

**Direct Sales Panel Meeting**  
**Urban Renewal, Level 2, 221 London Circuit**  
**Minutes of Meeting – 9.30am – 28 November 2018**

<b>Attendees</b>	Bruce Fitzgerald (Chair – UR - EPSDD); Alison Moore (EPSDD); Sophie Carmody (CMTEDD); Gabriel Joseph (TCCS); David Jones (EDU); Peter Johns (Housing); Nick Holt (SLA); Clint Peters (CRA); Daniel Landon (Health); Grahame Chadwick (CMTEDD);
<b>Apologies</b>	Brad Burch (Health); David Clapham (Treasury); Justin McEvoy (EDU); Wilhelmina Blount (CMTEDD);
<b>Secretariat</b>	Chris Sparke (EPSDD); Sonia Sidhu (EPSDD); Sandra Aldridge (EPSDD)

ITEM	DESCRIPTION	DISCUSSION/DECISION	ACTIONS
1.	<b>Presentation by the Christodoulou Group Representatives - Kippax Fair</b>		
2.	<b>Acceptance of minutes:</b>		
2.1.	Minutes of previous meeting	<ul style="list-style-type: none"> <li>Minutes of last meeting were circulated prior to the meeting for comment – No comments were received.</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
3.	<b>Confirmation of Members Probity</b>	<ul style="list-style-type: none"> <li>No probity issues were identified by members.</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>
4.	<b>Applications for Consideration</b>		
4.4.	The Christodoulou Group – Kippax Fair Block 1 Section 28 Holt	<ul style="list-style-type: none"> <li>The Panel received a presentation from the Proponent at the start of the meeting;</li> <li>The Panel considered the application and discussed the applications at length;</li> </ul>	<ul style="list-style-type: none"> <li>Urban Renewal to complete the work required to prepare a Cabinet Submission requesting a decision from Cabinet as to whether it wished to undertake a</li> </ul>

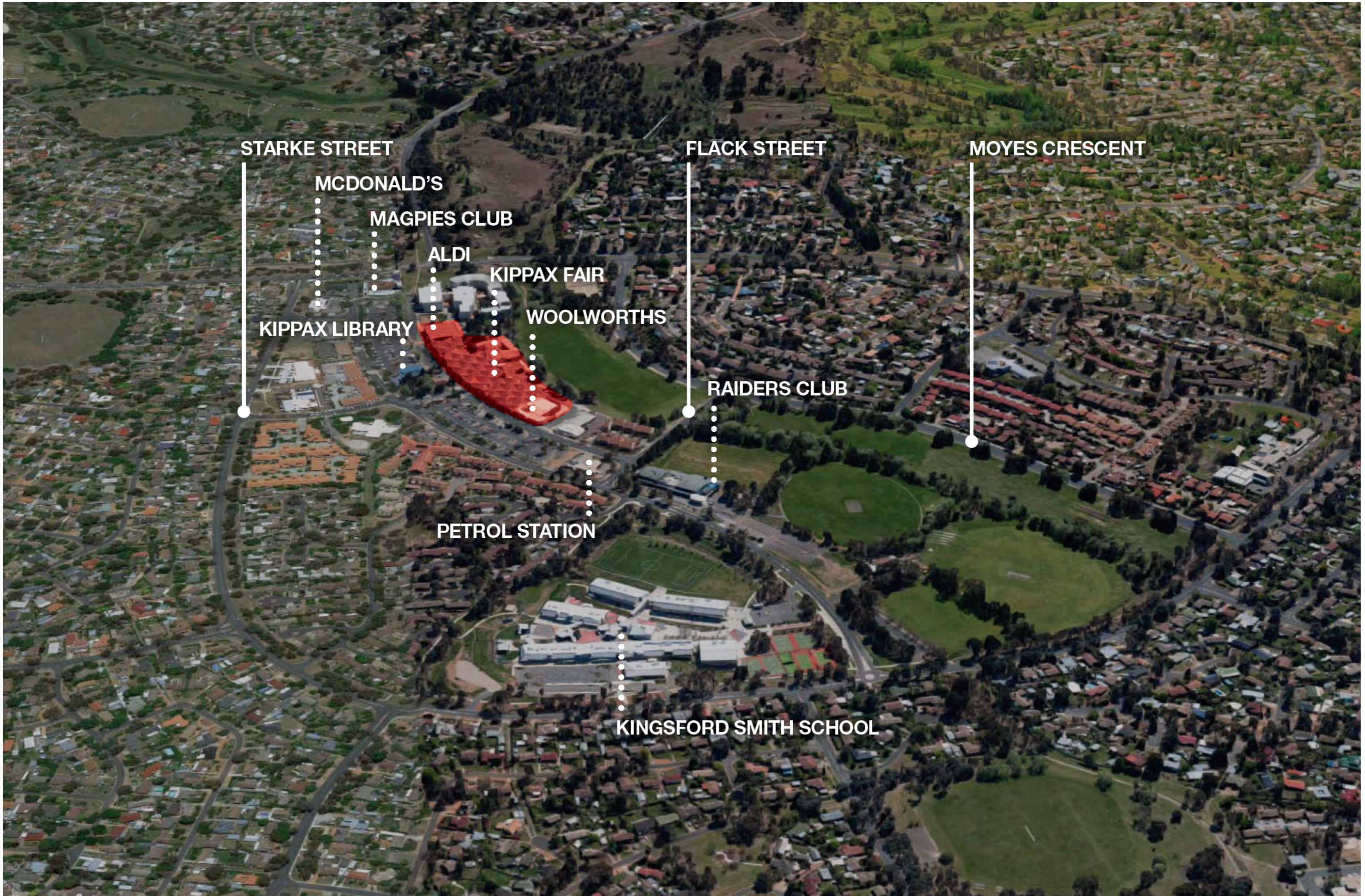
		<ul style="list-style-type: none"> <li>• The Panel <b>AGREED</b> that a Cabinet submission be prepared with both options (direct sale/open market sale) explored and presented to Cabinet for a decision to be made; and</li> <li>• A request was made to have input into this submission prior to formal circulation.</li> </ul>	direct sale of take the part or all or subject parcel to market.
5.	<b>New applications received</b>	<ul style="list-style-type: none"> <li>• For information purposes new applications received are noted in the Agenda.</li> </ul>	NIL
6.	<b>Other business:</b>	<ul style="list-style-type: none"> <li>• NIL</li> </ul>	NIL
7.	<b>Next meeting:</b>	<ul style="list-style-type: none"> <li>• TBC</li> </ul>	

