

The planning and land authority notes the findings of the Supreme Court that an order for the grant of a new lease at this time would be futile given the impending ban on the industry.

Background Information – may not be suitable for public disclosure

The application was heard on 8 February 2018 by the Chief Justice.

The Crown lease has been identified as a possibly concessional lease, however, a determination to establish whether the Crown lease is considered to be a concessional lease is yet to be made.

Any future use of the land for purposes other than greyhound racing would require the Lessee to lodge a development application to vary the Crown lease and apply to payout the concessional status if determined a concessional lease.

Cleared as complete and accurate:	24/05/2018	
Cleared by:	Executive Director	Ext:73520
Contact Officer Name:	Monica Saad	Ext: 72112

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BSE p 27]

ISSUE: BUILDING REGULATORY REFORMS

Revised Funding Profile – Building a better city– Building Regulation Reform

$225,000 from 20178-18 reallocated to 2018-19

Revised Funding Profile – Building a better city – Building audits

$1,000,000 from 20178-18 reallocated to 2018-19 ($600,000) and 2019-20 ($400,000)

Talking Points

- The funding profile has been revised because of difficulties in recruiting people with suitable skills to assist with the reforms. The reforms do need specialist skills and knowledge.
- EPSDD is currently recruiting additional staff. It is still expected that all of the reforms will be complete within the next three years as anticipated in the 2017-18 budget.
- A further 15 reforms are scheduled for completion in 2018-19. These include:
    - New licence examinations for new class A, B and C builder licences applications.
    - Minimum documentation guidelines for new building approval applications.
    - Codes of practice for builders and building certifiers.
    - Training for building surveyors and other people in the building industry.
- We are also continuing work on the new auditing system for building approvals and building work, and will further consult on regulation of designers, licence categories and contracts and contracting, especially for off-the-plan sales.
- It's important that everyone is clear what is expected from people involved in the design and construction of buildings in the Territory – and these reforms will do that.

Cleared as complete and accurate:	xx/xx/2018	
Cleared by:	Deputy Director-General	Ext:
Contact Officer Name:	Vanessa Morris	Ext: 59462

Return to Index

- EPSDD has updated the project's website with the status of each reform and the forward work program.

Other reforms

- The program includes reforms that were considered likely to be effective in improving practices after a detailed review of the ACT's system and considering other jurisditions' schemes.
- It's not the case that jurisdictions that regulate more practitioners or have more regulation for contracts necessarily have more compliant or better quality buildings.
- The reform program does include further consultation on things that have been raised during the review and align with the findings of the review, such as the insurance and certification systems and the quality of design work.

Adequacy of regulation

- There may be some suggestions that powers in the laws are inadequate and require review. There has already been a thorough review of the law and the regulatory system. Based on that review we have progressively implemented a range of new and extended powers in both building and licensing legislation, and launched reforms to improve enforcement.
- There has been some misunderstanding that because ACAT must take human rights, such as the right to earn an income, into account that serious licence sanctions and restrictions on practitioners are not possible.
- This is not the case and there have been instances where people have been excluded or restricted in what they can do where ACAT or the court considered it was proportionate to the issues being considered.

BMF Compliance and enforcement assessment

- We also welcome a national report released recently that outlines building and construction issues prominent in Australian jurisdictions.
- The report '*Building Confidence – Improving the effectiveness of compliance and enforcement systems for the building and construction industry across Australia*' was commissioned by Building Ministers. It makes recommendations designed to improve compliance with technical building standards in the National Construction Code.

- In the ACT, building reforms are already well in progress. The findings in the report confirm that we are on the right track with our building regulatory reform program.
- The report recognises the considerable work already undertaken or underway in many states and territories, including the ACT's review of its building laws and the Improving the ACT Building Regulatory System reforms.
- Many of the suggested building regulations are already in place in the ACT and we are addressing others as part of our reforms. We will now consider the individual recommendations in the report and work with our colleagues to set out the priorities for national reforms.
- Building Ministers provided in-principle support for the Report. Ministers will examine the Report's findings and recommendations in detail and will discuss future directions and next steps at the next Building Ministers Forum meeting.

National Security of Payments Report

- On 21 May 2018, the Australian Government released a report on a national review of security of payments. We will now consider the next steps for the ACT and discuss what may be progressed at a national level with the other States and Territories.

Key Information

Following an Assembly Motion, the Standing Committee for Economic Development and Tourism is also conducting an inquiry into building quality issues.

Ms Suzanne Orr MLA previously released a survey on her website asking people whether they support the review of ACT building regulations and processes to ensure the integrity and quality of buildings in the ACT and written an article for The Riot Act on building regulation. There has also been recent media about the quality of construction in ACT apartment buildings and the non-payment of contractors in relation to the Esque building in Franklin after the developer became insolvent.

Background Information – may not be suitable for public disclosure

EPSDD has carried out a full policy review of the ACT building regulatory system and Building Act, including its supporting administration and compliance systems. The review was a recommendation of the 2010 Building Quality in the ACT report.

BUDGET ESTIMATES BRIEF

The review of the ACT building regulatory system was instigated not only in relation to poor quality residential construction but because the core of the legislation was from the 1972 Act, which had not been reviewed since the late 1970s.

The ACT Government has made commitments to improve the compliance of ACT buildings with the Building Act and building standards.

Reforms to date include changes to licensing laws to ensure that only people who have the competency to be a building licensee are granted licenses and to help prevent phoenixing or people shifting their operations to other existing licences instead of fixing defective buildings.

Changes also give the building regulator and ACAT a broader range of options to use when things do go wrong.

The current reform program complements previous administrative, policy and legislative reforms, which improved licensing and compliance powers, offences and penalties for failing to comply with a rectification order and building standards, and information for consumers.

The reforms aim to ensure that our legislation, administrative and regulatory systems are effective and relevant to the industry and community. They are wide-reaching and target all stages of the regulatory system – from training, licensing and design upfront to the construction process and through to resolving post-occupancy disputes. These reforms are well supported by industry and community stakeholders.

Prioritised reforms are to improve the compliance of residential construction but the reform package also includes actions to address issues such as security of payments and the building regulatory system as a whole, and problems with the Building Act.

Cleared as complete and accurate:	xx/xx/2018	
Cleared by:	Deputy Director-General	Ext:
Contact Officer Name:	Vanessa Morris	Ext: 59462

Return to Index

QUESTION TIME BRIEF

Portfolio/s Planning & Land Management

ISSUE: NON-CONFORMING AND NON-COMPLYING BUILDING PRODUCTS (INCLUDING CLADDING)

Talking points:

- The safety of Canberrans, whether they are at work or at home, is always the utmost priority for the government. This is why we have a strong focus on both stringent building regulation and investing in our emergency services.
- There are three broad categories of building products that may cause problems—

1. Products that are falsely claimed to be fit for a purpose, or are falsely claimed to comply with a standard or law or other expectation.
2. Unintentionally defective, faulty or damaged products.
3. Legitimate products that are used in an inappropriate, substandard or unlawful way, where they were not marketed or intended for such use.

Key issues

Fire safety and cladding

- The protection of building occupants from building fires is mainly regulated through building laws that rely on compliance with the National Construction Code (the NCC). The NCC aims to minimise the risks of occupants being injured or killed in a building fire.
- The NCC requires that buildings maintain tenable conditions while people are evacuating and that the building's materials and assemblies must resist the spread of fire and limit the generation of smoke, heat and any toxic gasses likely to be produced appropriate to the evacuation time.
- The more difficult a building could be to evacuate (given its height or size) the more comprehensive the range of fire safety measures the building must have (for example a combination of fire sprinklers, fire control centres, and air handling and zone pressurisation systems). Although each part of the building should be compliant, multiple measures may work together to give building occupants time to safely evacuate if one element fails.
- The NCC does not 'ban' particular products. Whether a product with a degree of combustibility can be used depends on where it will be located and what it will be used for. For example, combustible materials cannot be located near or directly above a required exit so as to make the exit unusable in a fire, and cannot constitute an undue risk of fire spread via the facade of the building.
- In general, combustible products are not suitable to be used as cladding on medium and high-rise buildings unless specially treated or without other fire mitigation measures. Generally, buildings close to neighbouring land boundaries or close to other buildings should not use combustible cladding to avoid the spread of fire.
- Aluminium composite panels are not prohibited. There is a large variety of panels

available for different uses. There are some aluminium cladding products that meet combustibility limitations for higher risk buildings and others that do not.

- While some uses of the material do not pose an undue risk to building occupants, the ACT Government has been aware of the issues posed by combustible aluminium composite panels (ACPs) being used in a non-compliant way since 2010 and has taken steps to assess the risks on a case-by-case basis.

Safety of ACT buildings and residents

- Aluminium cladding products are used in the Territory. This does not mean that the material has been used unlawfully, that it is combustible or the building is unsafe.
- Buildings that comply with the NCC provide minimal risk to occupants, and Canberra building standards require a high level of fire safety.
- It is also important for building owners to maintain and manage their buildings and upgrade them when necessary so that buildings remain as safe as possible.
- If there was to be a fire, ACT Fire & Rescue has the best response times in the country so Canberrans have the support they need when they need it.
- ACT Fire & Rescue works closely in partnership with developers, builders, certifiers, engineers and other fire services to ensure people are aware of when combustible products are restricted for use. This includes regularly hosting an industry day attended by all stakeholders in the building, construction and regulatory industry.

Building cladding review and audits

- Compliance with the building code is assessed during the building approval and certification process. The building approval process tends to identify building designs that have wrongly specified combustible products in situations they should not be used. However, even where the right product is specified, this may not be the product that ends up being installed or it may be installed in a way that makes it non-compliant.
- Identifying a non-compliant product is not simply a matter of looking at the product on site. Only specific testing of the product can reveal the difference between combustible and non-combustible cladding because they may look and feel exactly the same.
- The ACT Government has formed the Inter-Agency Building Cladding Review Working Group, which includes representatives from the Environment, Planning and Sustainable Development Directorate, the Emergency Services Agency and Access Canberra to coordinate work to identify and address buildings that at high risk from combustible cladding.

Current work and next steps

Government owned and occupied buildings

- Government agencies have been working to identify any government owned or occupied buildings that may have combustible cladding.
- Physical inspections of ACT Government buildings (both those owned and tenanted) are continuing to take place to ensure that aluminium composite panels have been installed correctly and comply with all ACT and national building and fire safety codes.
- The information the group has been collecting will be considered in undertaking more detailed assessments for higher risk ACT buildings, which will be used to identify whether additional buildings require any building work or other fire safety or risk mitigation.

Privately-owned buildings

- Further work will focus on private properties that may be at risk of having non-compliant cladding. This includes ACT Fire & Rescue and Access Canberra staff reviewing building documentation and visually confirming that potentially combustible cladding is on the building.
- Once buildings are identified the Review Group will assess the risks and prioritise buildings for further inspection, if required.
- The Review Group will also communicate with industry members and building owners to locate information that would help identify any non-compliant buildings or the type of cladding installed on relevant buildings.
- While the group will communicate with industry practitioners and building owners, investigations and auditing will be impartial and conducted in accordance with the relevant ACT laws.

