

# Open Access Information release outcome decision:

## Partial access granted

**Document Category:** Ministerial briefs

**Title of documents:**

- Chief Minister (City Renewal Authority) Question Time Briefs February 2018
- Chief Minister (City Renewal Authority) Question Time Briefs March 2018

**Description of the information:**

The documents are question time briefs prepared for the Chief Minister for the February and March 2018 sittings of the Legislative Assembly, which relate to the functions of the City Renewal Authority. A list of the briefs is at [Attachment A](#).

**Decision on access**

I am an Information Officer appointed under section 18 of the *Freedom of Information Act 2016* (the FOI Act).

I have decided to grant full access to 18 documents and partial access to 1 document. This decision on partial access has been made under sections 24(2)(c) of the FOI Act on the basis that the information refused is contrary to the public interest to disclose.

**Reasons for decision**

The FOI Act recognises the right of every person to obtain access, under its provisions, to government information (see section 7, the FOI Act). As an Information Officer, I am required to allow access to information subject to the FOI Act, unless, on balance, disclosure would be contrary to the public interest.

In reaching my access decision, I have taken the FOI Act into account:

- Sections 24(2)(b), which allows for the information to be withheld when it is taken to be contrary to the public under schedule 1 of the FOI Act.
- Section 24(2)(c), which allow for the information to be withheld on the basis that the disclosure would, on balance, be contrary to the public interest under the test set out in section 17 of the FOI Act.

I am satisfied that there is no information in the briefs that would be taken to be contrary to the public interest under Schedule 1 of the FOI Act.

In assessing whether disclosure of the remaining information identified in the briefs would, on balance be contrary to the public interest, I must apply the test outlined under section 17 of the FOI Act. This requires consideration of factors favouring disclosure, any favouring nondisclosure and the balancing of those factors when considered cumulatively. Unless, on balance, disclosure would be contrary to the public interest, access to the information must be allowed. These factors are found in subsection 7(2) and schedule 2 of the FOI Act. In applying the public interest test to the briefs, I have determined that disclosure of the information could reasonably be expected to do the following:

- Schedule 2, item 2.1(a)(i) – promote open discussion of public affairs and enhance the government’s accountability; and
- Schedule 2, item 2.1(a)(ii) – contribute to positive and informed debate on important issues or matter of public interest.

I consider that release of the briefs may contribute to open discussion of public affairs and enhance the government's accountability and contribute to informed debate on matters of public interest. I consider there is a public interest in the subject of these briefs, and I am satisfied that disclosure would increase transparency and accountability of the government. Noting the pro disclosure intent of the FOI Act, I have given substantial weight to the factors favouring disclosure.

I have however, also determined that there is one factor favouring nondisclosure:

- Schedule 2, item 2.2(a)(xi) - disclosure of the information could reasonably be expected to prejudice trade secrets, business affairs or research of an agency or person.

Document 18 contains business information about a third party that if released may cause reputational harm to the third party. I consider the release of this information to be contrary to the public interest as its disclosure could reasonably be expected to prejudice the business affairs of a services provider engaged by the Directorate.

On balance, I am satisfied that redacting only the information that I believe is not in the public interest to release will ensure that the intent of the FOI Act is met and will provide access to the majority of the information within the briefs. The briefs are at Attachment B.

### **Review rights**

#### Ombudsman review

The decision to withhold information is a reviewable decision as identified in schedule 3 of the FOI Act. You have the right to seek Ombudsman review of this decision. Under section 74 of the FOI Act, an application for Ombudsman review must be made within 20 working days from the day this decision was published on the agency's website, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision you may write to the ACT Ombudsman at:

The ACT Ombudsman  
Attention: ACT Strategy and FOI Section  
GPO Box 442  
CANBERRA ACT 2601  
[actfoi@ombudsman.gov.au](mailto:actfoi@ombudsman.gov.au)

#### ACT Civil and Administrative Tribunal (ACAT) review

Under section 84 of the FOI Act, if a decision is made under section 82(1) on an Ombudsman review, you may apply to the ACAT for review of the Ombudsman decision. Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal  
GPO Box 370  
CANBERRA CITY ACT 2601  
Telephone: (02) 6207 1740  
<https://www.acat.act.gov.au/>



Craig Gillman  
Information Officer  
14 June 2023

## FREEDOM OF INFORMATION OPEN ACCESS INFORMATION SCHEDULE

This information is released under section 23(a)(i) of the *Freedom of Information Act 2016* which requires the release of specified documents over five years old. Due to the age of the information being released it may not reflect current legislation or Government policy and phone numbers and webpages mentioned may not still be current.

Ref No	Page Numbers	No of pages	Description	Date	Status	Reason for non-release or deferral	Open Access release status
<b>Chief Minister Portfolio (February 2018)</b>							
1.	1	1	Question Time Brief Index list	February 2018	Full release	-	Yes
2.	2-4	3	City Renewal Authority and Suburban Land Agency (incorporating CRA Structure and Establishment Update)	February 2018	Full release	-	Yes
3.	5-7	3	Haig Park Master Plan	February 2018	Full release	-	Yes
4.	8-9	2	City Activation	February 2018	Full release	-	Yes
5.	10-14	5	Ongoing Redevelopment of Northbourne Avenue	February 2018	Full release	-	Yes
6.	15-17	3	City Renewal overview and project updates	February 2018	Full release	-	Yes
7.	18-20	3	West Basin and Waterfront Development	February 2018	Full release	-	Yes
8.	21-22	2	Westside Acton Park	February 2018	Full release	-	Yes
9.	23-24	2	Land Acquisitions – Glebe Park	February 2018	Full release	-	Yes
<b>Chief Minister Portfolio (March 2018)</b>							
10.	1	1	Question Time Brief Index list	March 2018	Full release	-	Yes
11.	2-3	2	ACT Auditor-General Report No. 3 / 2018 – Tender for sale of Block 30 (formerly Block 20) Section 34 Dickson	March 2018	Full release	-	Yes
12.	4-6	3	Haig Park Master Plan	March 2018	Full release	-	Yes
13.	7-8	2	City Activation	March 2018	Full release	-	Yes

Ref No	Page Numbers	No of pages	Description	Date	Status	Reason for non-release or deferral	Open Access release status
14.	9-13	5	Ongoing Redevelopment of Northbourne Avenue	March 2018	Full release	-	Yes
15.	14-17	4	City Renewal overview and project updates	March 2018	Full release	-	Yes
16.	18-21	4	West Basin and Waterfront Development	March 2018	Full release	-	Yes
17.	22-24	3	Land Acquisitions – Glebe Park	March 2018	Full release	-	Yes
18.	25-27	3	City Centre Marketing Improvements Levy (CCMIL)	March 2018	Partial release	Schedule 2, 2.2(a)(xi)	Yes, with redactions applied
19.	28-35	8	Notifiable instruments on housing allocation (social, community, affordable)	March 2018	Full release	-	Yes

**Total No of Documents: 19**

## **Chief Minister QTB Index**

### **CHIEF MINISTER PORTFOLIO and other Directorates Hot Issues February 2018 SITTING**

<b>City Renewal Authority</b>	
1.	City Renewal Authority and Suburban Land Agency (incorporating CRA Structure and Establishment Update)
2.	Haig Park Master Plan
3.	City Activation
4.	Ongoing Redevelopment of Northbourne Avenue
5.	City Renewal overview and project updates
6.	West Basin and Waterfront Development
7.	Westside Acton Park
8.	Land Acquisitions – Glebe Park

Portfolios: Chief Minister  
Environment and Heritage

**ISSUE: City Renewal and Suburban Land Entities**

**Talking points:**

***City Renewal Authority and Suburban Land Agency Establishment***

- On 1 July 2017, the *City Renewal Authority and Suburban Land Agency Act 2017* (the Act) commenced and established the City Renewal Authority and the Suburban Land Agency.

***Key elements of governance framework***

- The key elements of the governance framework under the Act for both entities include:
  - Annual direction setting by the responsible minister(s), which is achieved through a legislative Statement of Expectation for the City Renewal Authority and similar administrative direction for the Suburban Land Agency;
  - Annual Statements of Intent (under the *Financial Management Act 1996* and the Act in relation to the City Renewal 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 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* and accountable to the board for the operations of the entity and staff;
  - 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.
- A Project Portfolio Governance Committee, chaired by the Chief Operating Officer of Environment, Planning and Sustainable Development Directorate, and with senior representatives from the

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Lead Directorate: Environment, Planning and Sustainable Development

Directorate, City Renewal Authority and Suburban Land Agency, has been established to provide business level advice on the development of key governance deliverables and dependencies required to enable effective operations of all entities.

- This committee facilitates the implementation and consolidation of sustainable and transparent governance systems across the entities to embed a strong governance and quality improvement culture while effectively and efficiently delivering the Government's urban renewal and land development agenda.
- Key areas of focus include:
  - Consolidating governance systems and frameworks for performance monitoring, risk management, and compliance assurance;
  - Adapting project management governance to the new environment including, standardising frameworks, methodologies and monitoring systems;
  - Standardising document control and records management including the roll out of a Electronic Document and Record Management System, document control processes;
  - Updating operational policy and procedure on matters such as land transactions, due diligence and sales and marketing; and
  - Training and information for staff on key governance issues such as: fraud and ethics; records management; financial delegations; and procurement.

### ***Legislative instruments***

- The Chief Planning Executive has delegated the function of granting leases to the City Renewal Authority and Suburban Land Agency, including to key staff of the Suburban Land Agency.
  - The delegation of this function ensures the land entities can grant leases which were the subject of negotiation, approval and contracts under the previous authorising framework.

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- The delegation also recognises that the Suburban Land Agency has responsibility for delivering the land release program. The delegation minimises the impact on the community of the changes to the land development arrangements for the Territory.
- The Chief Minister declared the City Renewal Precinct, the area of which the City Renewal Authority has responsibility for leading and delivering urban renewal works.
- The Chief Minister made the Statement of Expectations for the City Renewal Authority setting out the Government's requirements and priorities in relation to urban renewal within the precinct. The Statement of Expectations outlines a plan for growth and urban improvement guided by comprehensive stakeholder and community engagement.
- The City Renewal Authority Board provided its draft statement of operational intent setting out how it will give effect to the statement of expectations. The Chief Minister approved the Statement of Operational Intent.
- The Land Acquisition Directions for the Authority and the Agency commenced on 1 November 2017. They set out the processes which the Authority and the Agency must follow when acquiring land.
- The Minister for Housing and Suburban Development gave her approval for the Suburban Land Agency to exercise specific functions in accordance with the Act.
- The Government is in the process of preparing affordable, community and public housing targets.

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Portfolio: Chief Minister

**ISSUE: HAIG PARK MASTER PLAN**

**Talking points:**

- Haig Park is a key community park and a registered place on the ACT Heritage Register. It sits within an area of increasing density.
- It is a well-developed urban forest offering shade, recreation and environmental benefits. The ACT Government is developing a master plan (and corresponding Conservation Management Plan (CMP)) in consultation with the community to improve utilisation and amenity.
- Upgraded paths, including improved lighting, in Braddon on Lonsdale and Mort Street alignments have improved the safety and amenity of the park. The Government has committed additional funding in 2017-18 for upgrades in line with the draft Haig Park master plan.
- The CMP is currently under development and the Master Planning work will recommence once this is approved by the Heritage Council.
- The master plan is being developed with the community and highlights the Government's commitment to community engagement.