# KIPPAX FAIR

## Retail Masterplan Expansion

Presentation to Government

Date —  
09/10/2019



STARKE STREET

MCDONALD'S

MAGPIES CLUB

ALDI

KIPPAX FAIR

WOOLWORTHS

KIPPAX LIBRARY

FLACK STREET

RAIDERS CLUB

MOYES CRESCENT

PETROL STATION

KINGSFORD SMITH SCHOOL

## 2009

Kippax Fair approached to discuss West Belconnen Development Opportunities Kippax planned to play a major role in providing supermarkets for future growth.

## 2013

Jul. Strategic Planning

## 2014

Feb. Stage 1 Consultation Start

May. Stage 1 Consultation End

## 2015

Nov. Draft Master Plan release & Stage 2 consultation start

Dec. KF proposed development consultation start

## 2016

Jan. KF proposed development consultation end

Feb. Stage 2 consultation end

Oct. KF revised proposal consultation start

Dec. KF revised proposal consultation end

## 2017

Jan. KF consultation report submitted

Jul. Community panel Meeting 1

Sep. Community panel Meeting 2

Oct. Community panel Meeting 3

Dec. Revised Draft Master Plan release & Stage 4 consultation start

## 2018

Mar. Stage 4 consultation end

Sep. Direct sale application submitted

## 2019

Mar. Final Master Plan DV361 release & public comment open

Jun. DV361 public comment close

Oct. Today



## Tell Us What You Think

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**Kippax Fair has been working to develop a proposal to enhance the group centre – creating opportunities for expanded retail and a vibrant community hub.**

The new proposal has been developed following consultation with the community over the past year on two draft plans (including the ACT Government draft master plan).

Our aim is to achieve the best planning outcome for Kippax – a development that benefits the community, enhances the built fabric, supports the ongoing viability of the Group Centre, and meets the needs of future residents as West Belconnen grows.

The new proposal extends Kippax Fair to the east, improving access for residents across Moyes Crescent and creating a better connection to the open space to the east of the Group Centre.

### **We Want To Know What You Think About The Proposal.**

Feel free to complete the survey available here or go online to [kippaxfair.com.au](http://kippaxfair.com.au)

Thank you for your feedback.

## Key Benefits

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- Improved shopping and community experience for visitors and residents in West Belconnen, opportunities for expanded retail and a vibrant community hub
- A new supermarket
- New major retail outlets
- Improved pedestrian connections / access from east Holt to Group Centre
- New undercover car parking – approx.500 extra spaces
- Changes and upgrades to playing fields
- New park and open space
- Limited changes to the existing retail area
- A small number of new residential opportunities

DETENTION BASIN

NEW NORTHERN LINK ROAD

NEW POCKET PARK

SHOP-TOP COMMERCIAL

OPEN PEDESTRIAN LINK

OVERLAND FLOW TO BE PIPED UNDER

NEW MAIN ENTRY

NEW COMMUNITY HUB & SHARED WAY PLAZA

RESIDENTIAL PARK TERRACES

VILLAGE GREEN

NEW SKATE PARK





### Design Principle 1

#### Improve East/West Connectivity

- Provide accessible pedestrian link from Moyes Crescent to Hardwick Crescent
- Improve retail and commercial connection to open space.



### Design Principle 2

#### Increase Retail Services

- No impact on existing car parks.
- Replacement playing fields provided.



### Design Principle 3

#### Maintain Green Link

- Provide accessible pedestrian link from Moyes Crescent to Hardwick Crescent
- Improve retail and commercial connection to open space.