Centenary Women and Children's Hospital

- The ACT Government's concerns are about the risks posed from the material being used in specific situations or on certain buildings i.e. where it was not compliant with fire safety standards. The use of the material in other applications, such as on the Centenary Hospital, does not pose an undue danger to the building occupants or the public.
- Panels don't necessarily make a building unsafe. At the Centenary Women and Children's Hospital, there is no immediate risk to community members or staff, but to go the extra mile for community safety, we are replacing the panels with a polyethylene core core at strategic, risk assessed locations.
- Those panels make up about 7 percent of the external facade of the building.
- ACT Health has been working with the relevant parties to remove and replace the panels as needed.
- A contract was awarded in December 2017 to a builder with works programmed to be completed by the end of July 2018 subject to latent conditions and weather.
- The Centenary Hospital has robust fire management and emergency protocols in place and buildings are fully fitted with sprinkler and emergency management systems.
- Centenary Hospital is a modern, safe building. It was built and designed to high standards. Staff, patients and their families, and the Canberra community can be reassured the building is safe.

Building reforms

- In relation to new buildings, last year the ACT Government announced a series of reforms to improve the quality and compliance of our buildings – including residential buildings. This includes better documentation and certification of what was constructed as well as more monitoring and supervision of building projects.
- The Independent Review of Building Regulations and Fire Safety: final report was released on 17 May 2018. While many of the recommendations relate to higher rise residential buildings of 10 storeys or more, of which there are relatively few in the ACT, we will carefully consider the recommendations in working through our reform program.

ACT Government

QUESTION TIME BRIEF

National

- The national Building Ministers' Forum (BMF) established the Senior Officers' Group (SOG) in May 2015 to produce a plan to address problems with non-conforming building products (NCBPs). The Group is comprised of senior officers from each State and Territory as well as the Commonwealth.
- The BMF also established a Building Regulators Forum, in 2017, to facilitate inter-juridictional collaboration of building regulatory compliance issues. The Forum is comprised of senior officers from each State and Territory.
- The BMF has endorsed a range of measures, which will be undertaken by senior officers and the Australian Building Codes Board. These include:
    - developing education strategies to improve information and awareness about product issues
    - improving information provision and data sharing between different jurisdictions and regulatory bodies and the availability of research and information on how building products perform
    - reviewing Australian Standards related to high risk building products.
    - amending the National Construction Code to further clarify the standards that apply to external cladding and fire safety
    - consider a labelling or certification scheme for aluminium composite panels.
- Building Ministers have all agreed to use their available laws and powers to prevent the inappropriate use of predominantly polyethylene core panels on buildings.
- Some jurisdictions have introduced new processes to require a review of any use of ACP or other types of combustible cladding.
- In the ACT, we already have processes that other jursidictions did not or do not have. We will continue to use the processes we implemented in 2009-10 to assess the use of aluminium composite panel on medium-high rise buildings in the Territory.
- The Australian Government is also undertaking an inquiry into non-conforming building products.
- Detailed information about the correct use of building products can be found at www.planning.act.gov.au under the Design and Build tab.

Background Information – may not be suitable for public disclosure

- There has been general concern about products that may not meet relevant standards or are not used correctly. Non-compliant use of aluminium composite cladding has been reported as a factor in exacerbating fires in high rise buildings; most recently, in the Grenfell Tower fire in London. In 2017, the Government announced that some combustible aluminium composite panels (ACPs) were identified in the Centenary Hospital. The Health Minister has committed to the removal of combustible ACPs from the premises.
- On 14 June 71 people died in a fire in a residential building in London. The building had inadequate fire protection, warning and suppression systems. It also appeared that combustible cladding was used on the building, which may have accelerated the fire via the façade of the building. When investigators report, we will review and consider any findings that are relevant to ACT building

standards.

- Combustible cladding was also used in the Lacrosse building in Melbourne, which caught fire in 2014. There were no fatalities in the Lacrosse fire, which had other fire protection measures including a sprinkler system.
- On 23 June 2015, the Senate referred the issue of non-conforming building products to the Senate Economics Reference Committee, which recommended the inquiry be re-adopted in the 45th Parliament. It was recently announced that the inquiry would include additional work on the use of combustible cladding.
- The Committee released an interim report on aluminium cladding and the Australian Government will respond to the report in due course.
- Health and safety risks posed by non-conforming building products also continue to be a priority for the Building Ministers' Forum (BMF). It is for this reason that the BMF established the Senior Officers' Group (SOG) to focus on strategies for addressing NCBPs and report on ways to minimise the risks to consumers, businesses and the community associated with the failure of building products to conform to relevant laws and regulations and at the point of import.
- The SOG is comprised of senior officers from the building policy and regulatory agencies from each State and Territory Government as well as from the Commonwealth Government. Work the SOG is undertaking includes improving collaboration between consumer law and building regulators, developing education strategies, improving information provision and data sharing between the Commonwealth and the States and Territories about NCBPs, improving the availability of and access to more independent and quantitative research relating to NCBPs (including supply chain analysis and risk evaluation), and reviewing Australian Standards related to high risk building products.
- Although it is often reported that Australian manufactured products have to meet standards that imported products don't, this is not the case for products used to construct or alter buildings. Building standards apply equally to products regardless of their country of origin.
- The ACT Government does not issue building approvals or approve products for use. Building approvals are given by private building certifiers. A development approval (DA) given by the Planning and Land Authority is not a building approval and does not override the building code – any materials installed in a building must comply with both the DA and the building code.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[IPRP & BP 3 p 217-219]

ISSUE: FOUR YEAR INDICATIVE LAND RELEASE PROGRAM

Key Messages:

- Over the next four years the Government will release land for 17,000 dwellings in both greenfield and urban locations.
- This level of release is above the projected level of demand in order to provide the development sector with an inventory of sites such that it can adequately respond to changes in market demand.
- For 2018-19, the Government will release land for 552 dedicated public, community and affordable dwellings, targeted to low income households.

Talking Points:

- A key objective of the Government's land supply strategy is to make sure enough residential, commercial, community and industrial land is released to the market to cater for our City's growth.
- Canberra's population is growing at around 7,000 people each year, generating underlying demand for just under 3,000 new homes each year.
- The 2018-19 to 2021-22 Indicative Land Release Program targets the release of:
  - Land for 17,000 homes, including:
    - more than 4,000 new dwellings each year; and
    - more than 5,100 single residential blocks.
- The location of releases is guided by:
  - the policy principle within the ACT Planning Strategy of targeting 50 per cent of land release in greenfield areas and 50 per cent in urban areas.
  - The release of all available single residential blocks of land over the year in response to unmet demand for this product, and
  - the availability of developable unleased Territory land in specific locations.
- 56 per cent of residential releases or about 9,590 dwellings are in new suburban estates. This equates to a program of:
  - 4,644 dwellings in the Gungahlin district;
  - 3,920 dwellings in Molonglo Valley; and
  - 1,200 dwellings in Belconnen (in the Ginninderry joint venture).

Cleared as complete and accurate:	07/06/2018	
Cleared by: Simon Tennent	Director	Ext: 54961
Contact Officer Name:	Jennifer Finlay	Ext: 55289

Return to Index

- 4,060 dwellings are programmed for release in 2018-19. , including more than 1,100 single residential blocks across five suburbs. This level and mix of release ready land responds to the relevant structure plans, estate development plans and the Territory Plan which identify specific land types within the various residential zones.
- For 2018-19 the Government has set housing targets to deliver 552 dedicated public, community and affordable dwellings, including:
    - 472 dwelling sites for affordable home purchase to eligible households;
    - 60 identified public housing sites, and 20 community housing sites.
- 236,990 m^2 of mixed use releases over the next four years reflects the Government's focus on urban renewal and building an efficient city.
- 117,500m^2 of commercial releases over the next four years will capitalise on our investment in light rail and bring shops and services to new suburbs.
- 333,000 m^2 of community land release provides for three new government school sites, a non-government school site, aged care and a range of community uses.
- 110,000m^2 of industrial land over the next four years is proposed in four industrial estates.

Key Information

- The 2017-18 to 2020-21 Indicative Land Release Program proposed a four-year release target of 16,250 residential dwelling sites.
- 47 per cent of residential releases or about 7,665 dwelling sites in greenfield estates. This equates to a program of:
    - 3,440 dwelling sites in the Gungahlin district;
    - 3,025 dwelling sites in Molonglo Valley; and
    - 1,200 dwelling sites in Belconnen (in the Ginninderry Joint Venture).
- 264,100 m^2 mixed use target over the four year Program included releases along Northbourne Avenue (including the sale of sites as part of the Asset Recycling initiative in Braddon, Turner, Lyneham), City, Kingston Foreshore, Wright and the Gungahlin and Belconnen town centres.
- The four-year commercial Program target of 120,970 m^2 included releases in Gungahlin town centre, the three remaining sites in the City as part of the ANUX Precinct Deed, and new commercial centres in new suburbs and releases in established areas.
- The four-year industrial program target of 160,000 m^2 lists land in four industrial estates: Hume; Symonston; Fyshwick; and Pialligo.

- The community and non-urban program target of 323,240 m^2 of land provides for three new government schools, a non government school and a range of community land uses over the four year Program

Background Information – may not be suitable for public disclosure

2016-17 Land Release Targets and Outcomes 2017-18 Targets and *Draft* Outcome

	Residential Dwelling Sites	Mixed Use site area(m^2)	Commercial site area(m^2)	Industrial site area(m^2)	Community site area(m^2)
2016-17 Published Targets	4,550	86,219	12,811	30,000	131,404
2016-17 Outcome	4,907	125,340	16,645	29,935	129,039
2017-18 Published Targets	4,120	77,000	24,070	30,000	56,200
2017-18 Draft Outcome	*4,266*	*97,161*	*1,070*	*24,538*	*63,254*
2018-19 Published Targets	4,060	34,346	1,559	20,000	87,520

BUDGET ESTIMATES BRIEF

Portfolios: Planning & Land Management

Housing & Suburban Development

ISSUE: LAND AND PROPERTY TRENDS

Key Messages:

- Confidence in the ACT's property sector remains high and residential construction has been strong, buoyed by a substantial uplift in multi-unit activity.
- This uplift in construction has seen a plateau in prices for units and apartments with zero price growth reported over the 2017-18 year. For detached houses, prices rose 9.3 per cent over the year.
- Over the year, serviced single residential blocks were sold in Throsby and for the first time in Taylor. The average price per square metre in Throsby grew by 3.8 per cent to $1000sqm. This compares to average prices in 2016-17 of $538 sqm in Moncrieff and $695 sqm in Lawson.

Talking Points:

<u>General market sentiment</u>

- The June quarter 2018 results of the ANZ/Property Council confidence survey show that general confidence in the ACT property market remains strong, with a slight increase in confidence over the quarter.
- The survey shows that confidence in the ACT Government's ability to respond to the needs of the housing industry is negative but improving. The Property Council emphasises an ongoing need for the Government to facilitate timely approval of development applications and ensure that taxes and charges remain equitable.