**Key Information**

- The master plan process is investigating ways to activate the park while conserving, respecting and promoting the park's heritage significance and its important place in the future of our urban city.
- The master plan will prepare guiding principles and strategies to support a long-term vision for the park, while also proposing short-term actions to support this vision.
- A draft CMP has been prepared in consultation with the Environment, Planning and Sustainable Development Directorate (EPSDD) Heritage Unit, Transport Canberra and City Services (TCCS) Urban Treescapes and TCCS Roads. The draft CMP was presented to the ACT Heritage Council during their regular Council meeting on 21 September 2017 and formally submitted to the ACT Heritage Council for

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Objective Ref: fA7901007

consideration on 26 September 2017. The ACT Heritage Council provided comments in late December 2017.

- Community engagement has been undertaken through a variety of means to ensure as many people as possible can have their say in the future of Haig Park, including online, drop-in sessions, workshops, social media, speaker series and meetings have been held with the following stakeholder groups:
  - Turner Residents Association;
  - North Canberra Community Council;
  - Turner Bowls Club;
  - Turner Tennis Club;
  - Turner Scout Hall;
  - ANU Students' Association; and
  - Fenner Hall.
- More than 600 people have engaged with the Haig Park master planning process to date.
- The first two stages of community engagement are now complete. The summary of the first and second stages can be viewed on the Haig Park YourSay page.
- Phase three community engagement will commence once the Heritage Council has given in principle agreement to the CMP, and a commitment from the National Capital Authority to prepare a development control plan has been secured. This will focus on more detailed design, including a design manual.
- The final master plan is likely to be released in mid to late 2018 due to a longer than expected timeframe for CMP approval.

### **Background Information – may not be suitable for public disclosure**

- A draft master plan and draft CMP were undertaken by consultants on behalf of the then Territory and Municipal Services Directorate in 2012. These documents did not progress past draft status.
- The City Renewal Authority (then Office of the Coordinator-General Urban Renewal) appointed a consultant to undertake the revision of the Haig Park masterplan and CMP. The successful consultant was Tait Waddington, a Canberra based planning, landscape and architecture firm.

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- A whole of government steering committee has been set up to guide the master plan and CMP. Membership is made up of representatives from TCCS, EPSDD (ACT Heritage and Strategic Planning), Treasury, Justice and Community Safety Directorate and the Australian Federal Police also attend steering committee when necessary.

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Portfolios: Chief Minister

Urban Renewal

**ISSUE: CITY ACTIVATION**

**Talking points:**

- The Government is committed to implementing an ambitious urban renewal plan which revitalizes and rebuilds our city centre.
- The new City Renewal Authority is enlivening the city centre through a co-ordinated program of events and activations supported by streetscape improvements that lift the amenity and appeal of its public spaces.
- A good example is the Pic & Mix Pop up installation which is bringing colour and a new dynamic to how people use the public environment.
- To date, activations have been run across the city centre's laneways, plazas and parks.
- 2018 will feature an exciting range of activities for the precinct which builds on the success of earlier events and responds to community feedback about what visitors would like to see and experience.
- The program is informed by ongoing community engagement both during these activations and online, using the YourSay website.
- From 1 January 2018, the CRA took over responsibility for the management of the City Centre Marketing and Improvements Levy (CCMIL).
- The CRA's shopfront on London Circuit, on the corner of Constitution Avenue, is open to the public for city traders, residents and visitors to drop in for a conversation at their office between 9:30am and 5pm.

**Key Information**

- Examples of activations to date include:
  - The Forage at Odgers Lane in August 2016
  - The Backyard Experiment in Garema Place in October 2016 in partnership with the Australian Institute of Landscape Architects
  - KIDSCAPE at Haig Park in October 2016
  - 'Showtime in the City' in Petrie Plaza February 2017

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City Renewal Authority

- Electric Avenues on 7 April 2017 as part of the You Are Here Festival
- Hurly Burley Winter Fair in Hobart Place in June 2017
- A wayfinding program to better connect the city to Floriade 2017
- The Pic & Mix outdoor dining space which, since October 2017, has been in Garema Place, Civic Square, Glebe Park and City Walk.
- The program of activities for 2018 will include:
  - More short-term installations to brighten and invigorate spaces in the city
  - Continuing to connect the Canberra's major events to the city centre, including Enlighten 2018
  - Showcasing public areas in the city through events of various sizes and scales
- Some of the popular ideas gathered from CRA's community engagement include:
  - more events, both small and large scale, across all areas of the city renewal precinct
  - more focus on the night time economy with more dining options in outdoor spaces
  - improvements to transport, including better parking arrangements, improved infrastructure for cyclists and the development of transport options to access the city centre
  - creating a more colourful city with more art
- Over the past two years (2016/17-2017/18) the Government has provided \$500,000 funding for the CRA.

## **Background Information – may not be suitable for public disclosure**

- Since the March 2015 release of the Property Council and In The City Canberra (formerly CBD Limited) discussion paper, *Transforming Canberra's City Centre* (the Paper), the government has been called on to invest further in the city. Much of this has focussed on:
  - policy changes to incentivise redevelopment
  - planning changes to allow innovative built forms
  - increasing maintenance, cleaning and capital works in the city
  - allowing and, importantly, facilitating activities and events that draw people to the city
- Budget funding assigned to the City Renewal Authority in 2017-18 has assisted the CRA to continue to facilitate activities that reinforce the city as a key destination and deliver the actions outlined in the City Action Plan. CRA has a strong opportunity to form the public face of the new City Renewal Authority.

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Urban Renewal

**ISSUE:           ONGOING REDEVELOPMENT OF NORTHBOURNE AVENUE**

**Talking points:**

- The renewal of the city centre and Northbourne Avenue corridor is a priority for the ACT Government.
- Northbourne Avenue is the main approach route to the national capital and the ACT Government is committed to reinvigorating this important gateway and giving it the prominence and urban quality commensurate with its status.
- The Government shares planning responsibilities for Northbourne Avenue with the National Capital Authority (NCA). Changes to major planning controls, such as building heights and setbacks of development fronting the Northbourne corridor, are responsibility of the NCA.
- The economic benefits of increased transport opportunities from light rail, active travel, redevelopment of government assets, and increased densification enabling residential and employment growth provide a unique opportunity to revitalise central Canberra and deliver a sustainable community.
- The City Renewal Authority is collaborating with and implementing the planning directions set by the Environment, Planning and Sustainable Development (EPSDD) and NCA for the Northbourne corridor.
- EPSDD and NCA have been jointly developing the City and Gateway Draft Urban Design Framework. The Draft Framework proposes a unified vision for the city and gateway corridor, including planning directions and design principles, to achieve the multiple benefits of urban renewal over the coming 10-15 years.
- For the Draft Framework to take effect, planning changes to both the Territory Plan and National Capital Plan are required.
- Changes to the planning controls through the National Capital Plan (NCP) referred to as draft amendments (DA) are the NCA's responsibility, including any required Development Control Plan (DCP).
- Variations to the Territory Plan (DV) are the ACT Government's responsibility. EPSDD is preparing Urban Design Guidelines for the corridor which are intended to be incorporated as part of a DV to provide better design guidance and planning controls for new development along Northbourne Avenue.

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- Land releases as part of the sale of Asset Recycling Initiative (ARI) sites along Northbourne Avenue and minor capital works including verge works are also contributing to the ongoing redevelopment of Northbourne Avenue.

### Key Information

- Key land releases which have been undertaken to date along the Northbourne Avenue include:
  - The Northbourne East Precinct, known as Dickson on Northbourne, was sold by auction on 31 August 2016 for \$40 million (incl GST).
  - The Northbourne West Precinct, known as Lyneham on Northbourne, was released by tender on 19 November 2016. Tenders closed on 15 March 2017 and Alumna Property Pty Ltd was selected as the preferred tenderer with a purchase price of \$45 million (incl GST).
  - The tender for the sale of the Dickson Motor Registry site with a pre-commitment to lease a new purpose built 13,000 square metre (Net Letting Area) government office building closed on 15 December 2016. Doma Commercial (ACT) Pty Ltd was selected as the preferred tenderer. Contract negotiations are currently being undertaken.
  - A tender for the sale and leaseback of the Dame Pattie Menzies site was released on 21 January 2017. The tender closed on 23 March 2017. Merrylin Lindland Pty Ltd was selected as the preferred tender with a purchase price of \$15.03 million.
- The remaining ARI sites along Northbourne Avenue (Northbourne Flats Braddon and Turner, MacArthur House) will be released to meet the ARI timeframes.
- Noting the level of redevelopment along the Northbourne Corridor, the strategy for progressing the sales is being reviewed by the Suburban Land Agency. The inclusion of the Dickson Ambulance Station as an ARI site is also being reviewed.
- Verge improvements to complement active travel along Northbourne Avenue are currently being delivered through a combination of capital works and as off-site works for selected ARI sites. Verge works from Haig Park to Barry Drive and a number of upgraded paths within Haig Park have been delivered.
- City Renewal Authority is collaborating with EPSDD and NCA on the design for the public realm, including verges, and its seamless interface with the private realm.
- NCA and EPSDD are responsible for finalising and releasing the City and Gateway Urban Design Framework. Following agreement by Government and the NCA, the proposed timeframe for the Draft Framework's release for consultation is early

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2018. The finalisation of the Draft Framework and subsequent changes to the Territory Plan are intended to be run concurrently with amendments made to the NCP. It is anticipated that, following consultation, the planning controls could be finalised by the end of 2018.

**Background Information – may not be suitable for public disclosure***Dickson on Northbourne*

- The Northbourne East Precinct, known as Dickson on Northbourne, was sold by auction on 31 August 2016 for \$40 million (incl GST). The successful buyer is Art Projects Nominees Pty Ltd.
- VisitCanberra has relocated to Regatta Point and the site at 330 Northbourne Avenue has now been officially handed over to Transport Canberra and City Services as a site depot for the light rail project. Signage has been placed at the site redirecting visitors to Regatta Point for visitor information services.
- Demolition of the Dickson flats (less the preserved buildings) has been completed. Responsibility for the demolition of the Karuah Maisonettes and the Garden Flats (less the preserved buildings) as well as the Tourist Information Centre will be undertaken by Art Group, the purchaser of the Northbourne East Precinct. The Territory will contribute \$1.635 million including GST towards the Developer's costs for demolition.
- Settlement of Block 1 Section 77 Dickson occurred on for 13 September 2017. Settlement for the Karuah Maisonettes and Garden Flats is no later than 8 June 2018 and the Tourist Information Centre is no later than 10 June 2019. The settlement sum for each block is one third of the balance.
- There are a number of issues related to stormwater run-off and flooding at the low point along Northbourne Avenue opposite the Karuah Maisonettes and Owen Flats which are being investigated by TCCS. This is expected to entail mitigation work by both the Territory and the developers of Dickson and Lyneham on Northbourne.

*Lyneham on Northbourne*

- The Northbourne West Precinct, known as Lyneham on Northbourne, was released by tender on 19 November 2016. Tenders closed at 2pm on 15 March 2017 and Alumna Property Pty Ltd was selected as the preferred tenderer with a purchase price of \$45 million (incl GST).
- Demolition of the Owen Flats (less the preserved buildings) has been completed. Responsibility for the demolition of the De Burgh Paired houses (less the preserved Court) will be the responsibility of the Alumna. The Territory will contribute \$1.54 million, including GST, towards the developer's costs for demolition.
- Settlement for Owen Flats was completed on 9 June 2017. The remaining blocks settlement is linked to the relocation of public housing tenants from the Lyneham Flats and De Burgh

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paired houses and is no later than 10 June 2019. The settlement sum is 40 per cent of the balance for Owen Flats and 60 per cent of the balance for Lyneham/De Burgh.