NEW NORTHERN LINK ROAD

OPEN PEDESTRIAN LINK

PEDESTRIAN BRIDGE OVER  
OVERLAND FLOW

OVERLAND FLOW

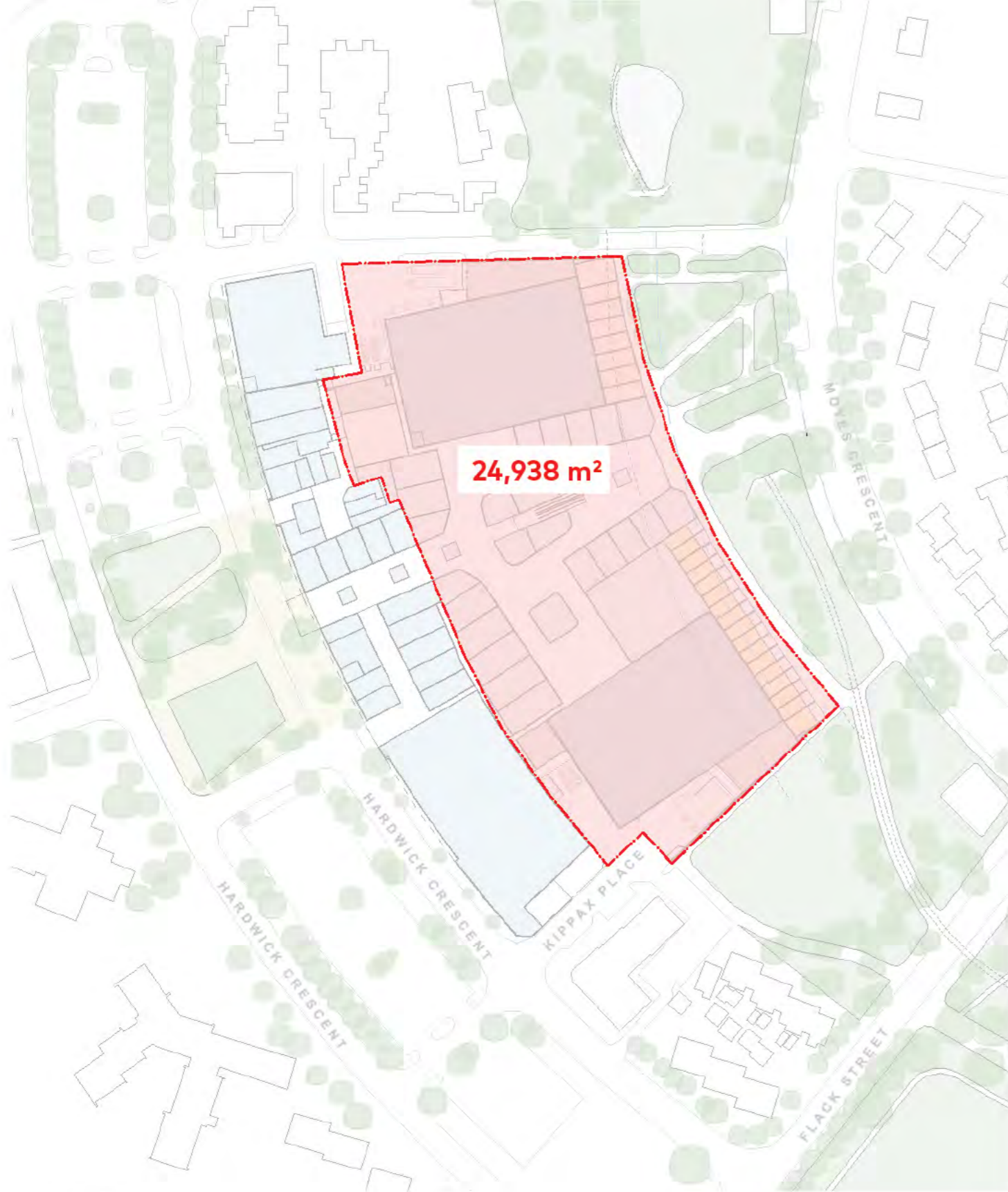
NEW COMMUNITY HUB

EXTENDED EXISTING  
KIPPAX PLACE ROAD

GREEN BELT

NEW SKATEPARK





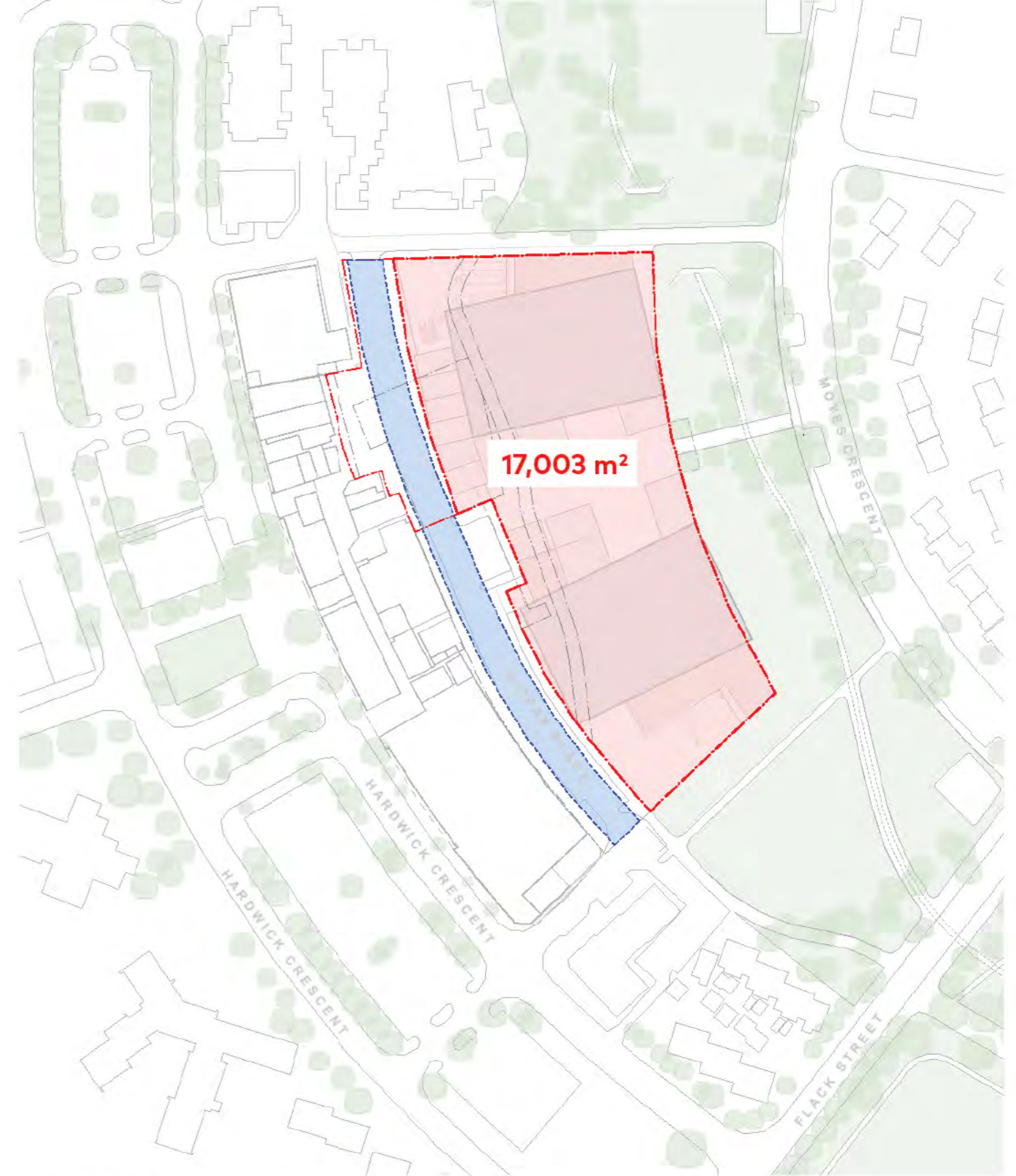
### Direct Sale

**TOTAL DEVELOPABLE LAND**  
24,938 m<sup>2</sup>

#### AREA CALCULATION

COMMON AREA	5271 m <sup>2</sup>	BASEMENT CARPARK	
RESIDENTIAL / COMMERCIAL	5347 m <sup>2</sup>	BASEMENT LEVEL 1	20632 m <sup>2</sup>
SERVICE AREA	3854 m <sup>2</sup>	<b>TOTAL BASEMENT</b>	<b>20632 m<sup>2</sup></b>
TENANCIES	13356 m <sup>2</sup>		