<u>House and unit prices</u>

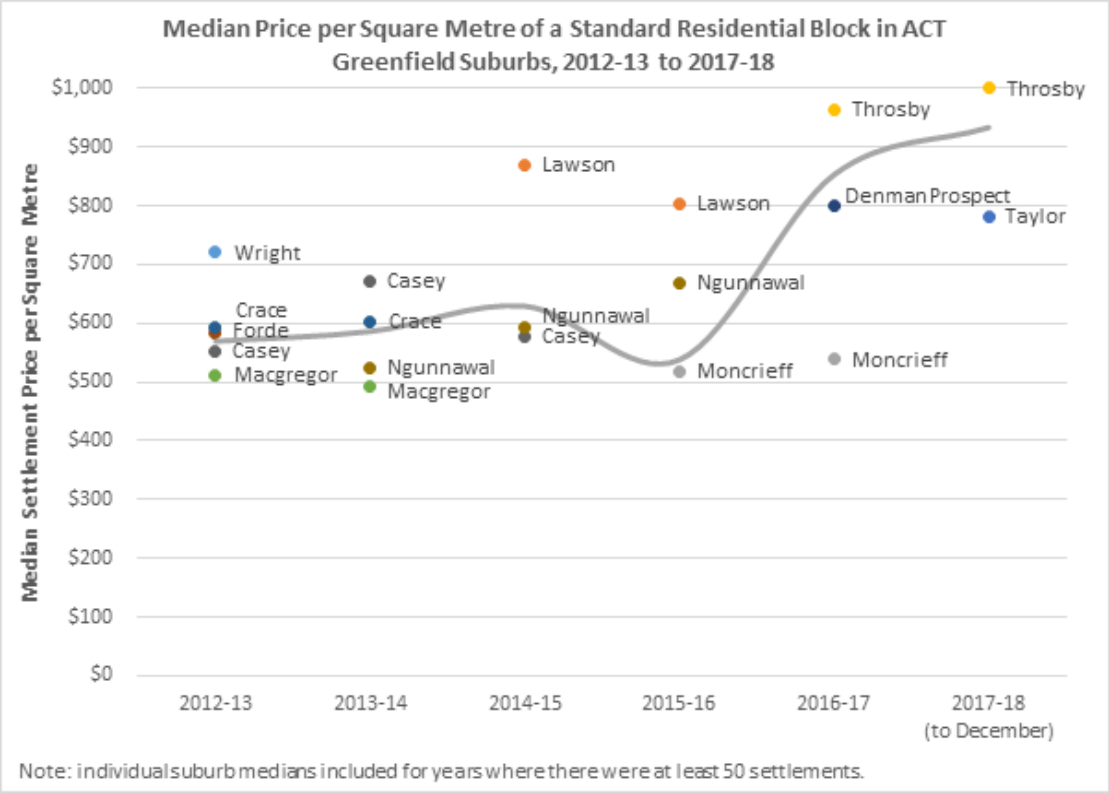
- In the December quarter 2017 the median price for a free standing house in the ACT was $705,000 and the median price for an apartment or townhouse in the ACT was $450,000.

Cleared as complete and accurate:	07/06/2018	
Cleared by:	Director, Land Supply and Policy	Ext: 54961
Contact Officer Name:	Lawrence Brodie	Ext: 52472

Return to Index

Greenfield suburbs

- The price per square metre of single residential land in new greenfield areas has varied from suburb to suburb and year to year. Movements in prices are shown in the graph below:



Rental prices

- In the December quarter 2017, the median rent for a three bedroom house in Canberra increased to $485 per week, up from $480 in the previous quarter. The median rent for a two bedroom unit fell to $420 per week, down from $440 the previous quarter.
- In the December quarter 2017 the overall rental residential vacancy rate in Canberra was 1.1 per cent, up from 0.7 per cent in the previous quarter. However, this is still considerably below the general industry target of 3 per cent.

Commercial and retail trends

- The 2018 Property Council office market report shows that the office vacancy rate in Canberra increased from 11.6 per cent to 13.1 per cent in the six months to January 2018. Prime-grade office space vacancy rates fell in this period (from 9.8 per cent to 8.5 per cent) with rates for

lower grades rising overall. The Property Council has emphasised the need for older office space in Canberra to be revitalised to meet demand for prime-grade space.

- The March quarter 2018 results of the JLL Australian retail market overview show that the overall retail vacancy rate in Canberra was 1.3 per cent, down from 1.5 per cent in the previous quarter.
- The 2018-19 Indicative Land Release Program (ILRP) programs 117,514m² of commercial land and 236,990m² of mixed-use land for release over the next four years. These releases are particularly concentrated in the Inner North, Gungahlin and Molonglo.

Industrial trends

- The Government is aware of demand for industrial mixed use (IZ2) land from bulky goods retailers, including Bunnings.
- The 2018-19 ILRP programs 110,000m² of industrial land for release over the next four years. These releases are limited to Hume for the first two years, with releases in Symonston beginning in 2020-21 and releases in Fyshwick and Pialligo in 2021-22. The SLA also currently has an unsold inventory of industrial land for sale in Hume.

Background Information

- It is likely that the price of apartments and townhouses will continue to grow more slowly than the price of houses. 4,768 apartments and townhouses were under construction at the end of the December quarter 2017, with a further 11,569 in the developers' planning pipeline. (Source: Colliers International)
- The median price for new residential blocks in the ACT is volatile from year to year because different ratios of high-cost and low-cost suburbs are brought to market each year. The sharp rise in median prices in 2017 was due to a large number of settlements in high-cost suburbs in that year, and a large number of settlements in lower-cost suburbs in the previous year.
- "Greenfield suburbs" includes the suburbs of Bonner, Coombs, Crace, Denman Prospect, Forde, Harrison, Jacka, Lawson, Macgregor, Moncrieff, Taylor, Throsby, Wright and the new suburb of Strathnairn in the SLA/Riverview Ginninderry joint venture.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: MIXED USE DEVELOPMENT – STRATA AND UNIT TITLE REFORM

Key Messages:

- The Government is reforming ACT strata laws to support and maximise mixed-use development in the Territory.
- The Government understands the concerns of developers, commercial operators and residential owners in this area and is progressing work on strata reform to implement a better legislative framework to allow developers, business owners and residents to share spaces, facilities, costs and services in a fair and structured way.
- While the ACT has seen a number of key mixed-use developments in recent years in areas such as New Acton and the Kingston Foreshore, there legislative strata options are limited in their capacity to accommodate the variety of interests where commercial and residential properties co-exist.
- The reforms are looking closely at the issues of utility metering, toilet facilities, allocation of car parking, commercial storage and waste facilities, ventilation, noise, governance and voting arrangements, and financial management issues such as sinking funds and levies.
- The Government is also considering interstate experiences, including the recent strata reform programs in New South Wales and Western Australia and the outcomes of public consultation on Queensland property, body corporate and community titles legislation from late 2017.
- The Government has been continuing to develop the policy for the identified areas for reform and has implemented digital communication platforms to increase community and industry involvement. The Government is working to introduce new legislation in 2019.
- We want any reforms in this area to be done properly, so that Canberra can be both an innovative and liveable city into the future.

Key Information

- The reforms have been under development since 2015 and while mixed-use development can occur in the ACT, it is complicated to support. There are some limitations in the strata laws, in part because existing legislation was designed around single-use residential or commercial developments, which have historically been much more common than mixed-use development in Canberra.
- Legislation regulating the building and management of developments is complex and interconnected and encompasses: the *Planning and Development Act 2007*; *Community*

Title Act 2001; *Unit Titles Act 2001*; and *Unit Titles (Management) Act 2011*. Substantial legislative amendments will need to occur to give effect to the reforms and proposals are programmed for consideration in late 2018.

- The three major areas of reform that have been identified are:
  - governance frameworks for new developments;
  - updated management and dispute arrangements for existing developments; and
  - changes to planning requirements.
- The reforms have a strong focus on equity for unit owners and commercial operators, especially in regard to how budgets can be structured (who pays for what) and how decisions of the owners' corporation can be made.
- There has been considerable consultation, including with the legal profession, unit owners, strata managers and developers. While key stakeholders are highly engaged with the consultation, media interest has been low.
- The most recent consultation occurred in early July 2017, when the Directorate tested a number of proposed reforms with different groups of stakeholders. Stakeholders were broadly supportive of the proposed reforms.
- Future extensive consultation with the key stakeholder groups and the public is planned in the second half of 2018. This is intended to commence with an information session on progress in July 2018, with an opportunity to further comment on proposed amendments to the legislation towards the end of 2018.
- The Owners Corporation Network (which represents the interests of residential unit owners) has raised concerns about the scope of the reforms, particularly the extent to which the reforms will address key issues for its members (such as use of parking spaces in mixed-use developments for storage of commercial equipment).

Background Information – may not be suitable for public disclosure

- There is frustration with a perceived delay in government progress with the reforms.
- There is a danger of 'policy creep' as industry and owner groups continue to prosecute additional problems/issues outside the scope of the strata reforms.
- The Owners Corporation Network (OCN) have also been engaging with Minister Ramsay's office and the Directorate about building quality reforms.

Issues and Potential Responses

How does the government enforce the current Strata and unit title regulations for apartment buildings with commercial and residential use - noise, waste, poor building quality, and parking?

- Access Canberra continues to enforce compliance with existing regulations with regards to noise, health and environmental hazards, electrical and building inspections, and parking, with a risk-based approach.
- Access Canberra are also working to improve their management of complaints where work has been undertaken without appropriate approvals.

- In many cases, the problem is not one of non-compliance with relevant standards, but that parts of the building are later used for a different purpose than the original specification provided by the developer.It is important that any regulatory action against practitioners is fair and relates to a breach of regulation they are responsible for. For example, if an electrician supplies a safe installation fit for the purpose outlined to them by the developer or builder which is then used in a way it isn't designed for, it would be inappropriate to require the electrician to do further work to 'fix' the problem.
- It is also important that any reforms target the cause of the problem, for example the minimal initial specification from the developer and the use of the building inconsistent with the installed equipment/intended use.
- Design quality and anticipating different uses for a building is being considered in the Strata and Building reforms and in the development of new Urban Design Guidelines.

What response is proposed to respond to issues with mixed use developments (apartment buildings with commercial and residential use)?

- Common concerns with existing mixed-use developments include utility metering, toilet facilities, allocation of car parking, commercial storage and waste facilities, ventilation, noise, governance and voting arrangements, and financial management issues such as sinking funds and levies.
- EPSDD is developing new Urban design Guidelines that will cover multi-residential and mixed use developments.
- The Apartment and Mixed-Use Design Guide specifically addresses some of the issues regarding "failings in regulating mixed-use development", focusing on spatial arrangement / layout and enhanced building quality standards. The Design Guide includes design quality standards for:
    - Separation of mixed-use – separation of residential and commercial entries and service areas, with residential parking separate and secure from commercial use.
    - Acoustic privacy – to consider surrounding uses / noise sources and provide adequate acoustic separation within / and adjacent the development.
    - Service areas – waste collection and storage areas to be separate from residential service areas.
- The Strate Reform project is also looking at disclosure requirements for units plan so that purchasers are aware of the type of units plan they are buying into and possible uses of the commercial units within the plan. Consideration is being given to how disclosure requirements can be strengthened so purchasers are able to make an informed decision to determine if the development will suit their lifestyle.
- Reforms to the governance framework are aimed at providing an equitable basis for apportionment of costs, structure of budgets and the separate needs for residential and commercial operations. This will go a long way to addressing concerns in relation to the usage of utility services.
- Other key priorities include reviewing governance arrangements and addressing how owners corporations can be effectively managed, what is common property, how decisions can be made and who may dispute decisions.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: O'MALLEY BLOCKS 23 AND 24 SECTION 31 COMMUNITY CONSULTATION

Key Messages:

- The release of the Community Facility site at blocks 23 and 24, Section 31 O'Malley site has been put on hold pending further traffic and parking assessments.
- The new assessment will help determine the appropriate level of development for the site and the community will be consulted further on the future release of the site.
- The O'Malley site is zoned Community Facility (CF) under the Territory Plan and has been for over a decade and a half. The site's zoning allows for a number of uses including a medical facility, child care or a place of worship. However, the O'Malley Precinct Code prohibits some uses on the site including retirement village or supportive housing.
- At present, the Government still considers the site suitable for release for community uses following appropriate community consultation.