*Motor Vehicle Registry (formerly Block 2 Section 33 and now Block 4 Section 77 Dickson)*

- On 15 December 2016 the tender closed for the sale of the Dickson Motor Registry site with a pre-commitment to lease a new purpose built 13,000 m<sup>2</sup> NLA (Net Letting Area) government office building. Doma Commercial (ACT) Pty Ltd was selected as the preferred tenderer. The sale includes a pre-commitment by the ACT Government to lease the government office building for a period of 20 years (with an option for extension).
- The site was occupied by the motor registry (Access Canberra Shopfront) and the motor vehicle inspection station (MVIS). To enable the sale of the site to occur, the MVIS was relocated to Hume. A new inspection station (Blocks 2 and 8 Section 29 Hume) has been constructed and has been handed over to Access Canberra. The replacement facility is being delivered by a turnkey pricing structure that includes equipment and fit out with the Government to lease the land and premises for a ten year period, with options to extend for a further five years.
- Funding for the relocation of the MVIS from Dickson to Hume was approved by the Government in the 2016-17 Budget, with \$0.4 million allocated in 2016-17, \$1.0 million in 2017-18, \$1.02 million in 2018-19 and \$1.05 million in 2019-20.

*Dame Pattie Menzies House (DPMH)*

- A tender for the sale and leaseback of the DPMH site was released on 21 January 2017. The tender closed on 23 March 2017 and the evaluation process has been completed.
- Merrylin Lindland Pty Ltd was selected as the preferred tender with a purchase price of \$15.03 million.
- Settlement was completed on 9 October 2017.
- The Territory will lease back the building for three years (plus options for a further two years (1+1). The length of the leaseback period is being coordinated with the construction of the Dickson Office Block.

*Northbourne Flats Braddon and Turner*

- The sites are on the ARI schedule for release in 2017-18 with settlement in 2018-19.
- The sites are 15,607m<sup>2</sup> and 23,372m<sup>2</sup> and zoned for mixed-use development.
- The sites are currently tenanted and HACS is on track relocating the tenants.
- The sites have been subject to extensive planning by the Community Services Directorate (CSD). In May 2011, CSD commenced a design competition for the Northbourne Flats. In November 2011, it was announced that the entry by John Wardle Architects, 'Weave' was the winning design. CSD then worked with John Wardle Architects to develop a masterplan for the site.

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## *MacArthur House*

- The site faces Northbourne Avenue and is adjacent to the Macarthur Avenue stop on the Gunghalin to Civic light rail corridor. The size and articulation of the site provides an opportunity to deliver a landmark transit-oriented development as the anchor of a new, vibrant urban village precinct.
- The site has an area of 13,633 m<sup>2</sup> and is zoned for mixed-use development of approximately 530 dwellings at heights of up to ten storeys.
- The City and Gateway Draft Urban Renewal Strategy currently proposes to increase the height at this landmark site.
- The site is on the ARI schedule for release and settlement in financial year 2018-19.
- The Demolition Development Application has been approved and the Territory intends to undertake the demolition of this obsolete asset in 2018 once all tenants and the data centre have been relocated.

## *Dickson Ambulance Station*

- Currently the site is an active operational ambulance station. An alternative location for an ambulance station has been identified in Ainslie (Block 4 and part block 5 Section 38 Ainslie). Funding has been provided to the Justice and Community Services Directorate (JACS) to undertake a feasibility study.
- The business case for the design and construction of the alternate station has been developed by JACS and presented to Treasury. The cost of the replacement option currently outweighs the benefit of releasing this site.
- Treasury has indicated that it will reconsider this site on the ARI program following a review of the revenue achieved from other sales. It is highly likely that Treasury will negotiate in 2018 with the Commonwealth to remove this site from the ARI program.

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Portfolios: Chief Minister

Urban Renewal

## ISSUE: CITY RENEWAL PROGRAM OVERVIEW AND PROJECT UPDATES

### Talking points:

- Responsibility for the City to the Lake program transferred from the Land Development Agency (LDA) to the City Renewal Authority on 1 July 2017.
- The program is currently progressing on a number of fronts, including:
  - development of the West Basin Waterfront public realm;
  - planning for a range of public realm improvements to be completed in the City and Braddon, with the first project commencing this month; and
  - preparation for land release in the City precinct.
- Through the Statement of Expectations, Government has asked the City Renewal Authority to develop a cohesive and coordinated program for delivering major projects within the City Renewal Precinct.
- The advice received from the City Renewal Authority will help shape the future work of City renewal projects.

*Separate QTBs have been prepared for the West Basin Waterfront and Westside Village.*

### Key Information

#### Public Realm Upgrades

- The City Renewal Authority is planning to deliver a range of public realm improvements in the City Renewal Precinct with works on the first project commencing now. The work will see new paving, street furniture, landscaping, and lighting among other things, constructed from a palette of high quality, attractive, and robust materials and finishes. These initial works are planned to occur in the City and Braddon, and where possible will look to leverage this investment to encourage adjacent property owners to participate in the revitalisation of these areas.

#### Land Release

- The sequence of land release is scheduled to progress from the city towards the lake. Land release in West Basin is more than five years away.
- The 2017-18 to 2020-21 Indicative Land Release Program provides for 350 dwelling sites to be released in the City in both 2019-20 and 2020-21.

Cleared as complete and accurate: 18/01/2018

Cleared by: Nicholas Holt

Director

Ext: 79646

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Lead Directorate:

Environment, Planning and  
Sustainable Development

- The timing of the release of individual sites is currently being reviewed in the context of light rail stage two and the City Plan.

### Parkes Way

- Feasibility and early concept work for the re-design of Parkes Way was previously being progressed by the former LDA. Further development of this work is now being managed by Transport Canberra and City Services. This will ensure the significant design interdependencies between the proposed light rail stage two corridor to Woden and the Parkes Way design are properly managed.

### Aquatic Facilities

- The ACT Government and the Australian National University (ANU) considered cost sharing arrangements to construct a new publicly accessible 50 metre swimming pool in the ANU Student Hub on University Avenue. The outcome of those negotiations was that the ANU will proceed independently to construct a 25 metre publicly accessible pool.
- The City Renewal Authority has an allocation of \$400,000 to undertake feasibility for a future Civic aquatic facility. However the preferred location identified in West Basin is not proposed for development until into the mid-2020's, therefore this work is not expected to proceed in the near-term. The City Renewal Authority is however considering how it might incorporate water features, including water play, into future stages of the West Basin Waterfront public realm development, which will progress in the near-term.
- The Territory is progressing construction of a new aquatic centre in Stromlo Forest Park, adjacent to the Molonglo suburbs of Wright and Coombs. The brief for the design and construction of the Stromlo Aquatic Centre requires that the facility can be expanded to include a 10 metre diving platform and diving pool.

### City Stadium

- Delivery of a city stadium is a medium term priority for the Government. In time, feasibility options will be undertaken to determine the best approach to delivery.
- The stadium site provisioned in the City (Section 37, City), is impacted by the timing of the relocation of the Canberra Olympic Pool and the realignment of Parkes Way. Work on the stadium will not begin until these matters are resolved.

### **Background Information – may not be suitable for public disclosure**

- The Canberra Olympic Pool has a number of maintenance and structural problems that add to the annual operating costs and which will ultimately require the facility to be closed.

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- The construction of a new 25 metre public pool at ANU and the inclusion of diving facilities at Stromlo means the Government could consider closing the existing Canberra Olympic Pool in Civic.
- Achieving most existing aquatic facility requirements across the ANU and Stromlo would allow the proposed West Basin aquatic development to focus on creating an outdoor water based recreation park, the characteristics of which could include:
  - publicly accessible outdoor informal water play that would be fully managed during the warmer months of October to March and closed over colder months; and
  - family barbeque and picnic facilities linked to the water play.
- Alternatively, the Government may consider more comprehensive indoor public facilities provided as part of the West Basin development. This would be unlikely to progress until into the mid-2020's however, as mixed-use land release and associated infrastructure is unlikely to commence until that time. It is preferable that any new aquatic facility be developed in conjunction with this broader development of West Basin.

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Urban Renewal

**ISSUE: WEST BASIN AND WATERFRONT DEVELOPMENT**

**Talking points:**

- The West Basin waterfront will be a vibrant destination, where people meet, celebrate and enjoy one of Canberra's greatest assets, Lake Burley Griffin.
- Construction of the first stage of the West Basin waterfront, 150 metres of boardwalk from Commonwealth Avenue Bridge, was completed in June 2017.
- The boardwalk and the adjoining park (Henry Rolland Park) is proposed to be open to the Public (subject to confirmation) on April 21, 2018.
- Construction of the adjoining park has commenced and is due to be completed by early April 2018. More than 20,000 trees, shrubs and grasses will be planted in the park in the coming month(s).
  - Barrine Drive west of Commonwealth Avenue Bridge has been closed to allow construction of the park to proceed. Pedestrians and cyclists have been redirected to Corkhill Street.
- Following a public consultation process, Henry Rolland Park was selected as the name for this new park, receiving 684 of the nearly 1,500 votes cast by the public. Henry Rolland was an architect who was influential in the design and construction of early Canberra.
- The 2017-18 Budget (Mid-year Review) provides the City Renewal Authority \$37.738 million over three years from 2018-19 for construction of the second stage (Works Package 2A) of the West Basin waterfront (comprising capital of \$37.388 million and expenses of \$0.35 million).
- This will include lake bed reclamation and construction of the remaining 500 metres of new lake wall and boardwalk, which are critical to facilitating future land release in West Basin.
  - Associated infrastructure works will include the demolition of the ferry wharf and the former boat and bike hire buildings.
- Works were originally expected to commence in early 2018, subject to works approval from the National Capital Authority (NCA), and are expected to take two years to complete. Commencement will be delayed however, as the Territory is yet to finalise negotiations with the Commonwealth concerning the acquisition of the lake bed, which the Commonwealth has linked to broader strategic land matters currently being discussed with the Territory. These negotiations are ongoing, but progress is being made.

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- Future stages of any waterfront development are subject to NCA Works Approval and the availability of funding.

## Key Information

- The boardwalk is 8.1 metres wide and constructed of precast concrete, sourced from South Australia. It sits just above the water level.
  - The boardwalk construction materials were subject to an extensive design development and refinement process. They were also discussed extensively as part of the NCA's Design Review Panel process in 2014; included in designs released by the Land Development Agency for public comment in July 2015; and detailed clearly during public consultation as part of the NCA's works approval process in September 2015.
  - Precast concrete was determined to be a more robust and durable material for the boardwalk than timber, and provides a more uniform surface for improved accessibility.
  - Timber features in the Griffin Marker light deck, kayak cove and round pontoon structures that extend into the lake.
- Works Package 2A construction requires the Territory to negotiate with the Commonwealth to acquire a section of National Land (the lake bed) for land reclamation. The Territory is progressing these negotiations as a matter of priority.
- It is hoped that a resolution may be reached in the next 6-months, which would allow construction of Stage 2A to commence early in 2018-19.
- Subject to funding, Works Package 3A (promenade and access road) will require further discussions with the NCA before Works Approval can be granted.
- The West Basin waterfront when completed will constitute approximately 600 metres of generously scaled waterfront promenade, including a wide boardwalk; segregated cycle way; series of parks, plazas, playground and water play elements; and restaurant/cafe pavilions.
- Stickers saying 'Park not apartments @ West Basin' were recently placed on the Allara Street pedestrian bridge to Commonwealth Park. It is believed the stickers were placed by supporters of the Lake Burley Griffin Guardians. The National Capital Authority is aware of the stickers.