**TOTAL GFA :** 27,828 m<sup>2</sup>



### Open Market Option

**TOTAL DEVELOPABLE LAND**  
17,003m<sup>2</sup>

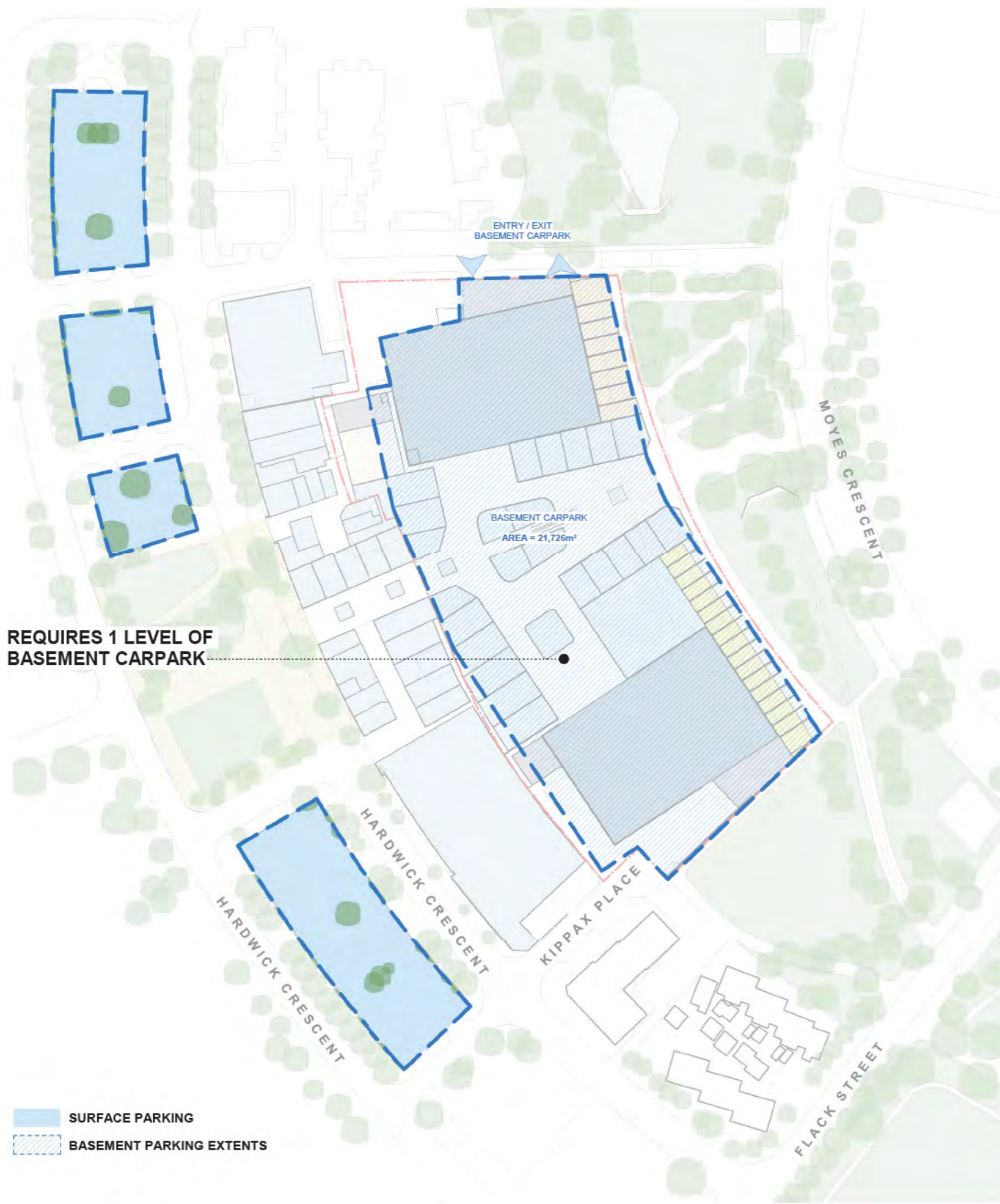
**TOTAL LAND FOR SALE**  
19,612m<sup>2</sup>