Talking points:

- The O'Malley site was included in the Indicative Land Release Program for release in 2017–18 for community use. However, this release has been put on hold pending further investigation.
- On 14 February 2018 Mr Hanson MLA tabled a petition in the ACT Legislative Assembly on behalf of 81 O'Malley residents objecting to development. The community's concerns are primarily related to the closure of the adjacent car park and the potential impact on the safety and amenity of the area.
- The Government is committed to community consultation and we appreciate the community's engagement and feedback.
- The Government agrees with the community that a further traffic and parking assessment is necessary and the community will be able to review the new study ahead of further consideration of the site's release.

Cleared as complete and accurate:	07/06/2018	
Cleared by:	Director, Land Supply and Policy	Ext: 54961
Contact Officer Name:	Alexander Konovalov	Ext: 52634

Return to Index

BUDGET ESTIMATES BRIEF

Background Information – may not be suitable for public disclosure

- The O'Malley site is zoned Community Facility (CF) under the Territory Plan. The O'Malley Precinct Code prohibits retirement village or supportive housing uses on the site.
- The community's concerns have referred to a perceived lack of genuine consultation, the possible closure of the public car park, future uses such as childcare and the possible removal of existing trees on the site.
- The Suburban Land Agency commenced community consultation on 18 September 2017 by way of a letter box drop. On 18 December 2017, the Agency held an information session.
- On 5 January 2018 the Office of the Surveyor-General publicly notified the intention for the closure of the carpark. The community was provided opportunity to comments on the proposal from this date until 14 February 2018. This closure process has been discontinued pending further investigation.
- On 7 February 2018 the Environment Planning and Sustainable Development Directorate made a presentation to the Woden Valley Community Council.
- On 9 April 2018, EPSDD wrote to the O'Malley Residents Action Group to advise of the current status and the intention to undertake further work.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: **Policy review of direct sales to not for profit community organisations**

Talking points:

- As part of an ongoing policy review, the Government has suspended consideration of all new and existing community direct sale applications for non-contiguous land.
- With a maturing city, a growing population, and shift in focus from green field expansion to urban intensification, it is timely to consider revisions to the existing policy approach to ensure the system is fair for everyone, and so that it aligns with pressures on the availability of land for future community uses.
- The review of community direct sales of land will better support Government decision-making, and improve transparency in order to achieve the best public value and community benefit from land set aside for community use.

Key Information

- The current framework that governs the direct sale of land to not for profit community organisations operates on a first come, first served basis – and this does not necessarily promote a fair nor efficient allocation of land to community organisations.
- Further, because of the continued growth of Canberra's population, the amount of land available, particularly in established suburbs, is becoming increasingly scarce. As a result, the current system is being reviewed to ensure a more equitable process, and to ensure that the best whole of community benefit is derived from land that is granted at less than market value.
- The aims of the proposed new policy for the release and sale of non-contiguous land to not for profit community organisations are to:
    - better align identified community need with land availability;
    - maximise the benefits of the land for the whole community;
    - ensure more equitable access to land for new community organisations and those without existing land holding in the ACT;
    - promote the more efficient use of land already held by community organisations; and

Cleared as complete and accurate:	18/01/2018	
Cleared by:	Director	Ext:
Contact Officer Name:	Simon Tennent	Ext: 54961

Return to Index

- provide a concession on the land that recognises the not for profit status of specific community uses.

Background Information – may not be suitable for public disclosure

- In late 2017, Government agreed to suspend consideration of non-contiguous community direct sales of land, and to a set of high-level principles for reform.
- On 8 May 2018, you wrote to the five existing community direct sale applicants advising them of the Government's decision to suspend consideration of their applications. The five organisations are:

[redacted]

- Following receipt of this correspondence, one community organisation, [redacted] requested a meeting with you to discuss their application.
- A fully developed policy will be brought forward for Government consideration in the second half of 2018. The new policy framework may consider a strategic Government-driven process, a revised sale mechanism, proposed enhanced assessment criteria and a revised charging policy.
- The Government cannot prevent organisations from submitting Direct Sale applications, but has made clear the no new or existing applications for non-contiguous land to community organisations will be considered while the current policy is reviewed.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BSE, p11, 17]

ISSUE: QUICK STATS AND FIGURES

Talking points:

- Key Statistics as at **24 May 2018**:

Buyback	**Affected (1,023)**		**Impacted (15)**		**Total (1,038)**	
	No	**%**	**No**	**%**	**No**	**%**
Offers accepted	977	96%	14	93%	991	95%
Houses owned by the Territory	941	92%	10	71%	951	92%
Value of Properties Purchased	$680.7m purchased (ranging from $361,000 to $3m)					
Stamp Duty Concessions exercised	672 – valued at $16.26m					
Relocation Assistance Grants Paid Out	1,067 – valued at $12.1m					
Asbestos Assessments	$1.4m (1,093 assessments)					

Demolitions	**Affected**	**Impacted**	**No. Private Demolitions**	**No. Assisted Private Demolitions**	**Totals**
Demolished	925	1	10	12	**948**
Deregistered	920	Not relevant	10	12	**942**

Demolition, Disposal Security/Maintenance and Holding Costs	**Budget**	**Cost to date (to 30 April 2018)**
Demolition, Asbestos Removal and Remediation	$139 million	$89 million

Note: 1 Average price of the 930 properties contracted to-date is $91.2k.

Cleared as complete and accurate: 29/05/2018
Cleared by: Executive Director Ext: 58294
Contact Officer Name: Richard Kingham Ext: 70234

Return to Index

Other Data		
Number of Notifiable Incidents	7	
Volume of Waste to West Belconnen Resource Management Centre (as at 7 February 2018)	Approximately 360,000 tonnes	
Security incidents to Date	**Category**	**Number**
	Illegal dumping	117
	Vandalism	265
	Theft	66
	Total	448

Sales Financials								
Total number of Blocks sold to Date (712)[2]	**FROR**		**Public Auction**		**Internal Transfer**		**Total value**	
	No.	**Value**	**No.**	**Value**	**No.**	**Value**	**No.**	**Value**
Sold	45	$36m	662	$435m	5	$2m	**712**	**$474m**
Sold above buyback price	6	N/A	205	N/A	0	N/A	**211**	**N/A**
Value Range sold above buyback price	$1,500 to $799,000							
Total Sales Price Range: (achieved publicly)	$248,600 – $2.750 million							
Average Sales Price	$665 million							

Note: [2] This includes completed sales and exchanged contracts.

ACT Government

BUDGET ESTIMATES BRIEF

Territory Plan Variation 343 Statistics on Blocks Sold	
Category	**% above 2014 UCV**
> 700m^2 in RZ1	58%
< 700m^2 in RZ1	42%
RZ2	63%
FROR (includes RZ1 and RZ2 blocks above)	39%

Sales Program		
Number of blocks offered for public sale	793	
Number of blocks sold (exchanged) through public sales process	662	
Breakdown of Sales (including FROR and to other Government entities) based on exchange		
Public sales	662	$435.013 million
FROR sales	45	$36.437 million
Sold to Government Agency	5	$2.340 million
Total Sales	**$473.790 million**	

First Right of Refusal	
FROR offers	615
FROR contracts exchanged	45

Cleared as complete and accurate: 29/05/2018
Cleared by: Executive Director Ext: 58294
Contact Officer Name: Richard Kingham Ext: 70234

Return to Index

BUDGET ESTIMATES BRIEF

Supports for Homeowners	
Type of activity	**Number**
Community Outreach meetings (ceased June 2015)	843 at the following locations: • Woden Community Service • Tuggeranong Health Centre • Belconnen Nature Conservation House
Contacts with affected and impacted owners (email, phone and other contacts)	59,483 (as recorded in the CRM Database)
Examples of Service Referrals	• Capital Health Nework • Menslink • Headspace • Woden Community Services • West Belconnen Local Services • Belconnen Community Services • Council on the Aging – Housing Options • Relationships Australia • Housing ACT • CARE financial • Supportive Tenancy Services • Conflict Resolution Services • ACT Health • Public Trustee • REIACT – affected homeowner consultation • Carers ACT

Cleared as complete and accurate: 29/05/2018
Cleared by: Executive Director Ext: 58294
Contact Officer Name: Richard Kingham Ext: 70234

Return to Index

Homeowner Demographic Information[3]

Category	Total Number
Residents affected as at 28 October 2014	4,000
Residents affected historically	30,000
Aged over 75 years	264
Aged between 55-74 years	558
Aged between 19 – 54 years	945
Under the age of 5 years	104
Aged between 6 – 12 years	247
Aged between 13 – 18 years	201
Indigenous or Torres Strait Islander	13
Non-English speaking background	131
Physical disabilities, Mental Health challenges	123

Note: [3] Data is self-identified and includes multiple residents in one house.

Community Engagement Activities	Total to Date	July '17 – June'18	Activity Information
Taskforce Hosted	15	1	Demolition Program Information and drop-in sessions
Taskforce Participant	7	1	Contractor BBQ with neighbours
Community Council Meetings	20	0	Across the six Community Councils with affected properties
Homeowner / Resident Specific Events	7	0	Dr Rob Gordon Workshops
Enhanced Engagement neighbours doorknocked	1,305	579	Demolition Property Management
Complex properties neighbours doorknocked	161	76	

BUDGET ESTIMATES BRIEF

Community Engagement Statistics as at 24 May 2018

Activity	Number
Page views of Taskforce website	470,958
Taskforce e-newsletters	64 sent
Letters for owners and neighbours	41,703

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3, p 406]

ISSUE: CURRENT AND FUTURE ACTIVITIES

Talking points:

- The overall net cost of the Scheme to the community remains up to $295 million after the resale of remediated blocks. It is anticipated that $874 million of appropriation will have been spent by the end of 2018.

Buyback and Acquisitions

- The total value of the 951 properties purchased (including 11 'Impacted Properties') is $681 million – ranging in individual cost from $361,000 to $3 million.
- ACT Property continues to manage the security and maintenance of all the properties that are currently in the possession of the Taskforce.
- There are currently five properties where owners have elected to surrender in 2018-19.
- In addition to this, the owners of 30 properties have elected to not surrender their property until the latest surrender date of 30 June 2020.
- The Taskforce continues to work with the owners of these properties including identifying opportunities to bring forward the surrender of these properties.

Demolitions and Deregistrations

- As at 24 May 2018, a total of 926 (including one impacted) properties have been safely demolished by the ACT Government through the Scheme.
- Demolitions have occurred across 58 Canberra suburbs, plus three rural areas (being Hall, Tennent and Coree).
- The bulk of the demolition activity was completed in 2017 with a further 36 demolished to date in 2018.
- Properties are being added to the demolition schedule as they become available or surrender to the Territory.