## Background Information – may not be suitable for public disclosure

- A Works Approval application for the construction of the entire West Basin Waterfront was lodged with the NCA in September 2015.
- In May 2016 the NCA granted conditional Works Approval for Point Park, the first 150 metres of boardwalk and signalised intersections on Commonwealth Avenue (Works Package 1A). Works Approval for an amended Point Park design, incorporating a shared zone to replace Barrine Drive, was granted in May 2017 (Works Package 1B).

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- Construction of the signalised intersections at the junction of Commonwealth Avenue and Albert and Corkhill Streets has been deferred, as the intersections will need to be redesigned to accommodate light rail.
- Henry Rolland Park will be situated between Menzies Walk at Commonwealth Avenue Bridge and Albert Street in the north. It will include public amenities such as fitness equipment, barbeques and landscape enhancements. The project will involve Barrine Drive transitioning to a shared zone until the creation of new intersections on Commonwealth Avenue, at which time Barrine Drive will be closed.
- The delivery of Stage 2A works requires the reclamation of an area of the lakebed comprising 28,600 square metres which will require approximately 80,000m<sup>3</sup> of fill. Accordingly, the Commonwealth and the Territory are required to establish an agreement that will allow the Territory to acquire this land and build the proposed public infrastructure on it. A similar agreement was negotiated in respect of Kingston Foreshore. The Commonwealth and Territory are progressing these negotiations in good faith.
- The West Basin public waterfront work will provide a valuable community asset and significantly increase the value of the land between the waterfront and City Hill, enhancing the return to government from future land sales. This will provide for the development of a high quality public waterfront, and create additional area of developable land.
- The area in the West Basin precinct that has been identified for:
  - Public use – is estimated at approximately 4.3 hectares.
  - Residential use – is estimated at approximately 6.7 hectares, this includes a road and cycle network.
  - Commercial use – is still to be determined.

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Portfolio/s Chief Minister

Urban Renewal

**ISSUE: WESTSIDE ACTON PARK**

**Talking points:**

- In May 2017 the Government announced the Westside Village roof-top podium would be relocated to Stromlo Forest Park, and will continue to provide a space that will benefit Canberrans and visitors.
- Decommissioning of the Westside site has been completed, as has the make good of the site.
- Installation of the structure at Stromlo Forest Park is now complete. The structure has been handed over to Venues ACT.
- The City Renewal Authority has no further role in relation to Westside Village now the relocation, and make-good of the West Basin site, is complete.

**Key Information**

- During its operation, over 50 major organised events are estimated to have attracted more than 100,000 visitors. Visit numbers for attendance outside organised events have not been estimated.
- A number of vendors, such as Daana and Miss Van's Vietnamese, have successfully used Westside Village to kick start their business and expand to permanent locations.
  - 13 businesses held leases at Westside during the period of government operation (August 2015 – April 2017).
- On 25 June 2016, Westside Village (Cox Architecture) was awarded the Sustainable Architecture award at the Australian Institute of Architects' 2016 ACT Architecture Awards. The award recognises projects that excel as architecture and also display innovation and excellence in terms of environmental sustainability.
- Westside Village was featured in a television show produced by Southern Cross Ten, entitled "Pushing the Boundaries" in July 2017. ACT Government Architect, Catherine Townsend interviewed the architect of Westside in January 2017. Stock footage was provided to the producers showing the site activated at major events such as Art Not Apart.

**Background Information – may not be suitable for public disclosure**

- Westside was a temporary village located on the shore of West Basin in Lake Burley Griffin. It was an urban play space for the community to come together, celebrate and enjoy

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the central parts of the National Capital. It hosted cafes, a roof-top and courtside bar, and private and public events.

- Originally contracted to Stromlo Stomping Grounds, management of the Westside Village was surrendered to Government effective 11 August 2015.
- While the Government would have liked Westside to continue operation while the West Basin waterfront public realm development was underway, the extended works approval for 2.5 years was not supported by the National Capital Authority (NCA). The NCA advised the Territory that the site must be restored to its previous condition by 19 November 2017.
- On 21 December 2016, the ACT Government announced Westside would cease trading at the end of April 2017.
  - Total estimated expenditure on Westside at its closure (30 April 2017) was \$1.97 million.
- An internal expression of interest process was conducted through ACT Property Group to ascertain if any other ACT Government directorate could use all or part of the vertical structure at another location. Stromlo Forest Park identified an interest in the roof top podium. Various interests were identified in respect to the individual containers.
- Two containers were relocated to Stromlo together with the majority of the roof top podium.
- Nine Territory owned containers will be utilised by the following agencies:
  - the Environment, Planning and Sustainable Development Directorate has requested two containers;
  - the Suburban Land Agency (SLA) has requested two containers;
  - the SLA and its Riverview development partner have requested two containers; and
  - Active Canberra has requested three containers.
- Operation of the cafe and bike support facility at Stromlo will be determined through separate public tenders, managed by VenuesACT.
- The relocation of the structure to Stromlo and make-good of the West Basin site was completed within the allocated \$813,000 budget, agreed by the Land Development Agency Board in May 2017.

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**ISSUE: Glebe Park Acquisition**

**Talking points:**

- The former Land Development Agency (LDA) purchased Block 24 Section 65 City from Glebe Park Pty Ltd in September 2015 for \$3.8 million (ex. GST). The block is a 1.233 hectare site between the Glebe Park apartments, Crown Plaza Hotel, the National Convention Centre and the Casino.
- The circumstances of this purchase have been placed on the public record.
- Two pieces of advice were provided in relation to the site.
  - A valuation by Opteon in August 2014 at \$0.95 million - \$1.05 million (ex GST), at an “as is” market value subject to all present lease conditions; and
  - Colliers in September 2015 provided a Valuation Advice identifying a range of \$2.8 million - \$4.6 million and recommended a \$3.6 million - \$3.8 million purchase price. Collier’s market value of the site represented the existing value of the site plus a percentage of the development rights resulting from a lease variation and payment of the Lease Variation Charge.
- The final purchase price of \$3.8 million (ex GST) was consistent with the range identified by Colliers and well within the total valuation range of \$2.8 million to \$4.6 million.
- The second advice was sought to inform negotiations after agreement could not be reached with the land owner on a purchase price.
- A Ministerial Direction is currently being developed that will set out the responsibilities of the City Renewal Authority and the Suburban Land Agency with regard to acquiring land.
- The Environment, Planning and Sustainable Development Directorate is currently implementing processes to strengthen the policies and procedures concerning how valuations are to be sourced by the Suburban Land Agency and the City Renewal Authority.
- These processes will require valuations undertaken to support land transactions for the City Renewal Authority and the Suburban Land Agency to be procured through a centralised team. A minimum of two valuations must be obtained and the valuations

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can be no older than 90 days or three calendar months, when relied upon for decision making. Where multiple valuations are obtained to support land transactions, all suppliers must be provided with consistent instructions. Official records are to be maintained by the area requesting the valuation(s).

- The Glebe Park land purchase was the subject of an Auditor-General's report. That report is currently before an active inquiry by the Standing Committee on Public Accounts and it would be inappropriate to comment further until that inquiry announces its findings.

**Key Information**

- The development of the City to the Lake project requires several major infrastructure improvements and upgrades to assist in unlocking the future potential of much of the land identified in the precinct.
- A major consideration for the project is the future configuration of Parkes Way. A realignment of the existing Parkes Way route would allow for the value and useability of the Parkes Section 3 development and the proposed stadium site to be maximised.
- To realign Parkes Way and maximise the use of the existing road reserves, the pond located at the intersection of Coranderrk Street will need to be relocated.
- The Coranderrk pond currently functions as a stormwater control pond and as the roundabout for the control of traffic entering and exiting Parkes Way at grade on the southeast of the city.
- The catchment to the pond extends upstream through Glebe Park toward Ainslie Avenue and further back to Mount Ainslie. Aside from Coranderrk pond, there are limited options to control stormwater flows into Lake Burley Griffin from this catchment.
- The land between the Convention Centre and Glebe Park (Block 24) was identified as being suitable for a replacement water quality control for the Coranderrk pond.
- The new water quality pond will improve water quality flows from Mount Ainslie and city east into Lake Burley Griffin. It will have the added benefits of improving the amenity of Glebe Park and the outlook of adjacent buildings.

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## Chief Minister QTB Index

### CHIEF MINISTER PORTFOLIO and other Directorates Hot Issues Marach 2018 SITTING

City Renewal Authority	
1.	ACT Auditor-General Report No. 3 / 2018 – Tender for sale of Block 30 (formerly Block 20) Section 34 Dickson
2.	Haig Park Master Plan
3.	City Activation
4.	Ongoing Redevelopment of Northbourne Avenue
5.	City Renewal overview and project updates
6.	West Basin and Waterfront Development
7.	Land Acquisitions – Glebe Park
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9.	Notifiable instruments on housing allocation (social, community, affordable)

Portfolios: Chief Minister  
City Renewal Authority

**ISSUE: ACT Auditor-General Report No. 3 / 2018 – Tender for sale of Block 30 (formerly Block 20) Section 34 Dickson**

**Talking points:**

- On 22 February 2018, the ACT Auditor-General released Report No. 3/2018 – Tender for sale of Block 30 (formerly Block 20) Section 34 Dickson.
- The report made four recommendations, including improving the tender process, strengthening probity, governance and assurance, and reinforcing organisational values.
- The Government has accepted the findings and is working with the Environment, Planning and Sustainable Development Directorate to give robust considerations to these matters.
- The Government will provide a formal response to the report for tabling in the Legislative Assembly consistent with the *Auditor-General Act 1996*.

**Background**

- The Report considered specific historical transactions of the former Economic Development Directorate and the supporting services of the Land Development Agency.
- The Report did not test or otherwise consider the governance supporting the establishment of the City Renewal Authority or the Suburban Land Agency or procurement practices for either entity.
- In the context of the specific transactions audited, the Report highlighted:
  - Inefficiencies in the tender process applied by the Economic Development Directorate for Block 30 Section 34.
  - A failure to achieve the sale objective of pursuing an open, contestable and transparent market process and potential failure to achieve value for money from the sale.

Cleared as complete and accurate:	08/03/2018	
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- The high risk that, due to the observed inefficiencies, the Economic Development Directorate relinquished considerable financial value to the Canberra Tradesmen’s Union Club Ltd (Tradies).
- The Auditor-General found a high risk that the Economic Development Directorate sold Block 30 Section 34 to the Tradies in breach of the *Planning and Development Act 2007*.
- The *Auditor-General Act 1996* requires the Minister, within four months after the day an Auditor-General’s report is presented to the Legislative Assembly, prepare a written response to the report and present it to the Legislative Assembly.
- The Government’s response to the Auditor-General’s report is due for presentation to the Legislative Assembly by 22 June 2018.