**REQUIRED OFFSITE WORK INFRASTRUCTURE**

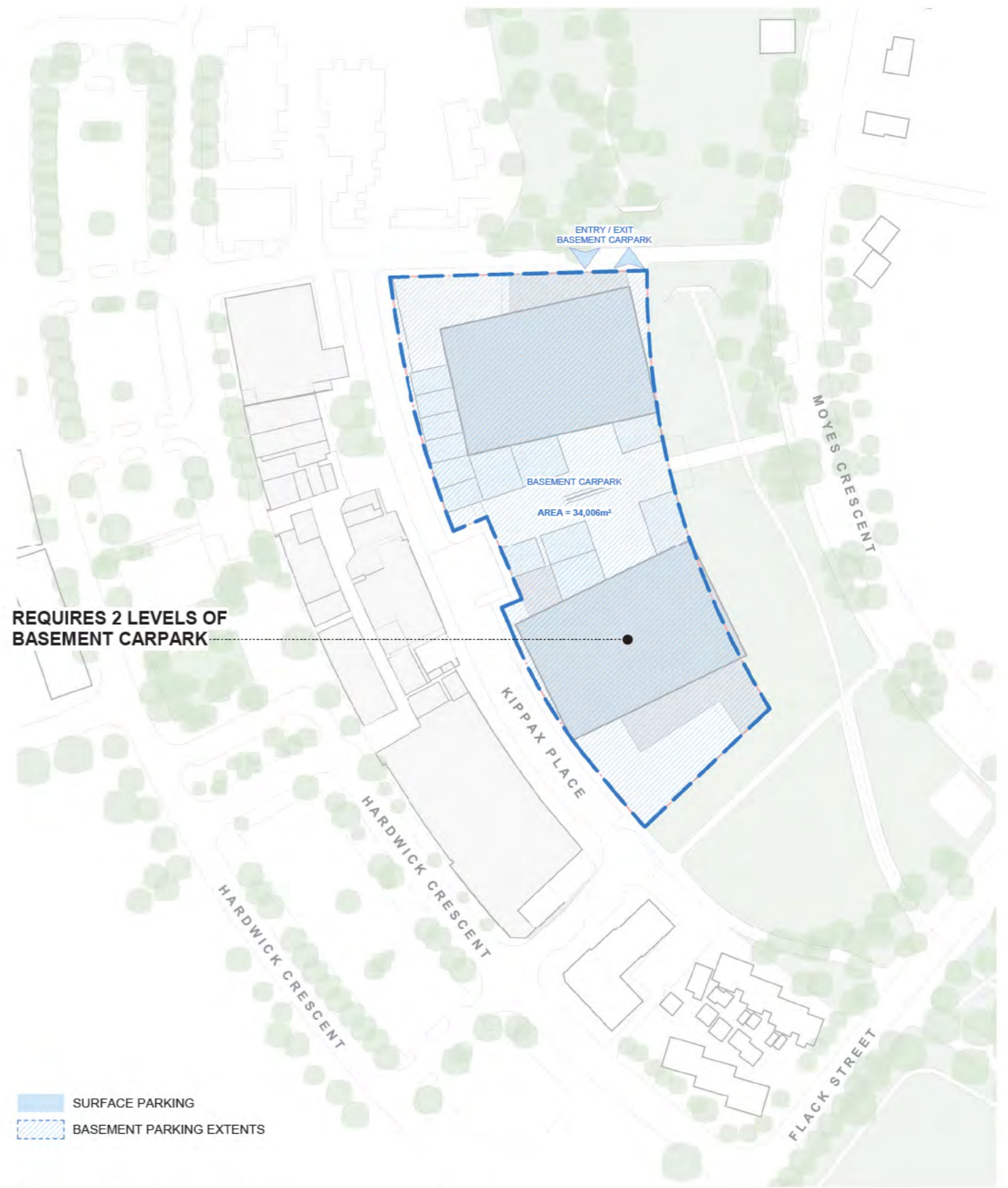
#### AREA CALCULATION

COMMON AREA	2516 m <sup>2</sup>	BASEMENT CARPARK	
RESIDENTIAL / COMMERCIAL	NA	BASEMENT LEVEL 1	17003 m <sup>2</sup>
SERVICE AREA	3830 m <sup>2</sup>	BASEMENT LEVEL 2	17003 m <sup>2</sup>
TENANCIES	10153 m <sup>2</sup>	<b>TOTAL BASEMENT</b>	<b>34006 m<sup>2</sup></b>