Cleared as complete and accurate:	29/05/2018	
Cleared by:	Executive Director	Ext: 58294
Contact Officer Name:	Louise Griffiths/Taylor Gallagher	Ext: 58694

Return to Index

- Not all surrendered properties have been demolished due to additional considerations and complexities – this includes properties that are dual occupancies, have a shared party wall and/or are unit titled and part of an Owners Corporation. These properties form the Complex Properties Project (further details below).
- The Taskforce and Infrastructure, Finance and Capital Works continue to work closely with WorkSafe ACT and with industry to ensure the safe delivery of the Demolition Program.
- As at 24 May 2018, a total of 942 blocks have been removed from the Affected Residential Premises Register. This includes 920 blocks demolished by the ACT Government, 12 assisted-private demolitions, and 10 self-funded private demolitions.
- Deregistrations have occurred across 58 Canberra suburbs, plus three rural areas (being Hall, Tennent and Coree). Of this, a total of 23 suburbs, plus three rural areas have had all properties removed from the Affected Residential Premises Register

Informing neighbours and owners

- The Taskforce has committed to keeping former owners advised of the demolition date of their former property where a homeowner has indicated a preference to know.
- This is a complex administrative activity as information can change quickly and is often based on a range of external factors such as contractor capacity, weather etc.
- Contractors have a legal obligation to inform neighbours of works occurring in their area. The Taskforce requires contractors to provide this information back to the Taskforce to enable it to be passed on to the former owners.
- Owners can contact the Taskforce if they have questions around scheduling and demolition dates.
- A noticeboard is placed on sites to provide updated information on the dates of demolition and other activity.

Complex Properties Project

- 53 properties were identified as having additional considerations and complexities that would need to be addressed to facilitate demolition.
- These complexities included dual occupancies, shared party walls, and unit titled properties that are part of an Owners Corporation.
- These complex properties fall into six categories each with different challenges and levels of complexity.
- During 2017 the focus was on the easier categories and to date 16 complex properties have been demolished.
- Work is now well underway to prepare some of the more challenging properties for demolition with focused work on enhanced engagement with remaining property owners, seeking expert advice from asbestos assessors and structural engineers, gaining authorisation under the Unit Titles Management Act, and regulatory approvals through Development Applications.
- It is anticipated that a further 9 – 11 complex properties will be demolished in 2018, with the learning gained from these assisting to facilitate the demolition of between 14 – 16 properties during 2019.

Sales

- The Taskforce is in an active sales phase as it moves towards a resolution of the Scheme in the coming years.
- As at 24 May 2018, a total of 615 blocks have had a FROR offer sent to the former owner, with 45 exchanged or settled.
- A total of 793 blocks (as at 24 May 2018) have been offered for sale to the public via auction.
- As at 24 May 2018, a total of 616 remediated blocks have been. This includes 43 blocks through the First Right of Refusal (FROR) process, 568 blocks through public sale and five properties sold to ACT Housing and Community Services (HACT.)

To date, the sales program has resulted in approximately $474 million in sales.

Utility connections (pregnant poles)

- The Taskforce continues to work closely with utility and service providers, including Evoenergy and Icon Water, on the disconnection and reconnection of services to blocks.
- In preparing blocks for sale, the Taskforce identified a number of blocks that had additional complexities relating to resupplying services to new dwelling. This most commonly related to the location and proximity of the block to the supply source (e.g distance to power pole) and aged/outdated infrastructure.
- For the small number of blocks affected the purchasers of these blocks will be required to have new infrastructure established on site, such as a mini pillar. This will result in significant above average costs for reconnection.
- The actual cost to establish the infrastructure cannot be determined until final house designs have been submitted to Evoenergy, however they have estimated the cost to reconnect each block at up to $26,400 (incl GST).
- The Taskforce has agreed to factor the cost of $26,400 into the sale of the block, reflective of the estimated maximum non-standard costs that a purchaser would be liable to pay to re-establish services to the block.
- Rather than provide an allowance to purchasers through the sales process, a reduction of $26,400 will be applied to the reserve of each of the applicable blocks.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3 p 403 - 7]

ISSUE: SUPPORT FOR HOMEOWNERS

Talking points:

- The ACT Government, through the Taskforce has provided a multi-faceted approach to support for homeowners. This includes financial, mental health as well as information support and connecting to services and businesses.

Financial

- Financial support for homeowners includes:
  - properties being purchased at market value ignoring contamination (951 purchased, totalling $680 million)
  - stamp duty concessions to assist in the repurchase of remediated blocks or new properties in the ACT (672 used, totalling $16.26 million)
  - Relocation Assistance Grants, which are provided to homeowners to support costs associated with moving out of an affected property– a total of 1,067 relocation assistance grants have been paid valued at $12.1 million.
  - An additional $1.4 million has been paid for asbestos assessments of houses, with 1,093 assessments undertaken.

Mental Health and Wellbeing

- One of the ACT Government's first responses to this issue was establishing mental health support from ACT Capital Health Network (formally known as ACT Medicare Local).
- Through Capital Health Network homeowners can access Next Step low intensity and Next Step high intensity programs at no cost to them. The Taskforce is finalising arrangements for this service to be extended to the end of the 2018-2019 financial year (end of this program's current funding arrangments).
- As at 28 May 2018, 211 homeowners have accessed programs provided by the Capital Health Network with 163 of those homeowners attending the low intensity program and 50 attending the high intensity program. Within these two programs approximately 954 sessions delivered.

Cleared as complete and accurate:	29/05/2018	
Cleared by:	Executive Director	Ext: 58294
Contact Officer Name:	Louise Griffiths	Ext: 54771

Return to Index

- Referrals are also made as appropriate by the Taskforce to ACT Mental Health, GP's and to providers such as BeyondBlue, LifeLine, Menslink, Headspace, Relationships Australia, Wellways and Partners in Recovery.
- The Taskforce continues to provide linkages of support and referral to programs and services available across the community. Both Government and Community based programs area available to support affected homeowners.

Information and Case Coordination Support

- The Taskforce's Personal Support Team (PST) continues to work directly to support homeowners affected and their individual circumstances. This is achieved through a best practice case coordination model.
- PST officers have backgrounds and skills from a wide range of front line community service delivery, response and support disciplines.
- PST continue to work with its existing community partners Woden Community Services, Belconnen Community Services, Northside Community Services and the Tuggeranong Community Health Centre to support affected homeowners in their community.
- The PST has continued with its targeted contacts to affected homeowners and tenants that are no longer in residence of an affected home and have finalised all stages of the program to ascertain if there are any unmet support needs. If support needs are identified, information or referrals of support are made. If no support needs are required their personal support case file is closed. As at 28 May 2018, 958 cases have been closed.
- Homeowners and the community continue to be supported by a dedicated team of a staff member from Access Canberra embedded fulltime within the Taskforce. This officer's primary role is to provide information to homeowners and members of the community on the Program and support the connections in communication provision across the Taskforce and other Government agencies such as WorkSafe ACT.

Connecting to services

- The Taskforce continues to work closely with service providers, community agencies and across government to further support homeowners with disabilities, language barriers, mental health and well being that are elderly and/or are disengaged with the process.

- The Taskforce, in supporting affected homeowners into the longer term, has identified key stakeholder agencies, departments and businesses which will provide support and lead to a better experience for the homeowner should they need to engage with their services. Negotiations with these stakeholders continue to ensure that support provided by these services will be undifferentiated for homeowners that have chosen to surrender in 2020.
- The Taskforce has a support tab within the Asbestos Response Taskforce Website to allow homeowners to self navigate, now and into the future, for personal support needs with linkages and information of supports and programs across the Canberra community.
- The Taskforce continues to work with banks, insurance companies, utilities and telecommunications providers as well as businesses to seek a compassionate approach to homeowners.
- The PST focus remains in ensuring that service provision and support for homeowners surrendering their properties in the later years of the scheme is undifferentiated.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BSE, p 24]

ISSUE: ASBESTOS RESPONSE TASKFORCE – EDUCATION AND ENGAGEMENT WITH COMMUNITY

Talking points:

- The Taskforce's Personal Support Team (PST) continues to talk with homeowners who wish to be kept informed about the progress of the demolition of their former property, or who hold a First Right of Refusal.
- A major focus of the Taskforce continues to be communication and engagement with affected and impacted homeowners and neighbours.
- Targeted phone calls, emails, and mail-outs will continue as the Taskforce works on the remaining properties, including the complex properties.
- The Taskforce and head contractors actively engage with neighbours in relation to demolition activities in writing, through on-site signage, and through face to face communication.
- Additionally, the Taskforce's Enhanced Engagement team undertakes direct engagement through 'door knocking' with close neighbours of complex properties to ensure they have the opportunity to discuss any concerns.
- The Taskforce continues to review and adapt its communications methods and materials to meet the changing needs of homeowners, key stakeholders and the community.
- The PST continues to provide personalised support for affected homeowners. A major component of this work is liaison with community partners to make sure they have an understanding of the specific needs of clients.
- The PST has commenced Case Closures for affected homeowners. When a case is closed detailed information on community and government-based programs is provided to enable the homeowner to access assistance should it be required into the future.

Cleared as complete and accurate:	29/05/2018	
Cleared by:	Executive Director	Ext: 58294
Contact Officer Name:	Lynette Marsh	Ext: 58592

Return to Index

BUDGET ESTIMATES BRIEF

Background Information

Communication and Engagement statistics as at 24 May 2018

Activity	Number
• Page views of Taskforce website since 2015	• 470,958
• Engagement events	• 31
• Neighbours door knocked	• 1466
• Personal Support Team contacts with owners/community	• 59,493
• Taskforce e-newsletters	• 64
• Letters to owners and neighbours	• 41,703

Cleared as complete and accurate: 29/05/2018
Cleared by: Executive Director Ext: 58294
Contact Officer Name: Lynette Marsh Ext: 58592

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BSE, p24]

ISSUE: SALES PROGRAM

Talking points:

- As at 24 May 2018, a total of 712 remediated blocks have had an exchanged sales contract. This includes 45 blocks that have exchanged through the First Right of Refusal (FROR) process, 662 blocks that have exchanged through public sale and five properties sold to ACT Housing and Community Services (HACT.)
- Of these, 616 blocks have settled, including 43 FROR blocks, 568 public sale blocks and five properties sold to HACT.
- Sales prices achieved publicly have ranged from $248,600 to $2.750 million.
- To date, the sales program has resulted in approximately $474 million in sales.
- 131 blocks are currently available for sale Over the Counter (OTC) with 27 under offer.
- Sales for the 2018-19 financial year are expected to generate a further $136 million in revenue.

Sales Program

- The Sales Program will defray some of the significant expenditure incurred associated with the Buyback and Demolition Program, whilst balancing the needs of homeowners, the community and the Territory.
- The program also allows for new homes to be built to reinvigorate communities affected by the Mr Fluffy legacy.
- After demolition and remediation works are complete and blocks have been removed from the Affected Residential Premises Register, remediated blocks will be issued with a new Crown Lease to enable them to be sold.
- The resale price for a remediated block is determined by the Suburban Land Agency (SLA) based on independent market valuations.
- Two independent valuations are sought, with formulas in place to inform the block's market value in the case of variations.

Cleared as complete and accurate:	29/05/2018	
Cleared by:	Executive Director	Ext: 58294
Contact Officer Name:	Nyaree Bolas	Ext: 73005

Return to Index

- Blocks are valued and offered for sale firstly to eligible homeowners who hold a FROR, then to Government agencies, before going to public sale under the Suburban Residential sales program.
- The new Crown lease on a remediated block will permit uses consistent with the relevant zoning under the Territory Plan.
- Rebuilding on the block is subject to the usual Development Application and/or Building Approval requirements in accordance with the Territory Plan and building codes.
- The Government's decision to allow V343 of Suburban Residential (RZ1) blocks over 700m^2 has been well received in the market, where a significant demand exists for single level homes for downsizers and other dual occupancy dwellings.