Cleared as complete and accurate: 08/03/2018  
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Portfolio: Chief Minister

**ISSUE: HAIG PARK MASTER PLAN****Talking points:**

- Haig Park is a key community park and a registered place on the ACT Heritage Register. It is located within the City Renewal Precinct, an area of increasing urban density.
- It is a well-established urban forest offering shade, recreation and environmental benefits. However, a 2017 study found that it is underutilised relative to other parks and open spaces in Canberra.
- The ACT Government is developing a landscape master plan (and corresponding Conservation Management Plan) in consultation with the community to improve amenities and utilisation.
- Upgraded paths, including improved lighting, in Braddon on Lonsdale and Mort Street alignments have already improved the safety and use of the park. The Government has committed additional funding in 2017-18 for further upgrades.
- The Conservation Management Plan is currently under development and we expect that it will be approved by the Heritage Council in the near future.
- The master plan is being developed in consultation with the community. More than six hundred people have participated in community consultation processes to date.
- The CRA will undertake a third stage of community engagement on more detailed ideas for the park in the coming months.

Cleared as complete and accurate:

09/03/2018

Cleared by:

Malcolm Snow, CEO

Ext: 51805

Contact Officer Name:

Lea Durie

Ext: 50477

Lead Directorate:

City Renewal Authority

Objective Ref: fA7901007



## Key Information

- The master plan process is investigating ways to activate the park while conserving, respecting and promoting the park's heritage significance and its important place in the future of our urban city.
- The master plan will prepare guiding principles and strategies to support a long-term vision for the park, while also proposing short-term actions to support this vision.
- A draft CMP has been prepared in consultation with the Environment, Planning and Sustainable Development Directorate (EPSDD) Heritage Unit, Transport Canberra and City Services (TCCS) Urban Treescapes and TCCS Roads. The draft CMP was presented to the ACT Heritage Council during their regular Council meeting on 21 September 2017 and formally submitted to the ACT Heritage Council for consideration on 26 September 2017. The ACT Heritage Council provided comments in late December 2017. The City Renewal Authority and the consultants (Tait Network) are working to address the Heritage Council's comments.
- Community engagement has been undertaken through a variety of means to ensure as many people as possible can have their say in the future of Haig Park, including online, drop-in sessions, workshops, social media, speaker series and meetings have been held with the following stakeholder groups:
  - Turner Residents Association;
  - North Canberra Community Council;
  - Turner Bowls Club;
  - Turner Tennis Club;
  - Turner Scout Hall;
  - ANU Students' Association; and
  - Fenner Hall.
- More than 600 people have engaged with the Haig Park master planning process to date.
- The first two stages of community engagement are now complete. The summary of the first and second stages can be viewed on the Haig Park YourSay page.
- Phase three community engagement will commence once the Heritage Council has given in principle agreement to the CMP, and a commitment from the National Capital Authority to prepare a development control plan has been secured.
- The final master plan is likely to be released in mid to late 2018 due to a longer than expected timeframe for CMP approval.

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Background Information – may not be suitable for public disclosure

- A draft master plan and draft CMP were undertaken by consultants on behalf of the then Territory and Municipal Services Directorate in 2012. These documents did not progress past draft status.
- The City Renewal Authority (then Office of the Coordinator-General Urban Renewal) appointed a consultant to undertake the revision of the Haig Park masterplan and CMP. The successful consultant was Tait Waddington (now Tait Network), a Canberra based planning, landscape and architecture firm.
- A whole of government steering committee has been set up to guide the master plan and CMP. Membership is made up of representatives from TCCS, EPSDD (ACT Heritage and Strategic Planning), Treasury, Justice and Community Safety Directorate and the Australian Federal Police also attend steering committee when necessary.

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Objective Ref: fA7901007

Portfolios: Chief Minister

Urban Renewal

**ISSUE: CITY ACTIVATION**

**Talking points:**

- The Government is committed to implementing an ambitious urban renewal plan which revitalizes and rebuilds our city centre.
- The new City Renewal Authority is enlivening the city centre through a co-ordinated program of events and activations supported by streetscape improvements that lift the quality and appeal of its public environment.
- A good example is the Pic & Mix Pop up installation which is bringing colour and a new dynamic to how people use public spaces.
- To date, activations have been run across the city centre's laneways, plazas and parks.
- 2018 will feature even more activities for the precinct which builds on the success of earlier events and responds to community feedback gathered as part of these events. This includes the Lawns installation in Civic Square and deck chair installations on London Circuit and in Latin American Plaza.
- From 1 January 2018, the City Renewal Authority took over responsibility for the management of the City Centre Marketing and Improvements Levy.
- The City Renewal Authority's shopfront on London Circuit, on the corner of Constitution Avenue, is open for city traders, residents and visitors to drop in for a conversation with City Renewal Authority staff between 9:30am and 5pm.

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09/03/2018

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## Key Information

- Examples of activations to date include:
  - The Forage at Odgers Lane in August 2016
  - The Backyard Experiment in Garema Place in October 2016 in partnership with the Australian Institute of Landscape Architects
  - KIDSCAPE at Haig Park in October 2016
  - ‘Showtime in the City’ in Petrie Plaza February 2017
  - Electric Avenues on 7 April 2017 as part of the You Are Here Festival
  - Hurly Burley Winter Fair in Hobart Place in June 2017
  - A wayfinding program to better connect the city to Floriade 2017
  - The Pic & Mix outdoor dining space which, since October 2017, has been in Garema Place, Civic Square, Glebe Park and City Walk.
  - Enlighten City Precinct, a series of installations and workshops focusing on peoples interaction with light (funded through the CCMIL).
- The program of activities for 2018 will include:
  - More short-term installations to brighten and invigorate spaces in the city
  - Continuing to connect the Canberra’s major events to the city centre, including Floriade 2018
  - Showcasing public areas in the city through events of various sizes and scales
- Some of the popular ideas gathered from CRA’s community engagement include:
  - more events, both small and large scale, across all areas of the city renewal precinct
  - more focus on the night time economy with more dining options in outdoor spaces
  - improvements to transport, including better parking arrangements, improved infrastructure for cyclists and the development of transport options to access the city centre
  - creating a more colourful city with more art
- Over the past two years (2016/17-2017/18) the Government has provided \$500,000 funding for the CRA.

## Background Information – may not be suitable for public disclosure

N/A.

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Objective Ref: fA7901007

Portfolios: Chief Minister

Urban Renewal

**ISSUE: ONGOING REDEVELOPMENT OF NORTHBOURNE AVENUE**

**Talking points:**

- The renewal of the city centre and Northbourne Avenue corridor is a priority for the ACT Government.
- Northbourne Avenue is the main approach route to the national capital and the ACT Government is committed to reinvigorating this important gateway and giving it the prominence and urban quality commensurate with its status.
- The Government shares planning responsibilities for Northbourne Avenue with the National Capital Authority. Changes to major planning controls, such as building heights and setbacks of development fronting the Northbourne corridor, are the responsibility of the National Capital Authority.
- The economic benefits of increased transport opportunities from light rail, active travel, redevelopment of government assets, and increased densification enabling residential and employment growth provide a unique opportunity to revitalise central Canberra and to become a more sustainable community.
- The City Renewal Authority is collaborating with and implementing the planning directions set by the Environment, Planning and Sustainable Development Directorate and the National Capital Authority for the Northbourne corridor.
- The Environment, Planning and Sustainable Development Directorate and the National Capital Authority have been jointly developing the City and Gateway Draft Urban Design Framework. The Draft Framework proposes a unified vision for the city and gateway corridor, including planning directions and design principles, to achieve the multiple benefits of urban renewal over the coming 10-15 years.
- For the Draft Framework to take effect, planning changes to both the Territory Plan and National Capital Plan are required. Changes to the planning controls through the National Capital Plan, referred to as draft amendments, are the National Capital Authority's responsibility, including any required Development Control Plan. Variations to the Territory Plan are the ACT Government's responsibility.
- The Environment, Planning and Sustainable Development Directorate is preparing Urban Design Guidelines for the corridor which are intended to be incorporated as part of a variation to the Territory Plan to provide better design guidance and planning controls for new development along Northbourne Avenue.

Cleared as complete and accurate:

09/03/2018

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- The City and Gateway Draft Urban Design Framework is now out for public consultation. It is anticipated that, following consultation, the planning controls could be finalised by the end of 2018.
- Land releases as part of the sale of Asset Recycling Initiative sites along Northbourne Avenue, and minor capital works including verge works, are also contributing to the ongoing redevelopment of Northbourne Avenue.

## Key Information

- Key land releases which have been undertaken to date along the Northbourne Avenue include:
  - The Northbourne East Precinct, known as Dickson on Northbourne,
  - The Northbourne West Precinct, known as Lyneham on Northbourne,
  - The Dickson Motor Registry site, and
  - The Dame Pattie Menzies site.
- The release of the Dickson Ambulance Station will not be progressed. Negotiations with the Commonwealth to remove the site from the ARI program will be conducted later in the year. The remaining ARI sites along Northbourne Avenue (Northbourne Flats Braddon and Turner, MacArthur House) will be released to meet the ARI timeframes.
- The Northbourne Flats Braddon and Turner are now vacant and are programmed for release mid 2018. The Territory will undertake the demolition of these buildings later in the year.
- The Territory is also undertaking the demolition of MacArthur House. Possession of site has been issued to the demolition contractor.
- Verge improvements to complement active travel along Northbourne Avenue are currently being delivered through a combination of capital works and as off-site works for selected ARI sites. Verge works from Haig Park to Barry Drive and a number of upgraded paths within Haig Park have been delivered.
- City Renewal Authority is collaborating with EPSDD and NCA on the design for the public realm, including verges, and its seamless interface with the private realm.

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## Background Information – may not be suitable for public disclosure

### *Dickson on Northbourne*

- The Northbourne East Precinct, known as Dickson on Northbourne, was sold by auction on 31 August 2016 for \$40 million (incl GST). The successful buyer is Art Projects Nominees Pty Ltd.
- VisitCanberra has relocated to Regatta Point and the site at 330 Northbourne Avenue has now been officially handed over to Transport Canberra and City Services as a site depot for the light rail project. Signage has been placed at the site redirecting visitors to Regatta Point for visitor information services.
- Demolition of the Dickson flats (less the preserved buildings) has been completed. Responsibility for the demolition of the Karuah Maisonettes and the Garden Flats (less the preserved buildings) as well as the Tourist Information Centre will be undertaken by Art Group, the purchaser of the Northbourne East Precinct. The Territory will contribute \$1.635 million including GST towards the Developer's costs for demolition. Art Group has recently commenced demolition of the Karuah Maisonettes and the Garden Flats.
- Settlement of Block 1 Section 77 Dickson occurred on for 13 September 2017. Settlement for the Karuah Maisonettes and Garden Flats is no later than 8 June 2018 and the Tourist Information Centre is no later than 10 June 2019. The settlement sum for each block is one third of the balance.
- There are a number of issues related to stormwater run-off and flooding at the low point along Northbourne Avenue opposite the Karuah Maisonettes and Owen Flats which are being investigated by TCCS. This is expected to entail mitigation work by both the Territory and the developers of Dickson and Lyneham on Northbourne.

### *Lyneham on Northbourne*

- The Northbourne West Precinct, known as Lyneham on Northbourne, was released by tender on 19 November 2016. Tenders closed at 2pm on 15 March 2017 and Alumna Property Pty Ltd was selected as the preferred tenderer with a purchase price of \$45 million (incl GST).
- Demolition of the Owen Flats (less the preserved buildings) has been completed. Responsibility for the demolition of the De Burgh Paired houses (less the preserved Court) will be the responsibility of the Alumna. The Territory will contribute \$1.54 million, including GST, towards the developer's costs for demolition.
- Public housing tenants still reside in the Lyneham Flats and De Burgh Paired houses. Tenants will be relocated as part of the Public Housing Renewal Program.
- Settlement for Owen Flats was completed on 9 June 2017. The remaining blocks settlement is linked to the relocation of public housing tenants from the Lyneham Flats and De Burgh

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paired houses and is no later than 10 June 2019. The settlement sum is 40 per cent of the balance for Owen Flats and 60 per cent of the balance for Lyneham/De Burgh.