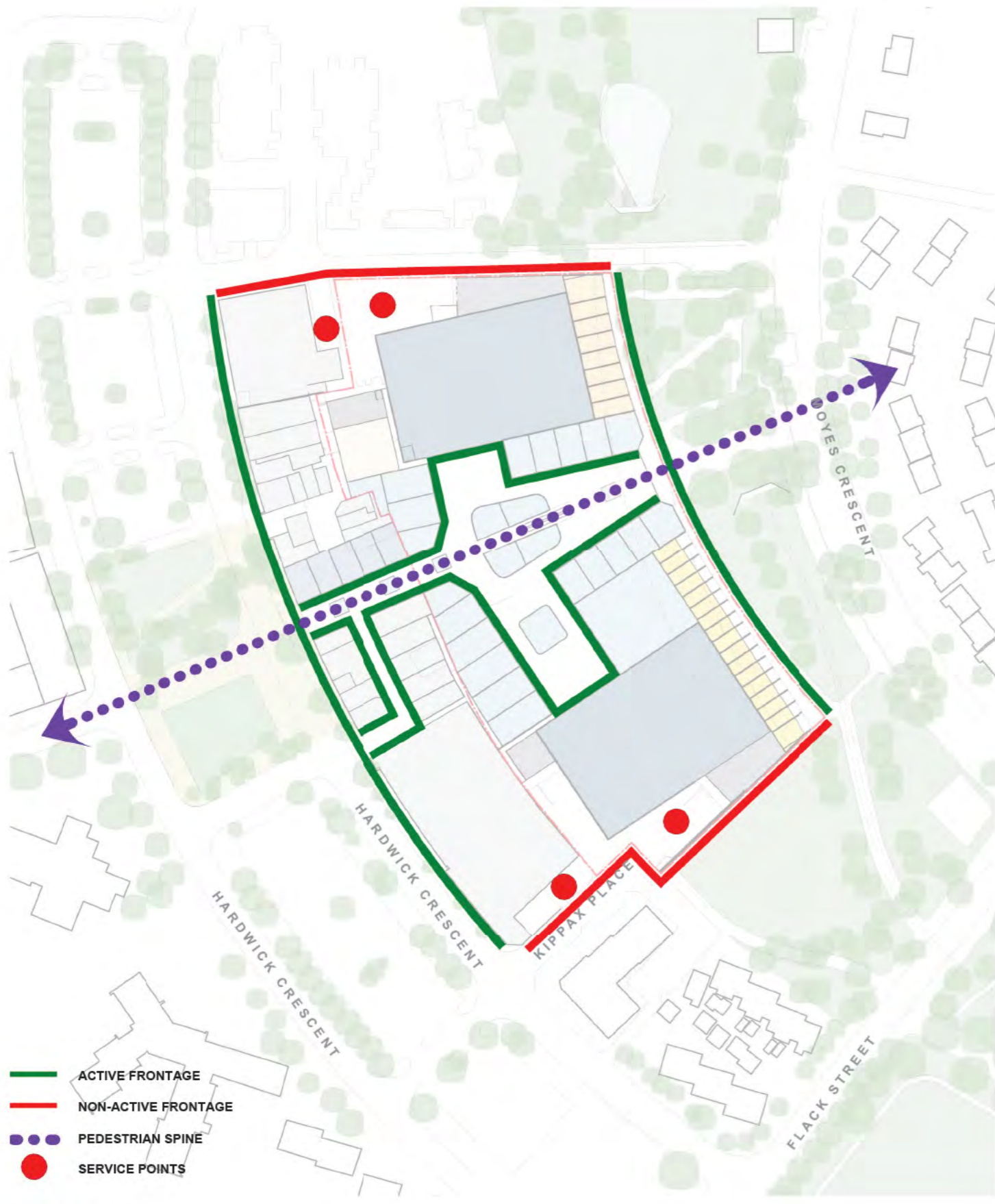
**TOTAL GFA :** 16,499 m<sup>2</sup>



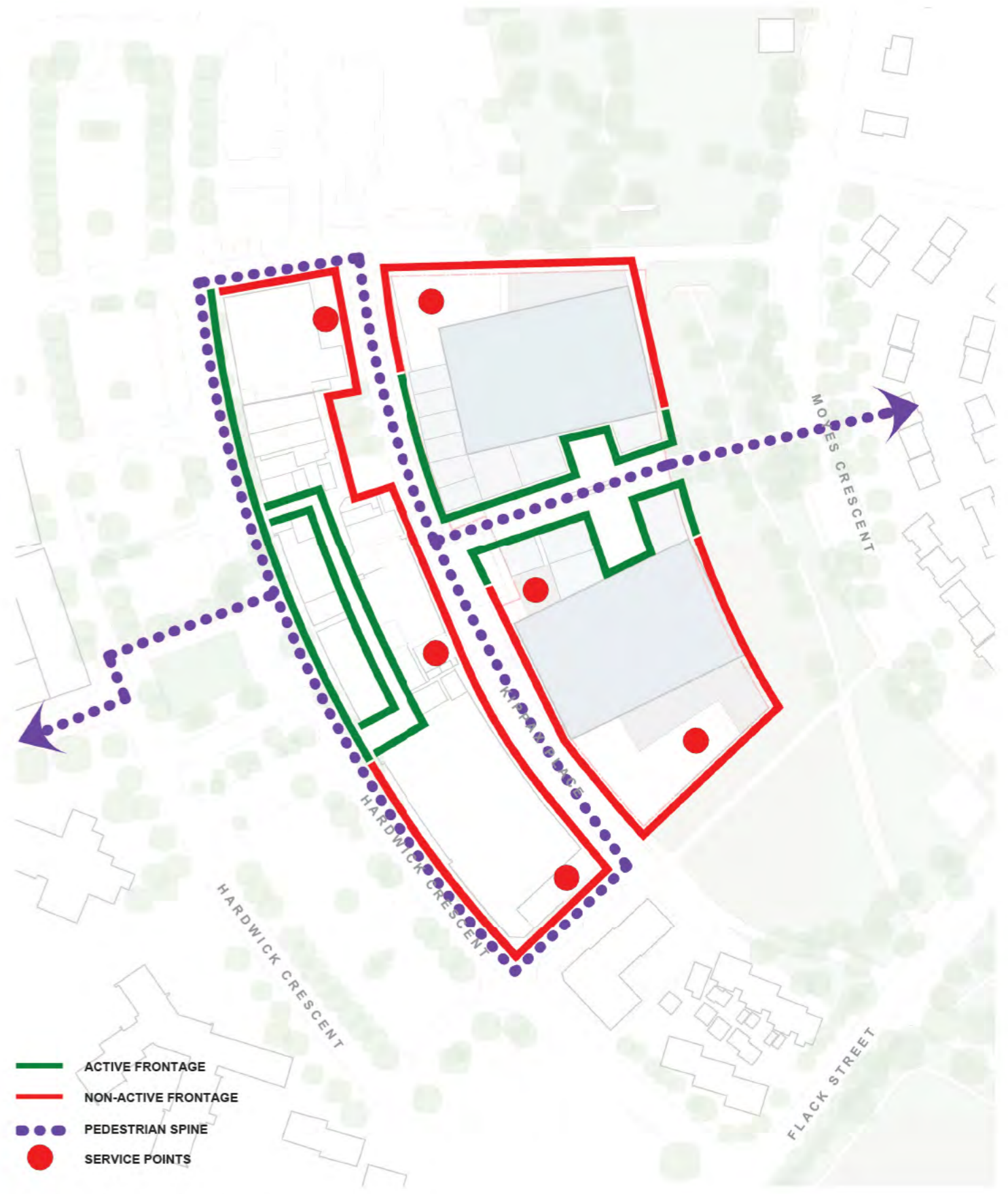
Direct Sale



Open Market Option



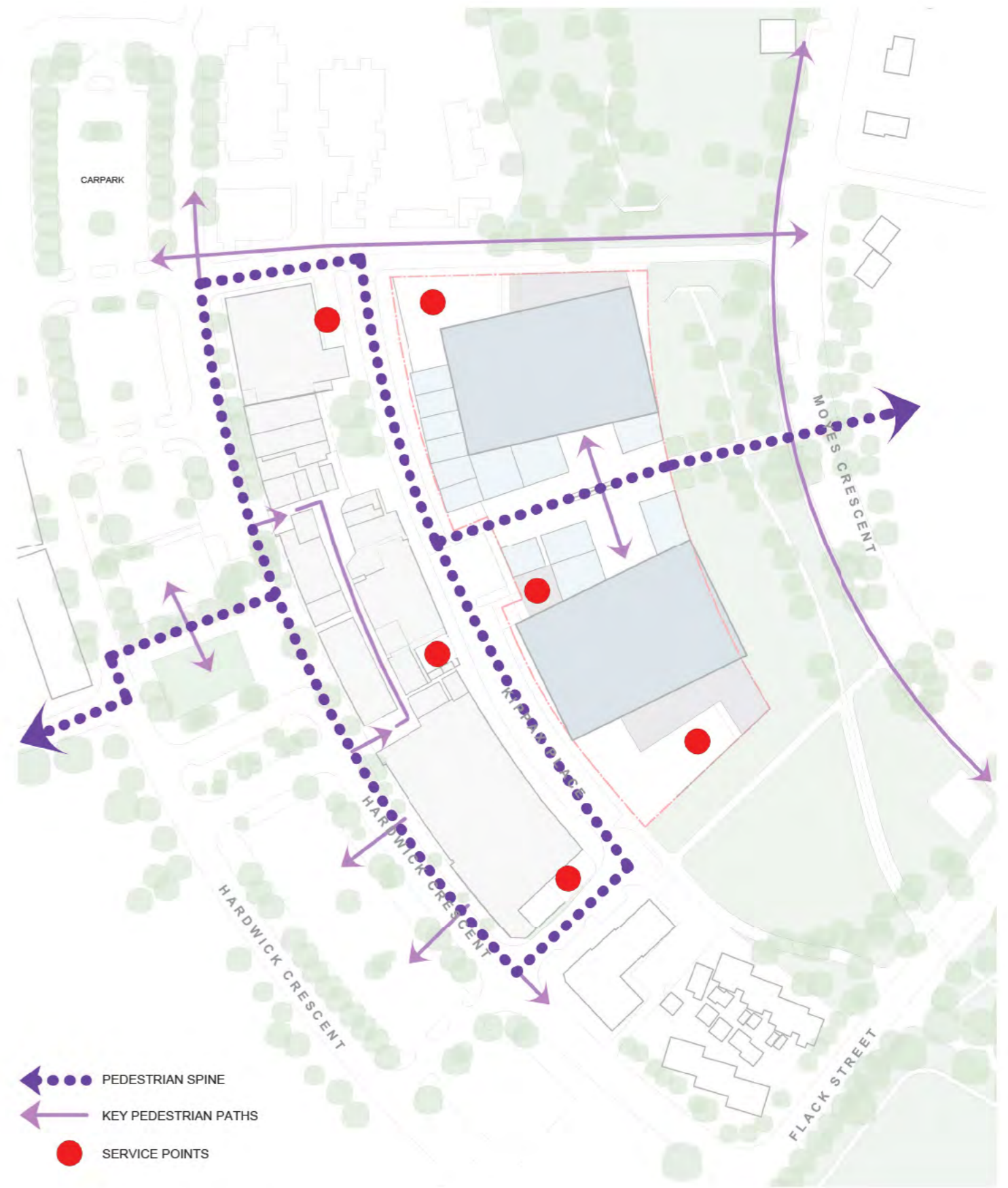
Direct Sale



Open Market Option



Direct Sale



Open Market Option

NEW WETLAND

NEW NORTHERN LINK ROAD

NEW POCKET PARK

NEW PEOPLE'S PARK

NEW COMMUNITY HUB

NEW SKATE PARK

OVALS + AMENITIES RELOCATION





### Existing Ovals

- 101 – AUSTRALIAN RULES (98 X 67M)
- 102 – AUSTRALIAN RULES (163 X 104M)
- 204 – TOUCH RUGBY (72 X 49M)
- 205 – TOUCH RUGBY (72 X 49M)
- 206 – RUGBY LEAGUE (99 X 68M)
- 207 – TOUCH RUGBY (72 X 49M)
- 301 – CRICKET/AUSSIE RULES (154 X 120M)
- PRIVATE – RUGBY LEAGUE
- TC – TENNIS COURTS
- A – AMENITY BLOCK

The proposal is to relocate the existing playing fields 206 and 207 (currently next to Kippax Fair) to align with the fields already located south of Flack Street N1 and N2. This would mean no reduction in the number of ovals and co-location of playing amenity.

**Stage 1** of the ovals would occur before construction commences on the Kippax Fair expansion meaning that 'play' can continue without disruption. A new amenities block will be better located to service the playing fields.

**Stage 2** is anticipated to include a new touch rugby field and a community playing field.



### Proposed Ovals – Stage 1

- 101 – AUSTRALIAN RULES