First Right of Refusal (FROR)

- FROR provides homeowners with the opportunity to repurchase their former affected block for owner occupation, as per the SLA valuation process.
- FROR arrangements provide significant benefits to owners seeking to repurchase blocks as they do not need to compete at public auction.
- A First Right Holder must construct at least one residential dwelling on the block, and maintain ownership interest in and occupy at least one residential dwelling on the block as their primary residence for at least six months.
- The process of exercising a FROR involves a number of steps and decision points over a period of time
- As at 24 May 2018, a total of 615 blocks have had a FROR offer sent to the former owner.
- Of this, 11 offers are still live, 92 offers have been accepted (however some have subsequently withdrawn) 258 offers have been forfeited by the former owner and 254 have declined their offer.
- Approximately 7 percent (45 of 615) of former owners have taken up the right to re-purchase their land.

Purchase by Government Agency

- The Taskforce is committed to working closely with HACT and the Public Housing Renewal Taskforce.
- Early meetings were held with both agencies to provide details on the Taskforce's inventory and identify potential opportunities for replacement of housing stock.
- Five blocks have been acquired by HACT, and regular inventory updates are provided to HACT for consideration prior to public auction.

Public Sales

- When FROR or government purchase of a block is not pursued, the block will be sold on the open market through a competitive sales process for a price that is no lower than the price originally offered to the former First Right Holder.
- The public sales program commenced in April 2016, when the first of the remediated blocks were offered to the market.
- Since then, a total of 793 blocks (as at 24 May 2018) have been offered for sale through public auction.
- The current auction clearance rate for these blocks is approximately 48 percent, and the total clearance rate is approximately 83 percent including the OTC sales.
- Of the blocks released, 662 have had an exchanged contract for sale, either selling at auction, through post-auction negotiations or over the counter.
- Five additional blocks originally exchanged at auction but were subsequently rescinded/terminated due to buyers extenuating circumstance.
- Blocks that have not yet sold remain available for public purchase through the over the counter process.
- Sought after inner North and inner South blocks have exceeded expectations at auction and have been a significant driver of increased revenue being returned to the Territory.

- Larger offerings of blocks at the lower-end of the market have presented challenges. This includes agents spending more time on blocks, publishing reserves and the Taskforce offering longer settlement timeframes. These strategies allow purchasers to do due diligence and arrange financing (for the land and build cost) prior to purchase.

- It is anticipated that approximately 50-60 additional blocks will be made available for public sale in the 2018-19 financial year.
- The 2018-19 sales program will commence with one large auction event that is expected to be held late August/early September for between 40 and 60 blocks. A smaller auction event or individual sales events may be undertaken later in the financial year.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

[BP3, p405 – 407]

ISSUE: KEY CHANGES IN THE LOOSE FILL ASBESTOS ERADICATION SCHEME ESTIMATES

Talking points:

- Movement in Participation Rates and Timings from 2017-18 Budget

Numbers Proposed for 2018-19 Budget

TOTAL									
Option Analysed	Purchase	Demolitions	Sales						
Number of Properties	982	982	981						
2018-19 Budget									
Turnaround from Purchase to Sale of Property		2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	
Total Properties Purchased No.		599	287	44	23	7	22	-	982
Properties remediated/demolished		-	146	301	445	41	23	26	982
Properties Settled No.		-	11	305	395	215	29	26	981

Numbers included in 2017-18 Budget

TOTAL									
Option Analysed	Purchase	Demolitions	Sales						
Number of Properties	967	967	966						
2017-18 Budget									
Turnaround from Purchase to Sale of Property		2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	
Total Properties Purchased No.		599	304	29	7	1	27	-	967
Properties remediated/demolished		-	146	301	485	7	1	27	967
Properties Settled No.		-	11	360	400	160	7	28	966

Significant movements from the 2017-18 Budget include:

- Updated participation rates – additional 15 properties (12 affected and three impacted) are now considered less likely to withdraw from the scheme. Total appropriation of the scheme has been reallocated from savings and contingency for the acquisition ($10.2 million) and demolition ($2 million) of these properties.
- Re-phasing of Acquisition, Demolition and Sales timings to reflect current advice.
- Appropriation reallocated in 2017-18 to manage the bring forward of Property Acquisitions.
- Reduction in Wages and Salaries costs associated with reduced staffing levels.

Cleared as complete and accurate:	29/05/2018	
Cleared by:	Executive Director	Ext: 58294
Contact Officer Name:	Richard Kingham	Ext: 70234

Return to Index

- Re-profiling of capital appropriation relating to demolition activities into 2019-20 to reflect the expected timing of remediation works at the West Belconnen Resource Management Centre.
- Increasing sales forecast per block for 2017-18 financial year from $625k to $650k.
- Increasing sales forecast per block for 2018-19 and the out years from $625k to $640k.
    - Total increase in forecast revenue of $18.793 million.
- Decrease in Contingency for the remainder of the Scheme by $10.5 million (to $28.1 million). As a proportion of remaining appropriation, contingency however increases from 25.1 per cent to 27.8 per cent.
    - Contingency split more evenly across the three remaining years to provide sufficient appropriation to manage the possibility of homeowners surrendering properties earlier than scheduled as has been evidenced in 2017-18.
- Forecast improvement in net scheme cash cost from $307 million to $295 million (still subject to further adjustments).

BUDGET ESTIMATES BRIEF

Portfolios: Planning & Land Management

[BSE, p24]

ISSUE: SOIL VALIDATION AND DEREGISTRATION PROCESS

Talking points:

- The Environment Protection Authority (EPA) has confirmed that the affected properties are not contaminated land and hence there is no regulatory clearance process governing the soil clearance of affected blocks.
- A standardised "Soil Validation" process has been designed and implemented by the Taskforce specifically for the Loose Fill Asbestos Insulation Eradication Scheme (the Scheme), in consultation with ACT EPA and WorkSafe ACT, based on relevant regulatory standards and contaminated site industry best practice.
- Deregistration of an Affected Block from the Affected Residential Premises Register (the Register) only occurs after an Asbestos Assessment, Certificate of Demolition, Asbestos Removal Clearance Certificate and Soil Validation Report (with all test results negative) have been issued and the Register Delegate is satisfied the block has been satisfactorily remediated.
- Of those blocks, generally only one or two samples have been found to contain asbestos fibres (i.e. hotspots). Where 'hotspots' are found additional soil is removed from the site and the area is re-tested until all soil samples test negative for asbestos fibres.
- The soil validation process provides buyers with an assurance that the blocks are clear for reoccupation and that the demolition and soil works have been completed to the best available standards.
- The Taskforce does not and cannot guarantee that a deregistered block is free from residual asbestos fibres or other contaminates that are typically present on most residential properties, such as bonded asbestos, arsenic and lead. To attempt to provide such a warranty would require significant cost and be environmentally prohibitive and likely involve the excavation of the entire block, corner to corner. The approach adopted is evidence-based and consistent with nationally established standards for testing.

BUDGET ESTIMATES BRIEF

Key Information - 13 Mitchell Street, Griffith

- A complaint was filed with the Ombudsman on 29 March 2018 in relation to a remediated block at 13 Mitchell Street, Griffith, which had been purchased at public auction and was previously part of the Scheme.
- A builder discovered bonded (non-friable) asbestos from a previous demolition rubble buried in the backyard that had not been removed as a part of the remediation.
- A clearance certificate, issued by [redacted] of JMB Environmental Consulting Pty Ltd, established that no visible asbestos remained from asbestos removal work in the area or in the vicinity where the work was carried out. Further, the initial clearance contemplates the presence of non-friable asbestos (bonded) and any visible materials contained within the demolition work area are also removed.
- A total of 12 samples were taken from the demolition work area and analysed in a NATA-Accredited laboratory. All 12 samples were analysed for asbestos with the process returning a finding of NAD – No Asbestos Detected for all samples.
- The premises in question were removed from the Register on 23 September 2016 by Andrew Kefford, Head – Asbestos Response Taskforce. The decision to remove the premises was made following on from the provision of the relevant documents.
- Had these documents not been provided (and the preceding investigations which give rise to these documents not been undertaken), the property in question would not have been removed from the Register.
- All block sales contracts include provisions that clearly disclose that the Taskforce makes no warranty as to the condition of the soil or the existence or non-existence of contamination of soil for blocks sold through the Scheme. This approach is recognized by the Law Society as better practice as their recommended standard contract (CS06.2013) includes a similar “no warranties” provision relating to the “condition of the Land”. (Refer Law Society Clause 7.3 and Taskforce Clause 9.1). The LDA sales contract also includes the same “no warranties” provision.

Background Information

- The soil validation process is conservative in design as it involves testing the soil in the demolition work area at twice the rate that is recommended in the key regulatory document (Guidelines for the Assessment, Remediation and Management of Asbestos Contaminated Sites in Western Australia, 2009) and in accordance with standards required for industrial contaminated sites in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM). For most sites this involves taking 10-15 samples which are sent to a National Association of Testing Authorities (NATA) accredited laboratory for analysis.
- Deregistration of a remediated property from the Affected Residential Premises Register requires a separation of process whereby the licensed asbestos assessor and the soil validator are neither the same person nor employees of the same company; they are also independent from the head demolition contractor.
- The soil validation assessment report associated with the deregistration of an affected block from the Register is limited to providing an assurance that acceptable soil sampling techniques were used to provide evidence that the soil at risk of containing loose fill asbestos (i.e. the demolition work area) achieved test results below the nationally accepted thresholds agreed in the NEPM and subsequently the land is suitable for residential use.

Cleared as complete and accurate:	29/05/2018	
Cleared by:	Executive Director	Ext: 58294
Contact Officer Name:	Keaton Paterson	Ext: 79992

Return to Index

- The Taskforce has established clear and conservative guidelines that require soil validators to apply twice the minimum sampling rate contained within the "Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia, 2009" and works are to be carried out in accordance with the *National Environmental Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013).*
- Soil validation reports and subsequent deregistration of an Affected block from the Register is not a guarantee that all loose fill asbestos fibres have been removed from the site or that other contaminants, common in most residential properties (such as lead, arsenic or bonded asbestos) have been assessed or removed. Subsequently it is important to note that undetected residual fibres may remain on site, however, based on the NEPM testing approach these fibres would present a very low risk to human health, be within accepted national standards and would not be outside the expected realm of levels currently existing on non-affected blocks.
- Contaminants affect the soil of most properties in established suburbs across Canberra, this includes asbestos. The legacy of 'Mr Fluffy' has been removed through remediation of Affected properties, as far as reasonably practicable to a point that they are comparable to other residential properties.
- The soil validation policy and process is a core component of deregistration of Affected blocks and is available on the Taskforce website.
- It is important to note that the Soil Validation process ensures surface contamination is as low as reasonably practicable, but cannot guarantee that asbestos fragments from earlier building activities were not buried by builders or previous owners.
- The Land Titles Register, Building file and Planning and Land Management database relevant to the remediated block contain details of the remediation and deregistration of the block. These records are discoverable by prospective buyers during conveyancing.