### *Motor Vehicle Registry (formerly Block 2 Section 33 and now Block 4 Section 77 Dickson)*

- On 15 December 2016 the tender closed for the sale of the Dickson Motor Registry site with a pre-commitment to lease a new purpose built 13,000 m<sup>2</sup> NLA (Net Letting Area) government office building. Doma Commercial (ACT) Pty Ltd was selected as the preferred tenderer. The sale includes a pre-commitment by the ACT Government to lease the government office building for a period of 20 years (with an option for extension).
- Contracts were exchanged on 20 Dec 2017 for Block 19 Section 33 and Block 8 Section 77 Dickson (The former Motor Vehicle Registry site). Both sites are due to settle on 13 March 2018:
  - Block 19 Section 33 was sold with a Crown Lease for \$14,000,000 (GST Inc.)
  - Block 8 Section 77 was sold with a Holding Lease for \$21,250,000 (GST Ex.)
- Responsibility for the demolition of the buildings has been placed on the buyer. Doma Group has possession of site and has commenced demolition of these obsolete assets.
- The site was previously occupied by the motor registry (Access Canberra Shopfront) and the motor vehicle inspection station (MVIS). To enable the sale of the site to occur, the MVIS was relocated to Hume. A new inspection station (Blocks 2 and 8 Section 29 Hume) has been constructed and has been handed over to Access Canberra. The replacement facility is being delivered by a turnkey pricing structure that includes equipment and fit out with the Government to lease the land and premises for a ten year period, with options to extend for a further five years.
- Funding for the relocation of the MVIS from Dickson to Hume was approved by the Government in the 2016-17 Budget, with \$0.4 million allocated in 2016-17, \$1.0 million in 2017-18, \$1.02 million in 2018-19 and \$1.05 million in 2019-20.

### *Dame Pattie Menzies House (DPMH)*

- A tender for the sale and leaseback of the DPMH site was released on 21 January 2017. The tender closed on 23 March 2017 and the evaluation process has been completed.
- Merrylin Lindland Pty Ltd was selected as the preferred tender with a purchase price of \$15.03 million.
- Settlement was completed on 9 October 2017.
- The Territory will lease back the building for three years (plus options for a further two years (1+1). The length of the leaseback period is being coordinated with the construction of the Dickson Office Block.

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## *Northbourne Flats Braddon and Turner*

- The sites are on the ARI schedule for release in 2017-18 with settlement in 2018-19.
- The sites are 15,607m<sup>2</sup> and 23,372m<sup>2</sup> and zoned for mixed-use development.
- The sites are now vacant.
- The Territory will demolish these obsolete assets. Environmental investigative works are currently underway to inform the demolition work.

## *MacArthur House*

- The site faces Northbourne Avenue and is adjacent to the Macarthur Avenue stop on the Gunghalin to Civic light rail corridor. The size and articulation of the site provides an opportunity to deliver a landmark transit-oriented development as the anchor of a new, vibrant urban village precinct.
- The site has an area of 13,633 m<sup>2</sup> and is zoned for mixed-use development of approximately 530 dwellings.
- The site is on the ARI schedule for release and settlement in financial year 2018-19.
- All tenants and the data centre have been relocated. The Territory is undertaking the demolition of this obsolete asset and possession of site has been issued to a demolition contractor.

## *Dickson Ambulance Station*

- Currently the site is an active operational ambulance station.
- Treasury has agreed to remove this site from the ARI program.

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**ISSUE: CITY RENEWAL PROGRAM OVERVIEW AND PROJECT UPDATES**

**Talking points:**

- Responsibility for the former City to the Lake strategy transferred from the Land Development Agency to the City Renewal Authority on 1 July 2017.
- The strategy is currently progressing on a number of fronts, including:
  - development of the West Basin Waterfront public realm;
  - planning for a range of public realm improvements to be completed in the City and Braddon, with the first projects underway; and
  - preparation for land release in the City precinct.
- Through the Statement of Expectations, the Government has asked the City Renewal Authority to develop a cohesive and coordinated program for delivering major projects within the City Renewal Precinct.
- The advice received from the City Renewal Authority will help shape the future work of City renewal projects.

*A separate QTB has been prepared for the West Basin Waterfront..*

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## Key Information

### Public Realm Upgrades

- The City Renewal Authority is planning to deliver a range of public realm improvements in the City Renewal Precinct with works on the first project on London Circuit having commenced. The work will see new paving, street furniture, landscaping, and lighting among other things, constructed from a palette of high quality, attractive, and robust materials and finishes. These initial works are planned to occur in the City and Braddon, and where possible will look to leverage this investment to encourage adjacent property owners to participate in the revitalisation of these areas.

### Land Release

- The sequence of land release is scheduled to progress from the city towards the lake. Land release in West Basin is more than five years away.
- The 2017-18 to 2020-21 Indicative Land Release Program provides for 350 dwelling sites to be released in the City in both 2019-20 and 2020-21.
- The timing of the release of individual sites is currently being reviewed in the context of light rail stage two and the City Plan.

### Parkes Way

- Feasibility and early concept work for the re-design of Parkes Way was previously being progressed by the former LDA. Further development of this work is now being managed by Transport Canberra and City Services (TCCS). This will ensure the significant design interdependencies between the proposed light rail stage two corridor to Woden and the Parkes Way design are properly managed. The City Renewal Authority is engaging closely with TCCS to ensure the work supports the Authority's urban renewal agenda.

### Aquatic Facilities

- The ACT Government and the Australian National University (ANU) considered cost sharing arrangements to construct a new publicly accessible 50 metre swimming pool in the ANU Student Hub on University Avenue. The outcome of those negotiations was that the ANU will proceed independently to construct a 25 metre publicly accessible pool.
- The City Renewal Authority has an allocation of \$400,000 to undertake feasibility for a future Civic aquatic facility. However the preferred location identified in West Basin is not proposed for development until into the mid-2020's, therefore this work is not expected to proceed in the near-term. The City Renewal Authority is however

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considering how it might incorporate water features, including water play, into future stages of the West Basin Waterfront public realm development, which will progress in the near-term.

- The Territory is progressing construction of a new aquatic centre in Stromlo Forest Park, adjacent to the Molonglo suburbs of Wright and Coombs. The brief for the design and construction of the Stromlo Aquatic Centre requires that the facility can be expanded to include a 10 metre diving platform and diving pool.

## City Stadium

- Delivery of a city stadium is a medium term priority for the Government. In time, feasibility options will be undertaken to determine the best approach to delivery.
- The stadium site provisioned in the City (Section 37, City), is impacted by the timing of the relocation of the Canberra Olympic Pool and the realignment of Parkes Way. Work on the stadium will not begin until these matters are resolved.

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Objective Ref: fA7901007

## Background Information – may not be suitable for public disclosure

- The Canberra Olympic Pool has a number of maintenance and structural problems that add to the annual operating costs and which will ultimately require the facility to be closed.
- The construction of a new 25 metre public pool at ANU and the inclusion of diving facilities at Stromlo means the Government could consider closing the existing Canberra Olympic Pool in Civic.
- Achieving most existing aquatic facility requirements across the ANU and Stromlo would allow the proposed West Basin aquatic development to focus on creating an outdoor water based recreation park, the characteristics of which could include:
  - publicly accessible outdoor informal water play that would be fully managed during the warmer months of October to March and closed over colder months; and
  - family barbeque and picnic facilities linked to the water play.
- Alternatively, the Government may consider more comprehensive indoor public facilities provided as part of the West Basin development. This would be unlikely to progress until into the mid-2020's however, as mixed-use land release and associated infrastructure is unlikely to commence until that time. It is preferable that any new aquatic facility be developed in conjunction with this broader development of West Basin.
- The City Renewal Authority is transferring \$200,000 of the \$400,000 it has for the Civic Pool Feasibility Study to the Stromlo pool project to help address a budget shortfall. The remaining \$200,000 retained by the City Renewal Authority will be used to investigate waterplay and related opportunities such as an urban beach, that could be developed as part of the West Basin waterfront works.

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**ISSUE: WEST BASIN AND WATERFRONT DEVELOPMENT**

**Talking points:**

- The West Basin waterfront will be a vibrant destination, where people meet, celebrate and enjoy one of Canberra's greatest assets, Lake Burley Griffin.
- Construction of the first stage of the West Basin waterfront, 150 metres of boardwalk from Commonwealth Avenue Bridge, was completed in June 2017.
- The boardwalk and the adjoining new park is proposed to be opened to the public on 28 April 2018.
- More than 20,000 trees, shrubs and grasses will be planted in the park in the coming months.
- Barrine Drive west of Commonwealth Avenue Bridge has been closed to allow construction of the park to proceed. Pedestrians and cyclists have been redirected to Corkhill Street. Barrine Drive will reopen to vehicle, cyclist and pedestrian access once the park has opened.
- Following a public consultation process, Henry Rolland Park was selected as the name for this new park, receiving 684 of the nearly 1,500 votes cast by the public. Henry Rolland was an architect who was influential in the design and construction of early Canberra.
- The 2017-18 Budget (Mid-year Review) provides the City Renewal Authority \$37.738 million over three years from 2018-19 for construction of the second stage (Works Package 2A) of the West Basin waterfront (comprising capital of \$37.388 million and expenses of \$0.35 million).
- This will include lake bed reclamation and construction of the remaining 500 metres of new lake wall and boardwalk, which are critical to facilitating future land release in West Basin. Associated infrastructure works will include the demolition of the ferry wharf and the former boat and bike hire buildings.
- Work on Stage 2A was originally expected to commence in early 2018, and take two years to complete. Commencement has been delayed however, as the Territory is yet to finalise negotiations with the Commonwealth concerning the acquisition of the lake bed, which the Commonwealth has linked to broader strategic land matters currently being discussed with the Territory. These negotiations are ongoing, but progress is being made on the resolution of the issues relating to West Basin.
- Future stages of any waterfront development are subject to NCA Works Approval and the availability of funding.

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**Media (ICOMOS letter and Canberra Times article)**

- An article in the Canberra Times (5 March 2018) reported that the International Committee on Monuments and Sites (ICOMOS) had called for the immediate halt to works in West Basin, which threatens the cultural and heritage value of the lake and its surrounds.
- ICOMOS wrote to the Territory and Commonwealth Government on 19 February 2018, requesting a halt to works in West Basin, and the listing of Lake Burley Griffin on the national heritage list.
- Canberra is a growing, vibrant city; one that has changed significantly in its first 100 years. As it has grown it has kept true to the vision of the original designers, Walter Burley Griffin and Marion Mahony Griffin, while reflecting the evolving nature of a modern city and the people who call it home.
- This vision, and their planning legacy, is enshrined in the National Capital Plan (the Plan) which is administered by the National Capital Authority (NCA), a Commonwealth Government agency. This Plan sets out the planning controls and requirements for defined areas, including West Basin.
- At the centre of that original vision was the creation of Lake Burley Griffin, achieved through the construction of Scrivener Dam on the Molongolo River. The lake is an important element of Canberra and its character.
- The Griffins' original plan intended the city's street layout and form would continue down to the lake in West Basin, connecting the city centre and lake. While part of the original planning intent, it is only in recent years that implementation of this vision has commenced in earnest, with the first stages of the development of the West Basin waterfront public realm.
- That transformation includes a new public park on the West Basin headland which is under construction. The next stage is the development of a 55 metre wide public space, which will include purpose built pavilions for cafes and tourist facilities, playgrounds and water play areas. The West Basin waterfront currently consists of three hectares of surface parking but when redeveloped it will have four hectares of public open space.
- A mixed-use, low-rise development is also proposed in West Basin between the new public waterfront and the city, with a range of retail, residential and recreational spaces to create a new community, supported by a wide range of amenities and public infrastructure.