- 102 – AUSTRALIAN RULES
- 204 – TOUCH RUGBY
- 205 – TOUCH RUGBY
- 301 – CRICKET
- N1 – RUGBY LEAGUE (99 X 65M)
- N2 – TOUCH RUGBY (72 X 49M)
- TC – TENNIS COURTS
- A – NEW AMENITY



### Proposed Ovals – Stage 2

- 101 – AUSTRALIAN RULES
- 102 – AUSTRALIAN RULES
- 204 – TOUCH RUGBY
- 205 – TOUCH RUGBY
- 301 – CRICKET
- N1 – RUGBY LEAGUE (99 X 65M)
- N2 – TOUCH RUGBY (72 X 49M)
- N3 – TOUCH RUGBY (72 X 49M)
- N4 – COMMUNITY FIELD (TBC)
- TC – TENNIS COURTS
- A – AMENITY
- PROPOSED BUILDINGS

# Achievement of a Major policy objective and strategic priority

The proposed Kippax Fair consolidation facilitates the holistic delivery of Kippax Group Centre - Master Plan Structure, specifically;

- a. Delivers extensive off-site works including public realm upgrades, new pedestrian links and connections, landscaped open spaces and community facilities building for the benefit of the local community and broader public benefit; and
- b. Delivers the holistic redevelopment of Kippax Group centre as an integrated and efficient facility that priorities pedestrian amenity and connections for a vibrant community-focused centre offering a board range of services and facilities to the local community and surrounding catchment.