BUDGET ESTIMATES BRIEF

Portfolio: Planning & Land Management

ISSUE: Update on Asbestos Management Plans (AMP)

Talking points:

- The AMP is compiled by a licensed asbestos assessor and:
  - identifies location, type and condition of asbestos in the property;
  - assesses the risk resulting from the identified asbestos; and
  - provides advice on how the asbestos risk should be managed, including recommending repairs or undertaking maintenance.
- Fifty four (54) occupiers of properties on the Affected Residential Premises Register are subject to AMP requirements.
- Four (4) of these are due to surrender their property in 2018.
- The Work Safety Commissioner has written to occupiers and the homeowners of the properties about the need to have a current AMP in place in May 2017. A secondary letter was sent to non-compliant and partially compliant homeowners in June 2017.
- An increase in non-compliance was noted in October and November 2017. This was the result of AMPs which had 'lapsed' (AMPs are valid for a period of two (2) years). Owners were seemingly not re-engaging with asbestos assessors to renew their AMPs which led to the increase.
- A third round of letters was sent out to non-compliant and partially compliant homeowners in April 2018.
- Of the fifty four (54) properties, the level of current compliance varies.
- Based on current AMPs lodged by licensed asbestos assessors/removalists:
  - Nineteen (19) properties are deemed to be fully compliant (the ACR is completed and works recommended have been undertaken).
  - Three (3) properties are deemed to be partially compliant – for example, the occupant has engaged the services of an assessor but has not completed works required by the AMP.
  - Thirty-two (32) properties are deemed to be non-compliant, meaning the AMP has not been completed, or is no longer valid (i.e. has expired after two (2) years).
- A dedicated WorkSafe Inspector is set to engage with affected home-owners, focussing upon those who are non-compliant via phone.

Cleared as complete and accurate:	29/05/2018	
Cleared by:	Executive Director	Ext: 58294
Contact Officer Name:	Manager	Ext: 54303

Return to Index

- It is proposed that WorkSafe Inspectors will also engage with non-compliant homeowners at the properties in June 2018. NOTE: Inspectors will not enter the affected homes.
- Access Canberra will continue to direct its resources to non-compliant properties as a priority.
- Access Canberra will provide advice to the Asbestos Response Taskforce on the adequacy of existing arrangements and whether other options need to be considered in the medium to long-term management of occupied homes.
- Some affected owners may not want to address their regulatory responsibilities. In these circumstances, and once all educative approaches have been exhausted, compliance action will be considered and taken as appropriate.

Background Information

- Acknowledging the challenges faced by occupiers and the different situation of each household, Access Canberra is tailoring its approach to best assist occupiers to achieve compliance. This will mean providing further education and assistance on what is needed.
- While the Asbestos Response Taskforce is assisting in the engagement of affected homeowners, both compliant and non-compliant, regulatory action and the enforcement of legislation falls to WorkSafe ACT.

BUDGET ESTIMATES BRIEF

Portfolio: Urban Renewal

Budget Paper: Budget Statement E

Page No: 79

ISSUE: CANBERRA BRICKWORKS PRECINCT – LAND SALE & TENANCIES

Talking points:

- Contract negotiations are ongoing with the Preferred Tenderer, Doma Group.
    - It is expected these will be concluded in the next few months.
- Development completion is expected in the second half of 2023 with the new heritage precinct being delivered in the first stage of development works.
- No Heritage or Development Applications have been lodged for the site.
- The sale of the Canberra Brickworks Precinct allows the make-safe, refurbishment, adaptive reuse and preservation of the historic Brickworks buildings, quarry and heritage railway remnants. The site includes residential development to a maximum of 380 dwellings.
- The endorsed 2010 Conservation Management Plan (CMP) and 2013 Railway Remnants registration form part of the development opportunities and constraints, noting a revised CMP will be produced by the successful tenderer as part of the approvals for the development.

Procurement and Community Consultation

- The two stage sales process for the Canberra Brickworks Precinct commenced with a Request for Proposal (RFP) on 2 April 2016, followed by the Request for Tender (RFT) on 11 November 2016.
- The RFT closed on 19 January 2017 and a tender evaluation process followed. Doma Group was announced as the preferred tenderer on 11 April 2017.
- Community stakeholder groups were invited to form part of a Community Panel and have been part of a collaborative engagement process since October 2015. Community engagement is ongoing with Doma Group.
    - The Community Panel model has been recognised as a successful model for community engagement and consultation.

Cleared as complete and accurate:	15/06/2018	
Cleared by:	Director	Ext: 52461
Contact Officer Name:	Clint Peters	Ext: 52461

Return to Index
Return to Index

BUDGET ESTIMATES BRIEF

Brickworks Tenancies

- Thor's Hammer (Thor) is the main tenant on the site. Consistent with the existing tenancy arrangements for the lease on the site, ACT Property Group issued a notice to vacate following consent with the responsible Minister (the Treasurer) in April 2018.
- Thor has sought a further license extension until 30 September 2018 to relocate to a new facility which it has recently leased.
- The Government has facilitated this extension subject to Thor meeting conditions including permitting on site investigations by the Preferred Tenderer, Doma Group after exchange of the sale.
- The notice to vacate will be withdrawn following confirmation from Thor.
- An encroachment over the land existed on the northern boundary of the site. This has largely been resolved by the Territory, with minor makegood landscaping to be completed shortly, and prior to the settlement.
- The 2017-18 Budget provided $8 million to construct a new access road to the Canberra Brickworks Precinct including upgrades to Dudley Street in Yarralumla. The project has had numerous information sessions.

Key Information

- Blocks 1, 7 and 20 Section 102 Yarralumla forms the Canberra Brickworks Precinct land. The negotiations for the land sale are currently progressing with the preferred tenderer Doma Group. The target date for the exchange on the Contract for Sale is August 2018.
- The CBP land contains ACT heritage listed Brickworks and Quarry (registered as Block 1) and Railway Remnants (part of Block 7). Block 1 is currently not publicly accessible.
- The Community Panel for the land sale project worked with the former Land Development Agency (LDA) to establish a series of objectives to inform the preferred outcomes for the Canberra Brickworks Precinct. These were included as the Precinct Objectives in both the RFP and RFT documents as response criteria weighted 50%.
- The Community Panel was also invited to advise the LDA's Evaluation Team on proponents' responses to Precinct Objectives during both the RFP and RFT evaluation periods.
- The Community Panel members are bound by Confidentiality Deeds until the exchange of the sale.

Return to Index

BUDGET ESTIMATES BRIEF

Background Information – may not be suitable for public disclosure

- In late August 2015, the Chief Minister announced the release of the Canberra Brickworks Precinct and set a maximum dwelling yield of 380 residential dwellings.
- The site is approximately 16 hectares.
- The site is zoned CZ6 - Leisure and Accommodation with a small pocket of RZ1 - Suburban Zone contained within Block 1. The Yarralumla Precinct Map and Code also applies.
- Permissible uses include residential with a maximum yield of 380 dwellings, commercial accommodation use, community use, parkland, indoor and outdoor recreation facility, tourist facility, shop, restaurant and other uses consistent with the zoning of the land.
- The former LDA mandated through the RFP and the RFT documentation future public access to conserved and adapted heritage assets and parks in perpetuity.
- The Community Panel formed for the CBP includes:
    1. Yarralumla Residents Association (YRA);
    2. Inner South Canberra Community Council (ISCCC);
    3. National Trust;
    4. Geological Society;
    5. Pedal Power; and
    6. SEE Change Inner South.
- The RFP was released on 2 April 2016 and the YRA President represented the Community Panel at the Industry Briefing held on 27 April 2016. Five submissions were received on 16 June 2016. The former LDA considered advice from the Community Panel and the ACT government agencies prior to concluding its recommendation.
- Two shortlisted Proponents were announced on 27 August 2016, Doma Group and a [redacted] The Request for Tender was released on 11 November 2016 and closed on 19 January 2017. As part of the RFT process the tenderers were required to consult with infrastructure providers and meet with the Community Panel, Transport Canberra and City Services, Environment, Planning and Sustainable Development Directorate and the National Capital Authority.
- The Tender evaluation process concluded and an announcement was made on 11 April 2017 that Doma Group was the Preferred Tenderer.

[redacted]

- The CDD requires Doma Group to continue collaborative engagement with the Community Panel and achieve Estate Development Plan Development Application approval in order to complete the Contract of Sale for the Land.

[redacted]

- Settlement of the land is expected in January 2020.

Cleared as complete and accurate:	15/06/2018	
Cleared by:	Director	Ext: 52461
Contact Officer Name:	Clint Peters	Ext: 52461

Return to Index
Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Urban Renewal

Budget Paper: Budget Statement C

Page No: 79

ISSUE: KINGSTON ARTS PRECINCT TENDER

Talking points:

- Geocon Group (Geocon) was announced as the preferred tenderer in February 2017 for their design response and delivery of the Kingston Arts Precinct (KAP).
- Funding approval for delivery of the purpose built arts facilities is required and is being worked through by a cross Directorate Steering Committee. Funding approval will include future operational costs associated with property management and proposed marketing/events management model for the Precinct.
- Formal contract negotiations with the preferred tenderer will commence once the Government has agreed the funding of the arts facilities.
    - The Suburban Land Agency is in regular contct with representatives of Geocon on the progress of this work.
- Future development within Section 49 Kingston will create employment opportunities during construction and subsequently in retail and hospitality sectors. The Kingston Arts Precinct (part of Section 49) will bring together education and arts employment opportunities, creating a unique Canberra destination for tourism businesses.
- The land sale does not include Canberra Glassworks, the Fitters' Workshop, the Old Transport Depot or Telopea Substation.

Key Information

- The Kingston Arts Precinct is an integral part of the Kingston Foreshore estate project and combines a number of deliverables:
    - realisation of Arts Facility Strategy released in 2003 and subsequent studies;
    - land release as originally included in the Indicative Land Release program for 2015-16; and
    - a public car park facility of 500+ spaces.
- The Kingston Arts Precinct will include existing and new visual arts groups, co-located into purpose built facilities within the Precinct with a large open space provided for outdoor events, complimenting existing heritage buildings and their functions.

Cleared as complete and accurate:	15/06/2018	
Cleared by:	Director	Ext: 52461
Contact Officer Name:	Clint Peters	Ext: 52461

Return to Index
Return to Index

- Both local and broader Canberra communities remain interested in the next chapter of this project, with local residents groups seeking greater involvement in the post tender process. The Suburban Land Agency is continuing engagement with local residents groups.
- In early 2016 artsACT commissioned preparation of Functional Briefs for each art group identified for collocation. These Functional Briefs were included in the tender documents for the cost estimates by tenderers. Collaboration between artsACT and art groups is ongoing;

Background Information – may not be suitable for public disclosure

- Presentations on the progress of the Kingston Arts Precinct project were provided to the Economic Development Subcommittee in late February and March 2018;

- The Kingston Foreshore development commenced in 1995 and its estate design was subject to a National Design Competition in 1997 won by Canberra based Collin Stewart Architect. The new estate included future cultural precinct in the area now referred to as Block 15, Section 49.
- Strategic work was undertaken for artsACT, with Arts Facilities Strategy released in 2003 outlining opportunities for the future Kingston Arts Precinct. Subsequently, funding commitments were made for heritage conservation, adaptation and creation of Canberra Glassworks with activation of the Fitters Workshop and Bus Transport Depot heritage buildings, continuing the realisation of the precinct.
- In July 2011, the ACT Arts Minister released the *Kingston Arts Precinct Strategy*, setting out the vision and options for the proposed Kingston Foreshore arts precinct.
- In May 2014, a Master Plan for Section 49 was approved for public release by the Minister for Urban Renewal, outlining the strategy to further develop the Kingston Arts Precinct as a lively visual arts hub.
- In Nov 2014, Stewart Architecture Feasibility Study for the Kingston Arts Precinct was prepared on behalf of the artsACT providing options for the location of arts facilities, car park requirements and public open space referred to as 'quadrangle'. This report was prepared with input from cultural planners, governance consultants, heritage architect and cost planners and its public version was released in June 2015.
- Part of Block 15, Section 49 land within Kingston Foreshore estate was released to the market in October 2015 through a two stage sales process – a Request for Proposal (RFP) and a Request for Tender (RFT).
- The proposed land sale process provided a unique opportunity for a cohesive urban development and innovative design response which included developable areas for mixed and residential use, as well as the Kingston Arts Precinct requirements for community and arts use.
- Geocon Group Pty Ltd was announced as the preferred tenderer in February 2017 and the post tender process commenced.