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- The development proposed by the ACT Government in West Basin is entirely consistent with the original planning intent for the city, developed some 100 years ago.
- The Government does not agree with the assertion by ICOMOS and the 'Lake Burley Griffin Guardinas', that this development will threaten the cultural and heritage value of the lake and its surrounds. To the contrary, the proposed development is in accordance with the National Capital Plan, and will strengthen the cultural and heritage value of the Lake.
- Ultimately, heritage protection of the lake and its surrounds falls within the jurisdiction of the Commonwealth and the Australian Heritage Council.
- To that end, the NCA developed the Lake Burley Griffin and Adjacent Lands Heritage Management Plan in 2009 (HMP), in accordance with the heritage management principles and requirements for management plans set out in the Environment Protection and Biodiversity Conservation Act 1999
- The HMP defines the lake's heritage values and how to protect them.
- The HMP includes a range of conservation policies and recommendations to conserve, interpret and manage the heritage values of Lake Burley Griffin and Adjacent Lands. The Government's plans for West Basin are also consistent with the HMP.

### **Background Information – may not be suitable for public disclosure**

- The boardwalk is 8.1 metres wide and constructed of precast concrete, sourced from South Australia. It sits just above the water level.
  - The boardwalk construction materials were subject to an extensive design development and refinement process. They were also discussed extensively as part of the NCA's Design Review Panel process in 2014; included in designs released by the Land Development Agency for public comment in July 2015; and detailed clearly during public consultation as part of the NCA's works approval process in September 2015.
  - Precast concrete was determined to be a more robust and durable material for the boardwalk than timber, and provides a more uniform surface for improved accessibility.
  - Timber features in the Griffin Marker light deck, wet dock and round pontoon structures that extend into the lake.
- Works Package 2A construction requires the Territory to negotiate with the Commonwealth to acquire a section of National Land (the lake bed) for land reclamation. The Territory is progressing these negotiations as a matter of priority.

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- It is hoped that a resolution may be reached in the next 6-months, which would allow construction of Stage 2A to commence mid 2018-19.
- Subject to funding, Works Package 3A (promenade and access road) will require further discussions with the NCA before Works Approval can be granted.
- The West Basin waterfront when completed will constitute approximately 600 metres of generously scaled waterfront promenade, including a wide boardwalk; segregated cycle way; series of parks, plazas, playground and water play elements; and restaurant/cafe pavilions.
- A Works Approval application for the construction of the entire West Basin Waterfront was lodged with the NCA in September 2015.
- In May 2016 the NCA granted conditional Works Approval for Point Park, the first 150 metres of boardwalk and signalised intersections on Commonwealth Avenue (Works Package 1A). Works Approval for an amended Point Park design, incorporating a shared zone to replace Barrine Drive, was granted in May 2017 (Works Package 1B).
- Construction of the signalised intersections at the junction of Commonwealth Avenue and Albert and Corkhill Streets has been deferred, as the intersections will need to be redesigned to accommodate light rail.
- Henry Rolland Park will be situated between Menzies Walk at Commonwealth Avenue Bridge and Albert Street in the north. It will include public amenities such as fitness equipment, barbecues and landscape enhancements. The project will involve Barrine Drive transitioning to a shared zone until the creation of new intersections on Commonwealth Avenue, at which time Barrine Drive will be closed.
- The delivery of Stage 2A works requires the reclamation of an area of the lakebed comprising 28,600 m<sup>2</sup> which will require approximately 80,000m<sup>3</sup> of fill. Accordingly, the Commonwealth and the Territory are required to establish an agreement that will allow the Territory to acquire this land and build the proposed public infrastructure on it. A similar agreement was negotiated in respect of Kingston Foreshore. The Commonwealth and Territory are progressing these negotiations in good faith.
- The West Basin public waterfront work will provide a valuable community asset and significantly increase the value of the land between the waterfront and City Hill, enhancing the return to government from future land sales. This will provide for the development of a high quality public waterfront, and create additional area of developable land.
- The area in the West Basin precinct that has been identified for:
  - Public use – is estimated at approximately 4.3 hectares.
  - Residential use – is estimated at approximately 6.7 hectares, this includes a road and cycle network.
  - Commercial use – is still to be determined.

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**ISSUE: Land Acquisition - Glebe Park**

**Talking points:**

- The former Land Development Agency purchased Block 24 Section 65 City from Glebe Park Pty Ltd in September 2015 for \$3.8 million (excluding GST). The block is a 1.233 hectare site between the Glebe Park apartments, Crown Plaza Hotel, the National Convention Centre and the Casino.
- The circumstances of this purchase have been placed on the public record.
- Two pieces of advice were provided in relation to the site.
  - A valuation by Opteon in August 2014 at \$0.95 million - \$1.05 million (excluding GST), at an “as is” market value subject to all present lease conditions; and
  - Colliers in September 2015 provided a Valuation Advice identifying a range of \$2.8 million - \$4.6 million and recommended a \$3.6 million - \$3.8 million purchase price. Collier’s market value of the site represented the existing value of the site plus a percentage of the development rights resulting from a lease variation and payment of the Lease Variation Charge.
- The final purchase price of \$3.8 million (excluding GST) was consistent with the range identified by Colliers and well within the total valuation range of \$2.8 million to \$4.6 million.
- The second advice was sought to inform negotiations after agreement could not be reached with the land owner on a purchase price.
- A Ministerial Direction is currently being developed that will set out the responsibilities of the City Renewal Authority and the Suburban Land Agency with regard to acquiring land.
- The Environment, Planning and Sustainable Development Directorate is currently implementing processes to strengthen the policies and procedures concerning how valuations are to be sourced by the Suburban Land Agency and the City Renewal Authority.
- These processes will require valuations undertaken to support land transactions for the City Renewal Authority and the Suburban Land Agency to be procured through a centralised team. A minimum of two valuations must be obtained and the valuations can be no older than 90 days or three calendar months, when relied upon for

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decision making. Where multiple valuations are obtained to support land transactions, all suppliers must be provided with consistent instructions. Official records are to be maintained by the area requesting the valuation(s).

- The Glebe Park land purchase was the subject of an Auditor-General's report. That report is currently before an active inquiry by the Standing Committee on Public Accounts and it would be inappropriate to comment further until that inquiry announces its findings.

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Objective Ref: fA7901007

## Key Information

- The development of West Basin requires several major infrastructure improvements and upgrades to assist in unlocking the future potential of much of the land identified in the precinct.
- A major consideration for the project is the future configuration of Parkes Way. A realignment of the existing Parkes Way route would allow for the value and useability of the Parkes Section 3 development and the proposed stadium site to be maximised.
- To realign Parkes Way and maximise the use of the existing road reserves, the pond located at the intersection of Coranderrk Street will need to be relocated.
- The Coranderrk pond currently functions as a stormwater control pond and as the roundabout for the control of traffic entering and exiting Parkes Way at grade on the southeast of the city.
- The catchment to the pond extends upstream through Glebe Park toward Ainslie Avenue and further back to Mount Ainslie. Aside from Coranderrk pond, there are limited options to control stormwater flows into Lake Burley Griffin from this catchment.
- The land between the Convention Centre and Glebe Park (Block 24) was identified as being suitable for a replacement water quality control for the Coranderrk pond.
- The new water quality pond will improve water quality flows from Mount Ainslie and city east into Lake Burley Griffin. It will have the added benefits of improving the amenity of Glebe Park and the outlook of adjacent buildings.

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**ISSUE: CITY CENTRE MARKETING AND IMPROVEMENTS LEVY**

**Talking points:**

- The City Centre Marketing and Improvements Levy was first introduced in July 2007 by the Government in recognition of the ambition of city centre commercial property owners to establish a business improvement district.
- The levy is collected from commercial property owners in Braddon and the city centre across retail and non-retail core areas. It is collected at a rate of 0.2992% and 0.2161% respectively of a property's Average Unimproved Value.
- The levy collects approximately \$1.8 million per annum.
- From its inception until 31 December 2017 the levy was distributed by a private, not-for-profit organisation, *In The City Canberra*.
- The City Renewal Authority took over distribution of the Levy on 1 January 2018.
- To ensure continuity of service and help provide surety to the community, the City Renewal Authority has developed a work program to guide the initial 6 months of management from January to June 2018. This program includes:
  - Developing a performance and accountability framework;
  - A grants program;
  - Contributing to a safer community, partnering with Access Canberra to fund the provision of security at the city taxi rank;
  - Cleaning and maintenance;
  - Partnerships and events;
  - Communications and engagements;
  - Vibrant streets, exploring a strategy for addressing vacant commercial space across the city; and
  - Capital improvement works.
- The City Grants program was launched on 7 February 2018. The first round of applications closes on 14 March 2018.

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- The Enlighten City Precinct, part of the 2018 Enlighten Festival and funded through a contribution from the Levy fund, officially began on 2 March 2018 and features art installations, creative lighting displays and public workshops.

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Objective Ref: A15356438

**Background Information – may not be suitable for public disclosure**

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- Concern has been raised by community that bringing the distribution of the levy into Government would result in the levy being absorbed into base revenue and not properly managed or expended.

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Objective Ref: A15356438

Portfolio: Housing & Suburban Development

## **ISSUE: Notifiable instruments on public, community and affordable housing targets**

### **Talking points:**

- In order to maintain an adequate supply of affordable housing options and improve the geographic spread and diversity of affordable housing, the Government will set annual targets of affordable, public and community housing to be included in all sites released annually from within the Government's infill and Greenfield land release program.
- These targets are a requirement of the *City Renewal Authority and Suburban Land Agency Act 2017* (the Act) and will be published annually alongside the ACT Government Indicative Land Release Program.
- The targets for 2017-18 have taken into consideration social and affordable housing need, amenity, proximity to schools, transport, employment centers, and public open space as well as existing concentrations of affordable and social housing in each suburb.
- As I announced at the Housing and Homelessness Summit on 17 October 2017, the 2017-18 targets will deliver 530 dwelling sites made up of:
  - 54 dwelling sites for new/additional public housing;
  - 89 dwelling sites for the Public Housing Renewal Program;
  - 353 dwelling sites for dedicated affordable home purchase and land rent; and
  - 34 dwelling sites for community housing.
- The 2017-18 targets were published as a Notifiable Instrument on the Legislation Register on 20 February 2018.

### **Key Information**

- The Chief Minister, is responsible for setting the housing targets for developments in urban renewal precincts.
- The Minister for Housing and Suburban Development is responsible for setting the housing targets in new suburbs.