Return to Index

- Since 1 July 2017, the Suburban Land Agency has taken carriage of the post tender process, seeking clarifications from the preferred tenderer in order to confirm funding requirements for the project.
- Tender submissions will remain 'Commercial in Confidence' until public release of submitted documents by tenderers themselves.

Return to Index

BUDGET ESTIMATES BRIEF

Urban Renewal

Budget Paper: Budget Statements C

Page No: 79

ISSUE: SOUTHQUAY GREENWAY LAND DEVELOPMENT

Talking points:

- The Southquay estate consists of 12 Development Application approved mixed-use sites, delivering approximately 1,100 infill dwellings in medium to high density developments, green open space, a new children's playground and landscaping including a boardwalk within the path network. The development responds to key government objectives to increase density in existing areas, provide diverse housing stock, liveable communities and provide affordable housing.
- On the western side of Tuggeranong Pond, Southquay West (Anketell Street) all eight sites have been sold for a total of $30.2 million and will deliver approximately 880 dwellings.
- The lake foreshore cycle and footpaths are complete and open to the public. The central park known as Nina Farrer Park, including the playground was opened to the public in September 2017. Minister Gentlemen officially opened the park on 14 January 2018.
- Four sites to the eastern side of Tuggeranong Pond (Drakeford Drive) - Southquay East - permit 150-212 dwellings in buildings up to 13 metres (3 storeys).
- Three of four sites within Southquay East were released to the market for sale by auction on 18 April 2018.
- While the sites did not sell at auction, all three sites have been subsequently sold for a total of $12.55 million.
- Delivery of 15 affordable dwellings is included in the conditions of sale for Southquay East which meets the requirements of the new affordable home purchase scheme.
- Design is underway for a shared use (non-vehicular) bridge over Tuggeranong Pond connecting the two stages of the Southquay development. Additional shared paths and landscaping will complement the new bridge.

Cleared as complete and accurate:	15/06/2018	
Cleared by:	Director	Ext: 52461
Contact Officer Name:	Clint Peters	Ext: 52461

Return to Index
Return to Index

BUDGET ESTIMATES BRIEF

Key Information

- The Southquay site is a 24 hectare site located in the southern reaches of Tuggeranong Pond, on both sides of the lake. The site is bound by major roads, including Drakeford Drive, Soward Way, and Anketell Street.
- Development on the western side is designated for 6-8 storey development, with the potential for three towers of a maximum 12 storeys. Development will step down to 1-4 storeys at the lake's edge in order to preserve views and scale.
- On the eastern side the Territory Plan permits development up to 13 metres (ie three storeys) in some portions.

Background Information – may not be suitable for public disclosure

- The Southquay developments have been subject to Estate Development Plans approved by the Environment, Planning and Sustainable Development Directorate.
- Southquay West is zoned CZ2 – Business Zone to allow for mixed use functions.
- Southquay East is zoned RZ4 – Medium Density Residential to support residential development of the sites.
- Planning and development of both areas is controlled by the Greenway Precinct Map and Code.
- The Southquay Greenway Estate was designed based on a set of planning principles including elements such as design that focuses activity towards Tuggeranong Pond, to encourage a lively waterfront for the Town Centre.

Cleared as complete and accurate:	15/06/2018	
Cleared by:	Director	Ext: 52461
Contact Officer Name:	Clint Peters	Ext: 52461

Return to Index
Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Urban Renewal

Budget Paper: Budget Statements C

Page No: 79

ISSUE: GREENWAY SECTION 28 LAND DEVELOPMENT

Talking points:

- The Greenway Section 28 site consists of three multi-unit sites, delivering approximately 313 infill dwellings in medium density developments and responds to key government objectives to increase density in existing areas.
- Civil engineering construction works commenced in late December 2017 and are due to be completed in July/August 2018.
- Blocks 3 and 4 were sold at auction on 28 February 2018 for $22.6 million to private developers.
- Delivery of 25 affordable dwellings is included within the conditions of sale to meet the new Affordable Home Purchase Scheme.
- The Public Housing Renewal Taskforce (PHRT) has also commenced construction of 25 dwellings on the southern block (Block 5).

Key Information

- The site of approximately 4.2 hectares was re-zoned from urban open space to Residential Zone 4 (RZ4) in August 2015.
- Planning and development of the site is subject to the Greenway Precinct Map and Code.

Background Information – may not be suitable for public disclosure

- The site is positioned between Drakeford Drive to the east and Mortimer Lewis Drive to the west and south. There are existing medium density (townhouse) developments to the north.
- In November/December 2015 the former Land Development Agency together with the PHRT commenced consultation with local residents and the Tuggeranong Community Council regarding the Section 28 development. Local residents are receiving regular updates on the status of construction works.
- The development has received general support from the local community, particularly when the PHRT demonstrated that they had listened to the community's concerns about the location of public housing by moving their development site to the southern end of the estate.

Cleared as complete and accurate:	15/06/2018	
Cleared by:	Director	Ext: 52461
Contact Officer Name:	Clint Peters	Ext: 52461

Return to Index
Return to Index

- Some concerns regarding traffic management of Drakeford Drive, parking facilities at the Dog Park and safety issues with the new learn to ride cycle facility are being managed by the Transport Canberra and City Services Directorate.
- The development includes the construction of a sewer pump station which will be transferred to Icon Water at completion.

Return to Index

BUDGET ESTIMATES BRIEF

Portfolio: Urban Renewal

Budget Paper: Budget Statement E

Page No: 79

ISSUE: BELCONNEN TOWN CENTRE

Talking points:

- The Government acknowledges that development in the Belconnen Town Centre is an important aspect of Canberra being a sustainable, liveable city.
- Proposed land releases in the Belconnen Town Centre will contribute to the provision of residential accommodation, new commercial and retail space, and new public realm upgrades consistent with Government policies for urban renewal in Belconnen.
- Consistent with the Indicative Land Release Program (ILRP), the Suburban Land Agency (SLA) is undertaking investigations on a number of sites in the Belconnen Town Centre for potential redevelopment.
- The SLA remains committed to informing the community of upcoming land releases and providing general information on how a site may be developed.

Key Information

- The former water police facility (Section 149) on the lake foreshore was scheduled for release in the 2017-18 financial year, however was withdrawn from the market in June 2018 in order for the SLA to investigate potential development options for the site which will provide better social, environmental and economic outcomes for the ACT community.
- The former Belconnen Health Centre (Section 54) adjacent to Margaret Timpson Park is scheduled for release in the 2018-19 financial year.
- The SLA is progressing with due diligence investigations and preliminary planning and design studies for other urban renewal sites including the former Fire, Ambulance and Police Stations on Lathlain Street, the former Belconnen bicycle training facility, and the public carpark on Swanson Court. Demolition works will commence this financial year.
- The urban renewal sites are subject to changes to zoning and planning controls proposed under Draft Variation to the Territory Plan No. 342 (TPV), given interim effect on 4 May 2018.

BUDGET ESTIMATES BRIEF

Background Information – may not be suitable for public disclosure

Block 29 Section 149 Belconnen

- The former water police facility was scheduled for release in the 2017/18 fy, but was withdrawn from the market in June 2018. The SLA are currently investigating potential development options for the site which will provide better social, environmental and economic outcomes for the ACT Community. The Belconnen Community Council are not in favour of the release of this site prior to the redevelopment of the Emu Bank Precinct.

Blocks 40 and 41 Section 54 Belconnen

- The former Belconnen Health Centre is scheduled for release in the 2018-19 financial year for 30 dwellings. The sites are zoned CZ2 Business Zone with a 3 storey height limit. The SLA intends to demolish the former Belconnen health centre building, with work anticipated to commence in the 2018/19 financial year.

Block 2 Section 23 Belconnen

- The former Belconnen Police and Remand Centre site is located on the corner of Lathlain and Cohen Street. The former police station and remand centre building was demolished in 2016. The TPV has rezoned this site to CZ2 Business Zone with a height limit of 12 to 18 storeys.

Blocks 24 and 1 Section 21 Belconnen

- The former Fire and Ambulance stations are located on Lathlain Street. The TPV it has rezoned a section of this site CZ2 Business Zone with a height limit of 12 storeys, extended Walder Street through to Lathlain Street, and created a new public park fronting Lathlain Street. The SLA is currently working with JACS and the ACT Property Group to demolish buildings and complete remediation of on-site contamination.

Blocks 2 and 3 Section 22 Belconnen

- The former bicycle training centre and adjacent carpark are located between Purdue and Walder Street in the services trades zone. The TPV has rezoned a majority of this site CZ2 Business Zone with a 8 storey height limit. The redevelopment of the site will include the retention of parkland and existing mature trees on the eastern end of Block 3 Section 22 Belconnnen. It is also anticipated that the redevelopment of the site will include a future public carpark.
- Section 21, 22 and 23 Belconnen are scheduled for release in the 2021-22 financial year for 500 dwellings. The Suburban Land Agency is considering utilising an estate development plan to manage the development of the sites.

Block 17 Section 152 Belconnen

- This site is the existing public carpark located on Swanson Court, opposite the Belconnen Community Service building. It is scheduled for release in the 2019-20 financial year for 550 dwellings. The site is currently zoned CZ2 Business Zone. The TPV has restricted the height limit to 20 storeys. The redevelopment of the site will include a public carpark.

Cleared as complete and accurate:	15/06/2018	
Cleared by:	Director	Ext: 52461
Contact Officer Name:	Clint Peters	Ext: 52461

Return to Index
Return to Index

Block 1 Section 151, Block 30 Section 52 and Block 26 Section 52 Belconnen

- These sites are located on the western end of Emu Bank, north of the Westfield Shopping Centre. All three sites are scheduled for release in the 2020/21 financial year for 500 dwellings. The TPV has zoned these sites CZ2 Business Zone with a 12 storey height limit.

Block 2 Section 200 Belconnen

- This site is the public carpark and open space area east of the Canberra Labor Club. The site was sold to NG Land Holding Nominee Pty Ltd (including GEOCON Group Pty Ltd) on 17 June 2015. Settlement of $22.1 million on the land occurred on 27 May 2016.
- The sales documentation contains a Deed of Agreement that requires GEOCON to provide a replacement public carpark of 300 spaces as part of the redevelopment of the site. The Contract for Sale requires GEOCON to offer a first right of refusal to the Canberra Labor Club to negotiate an Agreement for Lease for these 300 car spaces. Negotiations on the Agreement for Lease between the GEOCON and the Canberra Labor Club are on-going.