Cleared as complete and accurate: 07/03/2018  
Cleared by: Director Ext: 54961  
Contact Officer Name: Elizabeth Howell Ext: 58273  
Lead Directorate: Environment, Planning and Sustainable Development

TRIM Ref:



- The Minister for Urban Renewal is responsible for setting the housing targets in urban development areas other than an urban renewal precinct.
- The targets were published on the Legislation Register as a Notifiable Instrument under the Act, signed by all three responsible Ministers, on 20 February 2018.
- The 2017-18 target has been developed by an inter-directorate reference group made up of relevant officials responsible for affordable housing policy, land release, public and community housing as well as representation from the relevant Government land delivery agencies.

### **Background Information – may not be suitable for public disclosure**

- On 12 February 2018, the *Canberra Times* reported Ms Caroline Le Couteur MLA's concerns that the Government was not complying with the requirement under the Act to set affordable housing targets in new suburbs and areas where the City Renewal Authority or Suburban Land Agency are involved in urban renewal.
- The Government is not in breach of the legislation due to the delay in publishing the 2017-18 targets. While the Act says the responsible Ministers must set targets for residential developments and the development of new suburbs, there is no timeframe set on this requirement. It would be open to Government to set one target per year, on a four-yearly basis, or to set a separate target on a case by case basis each time a development is undertaken.
- For practical reasons and to improve transparency across the whole Government land release program, the Government has agreed to set the targets on an annual financial year basis, through a single Notifiable Instrument, in line with the development of the Indicative Land Release Program.
- Some developments have a zero percent target for 2017-18. These targets have been proposed on consideration of the current proportion of affordable and social housing existing in the suburb as well as the detailed site planning work for individual sites and outcomes of engagement and commitments from ACT Housing, the Public Housing Renewal Taskforce and relevant Community Housing Providers.
- Sensitive: The zero per cent targets for affordable, community and public housing for Braddon/Turner, Reid and Red Hill have been proposed according to previous Government decisions on the development outcomes for Asset Recycling Initiative sites, requiring these sites to be unencumbered.

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Lead Directorate: Environment, Planning and Sustainable Development

Australian Capital Territory

# City Renewal Authority and Suburban Land Agency Housing Target Determination (No 1)

Notifiable instrument NI2018–75

made under the

*City Renewal Authority and Suburban Land Agency Act 2017*, section 65 (Affordable, community and public housing targets)

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## 1 Name of instrument

This instrument is the *City Renewal Authority and Suburban Land Agency Housing Target Determination (No 1)*.

## 2 Commencement

This instrument commences on the day after its notification day.

## 3 Affordable, community and public housing targets

- (1) Under section 65 (1) (a) and (2) (a) – (c) of the *City Renewal Authority and Suburban Land Agency Act 2017* (the *Act*), I, the Chief Minister, determine that for residential development in the urban renewal precinct, as identified in column 1 of table 1, schedule 1, the housing targets are as described in the corresponding entries in columns 2, 3 and 4 of table 1, schedule 1.
- (2) Under section 65 (1) (b) and (2) (a) – (c) of the *Act*, I, the Minister for Urban Renewal, determine that for residential development in connection with urban renewal other than in an urban renewal precinct, as identified in column 1 of table 2, schedule 1, the housing targets are as described in the corresponding entries in columns 2, 3 and 4 of table 2, schedule 1.
- (3) Under section 65 (1) (c) and (2) (a) – (c) of the *Act*, I, the Minister for Housing and Suburban Development, determine that for the development of a new suburb, as identified in column 1 of table 3, schedule 1, the housing targets are as described in the corresponding entries in columns 2, 3 and 4 of table 3, schedule 1.

*Note:* The ACT Government's Indicative Land Release Program 2017-18 to 2020-21 (see [www.planning.act.gov.au/topics/land-release/land\\_supply\\_strategy/ilrp-2017/ilrp-2017-18-to-2020-21](http://www.planning.act.gov.au/topics/land-release/land_supply_strategy/ilrp-2017/ilrp-2017-18-to-2020-21)) outlines the anticipated maximum dwelling yield for relevant development sites scheduled for release in the financial year 2017-18, at the time of publication in June 2017. These are set out in columns 2 and 3 of Table 1, Schedule 2 (maximum site yields). Application of the targets in Section 3 of this Instrument to the maximum site yields result in indicative dwelling numbers in columns 5, 7 and 9 of Table 1, Schedule 2.

Andrew Barr MLA  
Chief Minister

Yvette Berry MLA  
Minister for Housing  
and Suburban  
Development

Mick Gentlemen MLA  
Minister for Urban  
Renewal

16/2/2018

12/2/2018

12/2/2018

**Schedule 1**  
(see section 3)

**Table 1**

<b>Housing targets for residential development in an urban renewal precinct for land scheduled for release in 2017-18</b>			
Responsible Minister: Chief Minister			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Suburb</b>	<b>Target for Affordable Housing</b>	<b>Target for Public Housing</b>	<b>Target for Community Housing</b>
<b>Braddon/ Turner</b>	0%	0%	0%
<b>Reid</b>	0%	0%	0%

**Table 2**

<b>Housing Targets for the development of urban renewal in areas outside an urban renewal precinct for land scheduled for release in 2017-18</b>			
Responsible Minister: Minister for Urban Renewal			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Suburb</b>	<b>Target for Affordable Purchase</b>	<b>Target for Public Housing</b>	<b>Target for Community Housing</b>
<b>Gungahlin Town Centre</b>	0%	85%	0%
<b>Lawson</b>	11%	3%	3%
<b>Greenway</b>	8%	11%	0%
<b>Red Hill</b>	0%	0%	0%

**Table 3**

<b>Housing Targets for the development of a new suburb for land scheduled for release in 2017-18</b>			
Responsible Minister: Minister for Housing and Suburban Development			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Suburb</b>	<b>Target for Affordable Housing</b>	<b>Target for Public Housing</b>	<b>Target for Community Housing</b>
<b>Taylor</b>	25%	0%	0%
<b>North Wright</b>	15%	0%	0%
<b>Coombs</b>	19%	0%	0%
<b>Strathnairn</b>	22%	0%	5%
<b>Wright</b>	0%	0%	0%
<b>Moncrieff</b>	0%	0%	0%
<b>Throsby</b>	0%	0%	0%

## Schedule 2

(see Note)

Table 1

## Maximum Site Yields (For information purposes only)

Column 1, Suburb	Column 2, Site Details	Column 3, Anticipated maximum dwelling yield (for the sites in column 2)	Column 4, Relevant Affordable Housing % target as set out in 3	Column 5, Indicative Affordable Housing dwelling numbers	Column 6, Relevant Public Housing % target as set out in 3	Column 7, Indicative Public Housing dwelling numbers	Column 8, Relevant Community Housing % target as set out in 3	Column 9, Indicative Community Housing dwelling numbers	Column 10, Current Proportion of Social and Affordable Housing within the suburb in column 1 <sup>1</sup>
<b>Braddon/ Turner/Reid/ Red Hill</b>	Asset Recycling Initiative blocks (Block 2, Section 8 Braddon Block 1, Section 57 Turner Block 2, Section 7 Reid Sections 25, 26 and 31 Red Hill)	1,490	0%	0	0%	0	0%	0	11% Braddon, 14% Turner, 35% Reid, 3% Red Hill
<b>Gungahlin Town Centre</b>	Block fh/bd	75	0%	0	85%	64	0%	0	4% <sup>2</sup>
<b>Lawson</b>	Sections 5, 13	700	11%	80	3%	24	3%	20	15%
<b>Greenway</b>	Part Block 2 Section 28	270	9% <sup>3</sup>	25	9% <sup>3</sup>	25	0%	0	4%
<b>Greenway</b>	Part Block 5 Section 10	210	7% <sup>3</sup>	15	14% <sup>3</sup>	30	0%	0	4%
<b>Taylor</b>	Multiple sites	400	25%	99	0%	0	0%	0	n/a <sup>4</sup>
<b>North Wright</b>	Multiple sites	210	15%	32	0%	0	0%	0	19% <sup>2</sup>
<b>Coombs</b>	Multiple sites	190	19%	37	0%	0	0%	0	27%
<b>Strathnairn</b>	Multiple sites	300	22%	65	0%	0	5%	14	n/a <sup>4</sup>

<b>Wright</b>	Block 1 Section 38	155	0%	0	0%	0	0%	0	19%
<b>Moncrieff</b>	Block 2 Section 22	90	0%	0	0%	0	0%	0	28%
<b>Throsby</b>	Multiple sites	30	0%	0	0%	0	0%	0	n/a <sup>4</sup>
			<b>Subtotals of dwelling numbers</b>	<b>353</b>		<b>143</b>		<b>34</b>	
			<b>Total dwelling numbers</b>	<b>530</b>					

<sup>1</sup>The reference to Social and Affordable Housing in column 10 of Table 1, Schedule 2 is a reference to public, community and dedicated affordable housing already existing or provided for in the suburb in column 1, Table 1, Schedule 2 calculated using available data as at end August 2017 as set out in Table 2 of Schedule 2. This percentage is subject to change over time as the suburb develops.

<sup>2</sup>Refers to percentage for whole suburb (Wright, not just North Wright; and Gungahlin, not just Gungahlin Town Centre).

<sup>3</sup>When the anticipated maximum dwelling yields across the two Greenway sites are amalgamated, and the indicative dwelling numbers are also combined across the two sites, the percentage targets in respect of the two Greenway sites in columns 4 and 6 of Table 1, Schedule 2 combine to reflect the percentage targets in respect of Greenway in columns 2 and 3 of Table 2, Schedule 1.

<sup>4</sup>Percentage unable to be calculated as no dwellings had been constructed in these suburbs as at 2016 Census.

**Table 2**  
**Current proportion of Social and Affordable Housing within each suburb listed in column 1 of Table 1, Schedule 2 as expressed in column 10 of Table 1, Schedule 2 (For information purposes only)**

<b>Suburb</b>	<b>Total Dwellings in Suburb</b>	<b>Number of Public Housing Dwellings as of June 2017</b>	<b>Number of Community Housing Dwellings as of 2016 Census</b>	<b>Number of Affordable Homes Purchased as of January 2018</b>	<b>Public, Community and Affordable Homes as % of Total Dwellings</b>
<b>Braddon</b>	3,037	310	33	0	<b>11%</b>
<b>Turner</b>	2,279	317	5	0	<b>14%</b>
<b>Reid</b>	985	322	18	0	<b>35%</b>
<b>Red Hill</b>	1,270	27	11	0	<b>3%</b>
<b>Gungahlin (including Town Centre)</b>	2,326	72	25	0	<b>4%</b>
<b>Lawson</b>	1,112	1	0	164	<b>15%</b>
<b>Greenway</b>	1034	37	0	0	<b>4%</b>
<b>Taylor</b>	0	0	0	94	<b>n/a*</b>
<b>Wright (including North Wright)</b>	1,432	3	0	274	<b>19%</b>
<b>Coombs (including North Coombs)</b>	2,349	152	0	474	<b>27%</b>
<b>Strathnairn</b>	0	0	0	0	<b>n/a*</b>
<b>Moncrieff</b>	1,982	123	0	426	<b>28%</b>
<b>Throsby</b>	0	0	0	90	<b>n/a*</b>
Sources:	2016 Census and Greenfield Dwelling Pipeline	Housing ACT data	2016 Census (Dwellings in LLDD Landlord Type category – “Housing co-operative/ community/ church group”)	Suburban Land Agency Sales data**	

\*Percentage unable to be calculated as no dwellings had been constructed in these suburbs as at 2016 Census.

\*\*Does not include land rent properties.