**Public Interest** – The Kippax Fair consolidation includes extensive public realm upgrades including new pedestrian links and connection, central plaza, landscaped open spaces and new community facilities building. Furthermore, the Kippax Fair consolidation delivers much needed retail services and facilities for the local community and surrounding catchment.

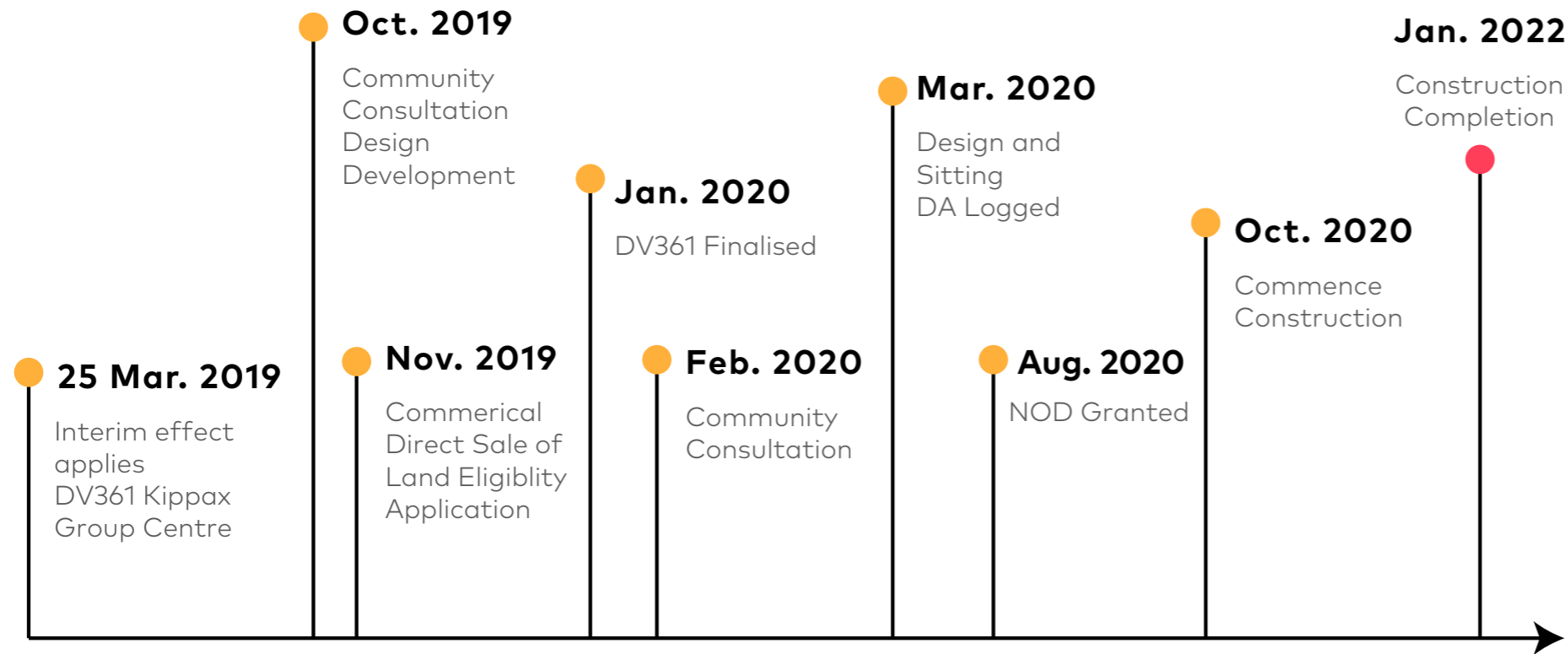
**Feasibility** – The Kippax Fair development is technically, commercially and practically feasible for the delivery of extensive off-site works required for the consolidation of the group centre expansion.

**Capacity and Capability** – The Proponents has financial and technical capacity, capability and experience to deliver the proposed outcome successfully.

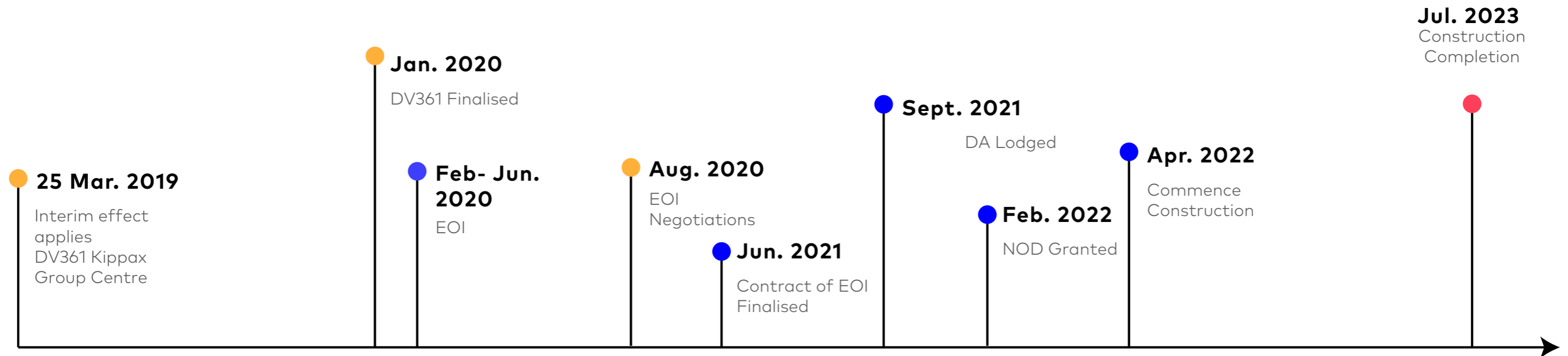
**Justification for direct negotiation** – The Kippax Fair consolidation demonstrates that public interest is best served by the Government negotiating directly with Kippax Fair, rather than engaging in a competitive process which has limited certainty to deliver the required off-site works and upgrades.

**Quicker development** – the Kippax Fair consolidation will lead to a quicker build and so the public amenity will be provides sooner to the community

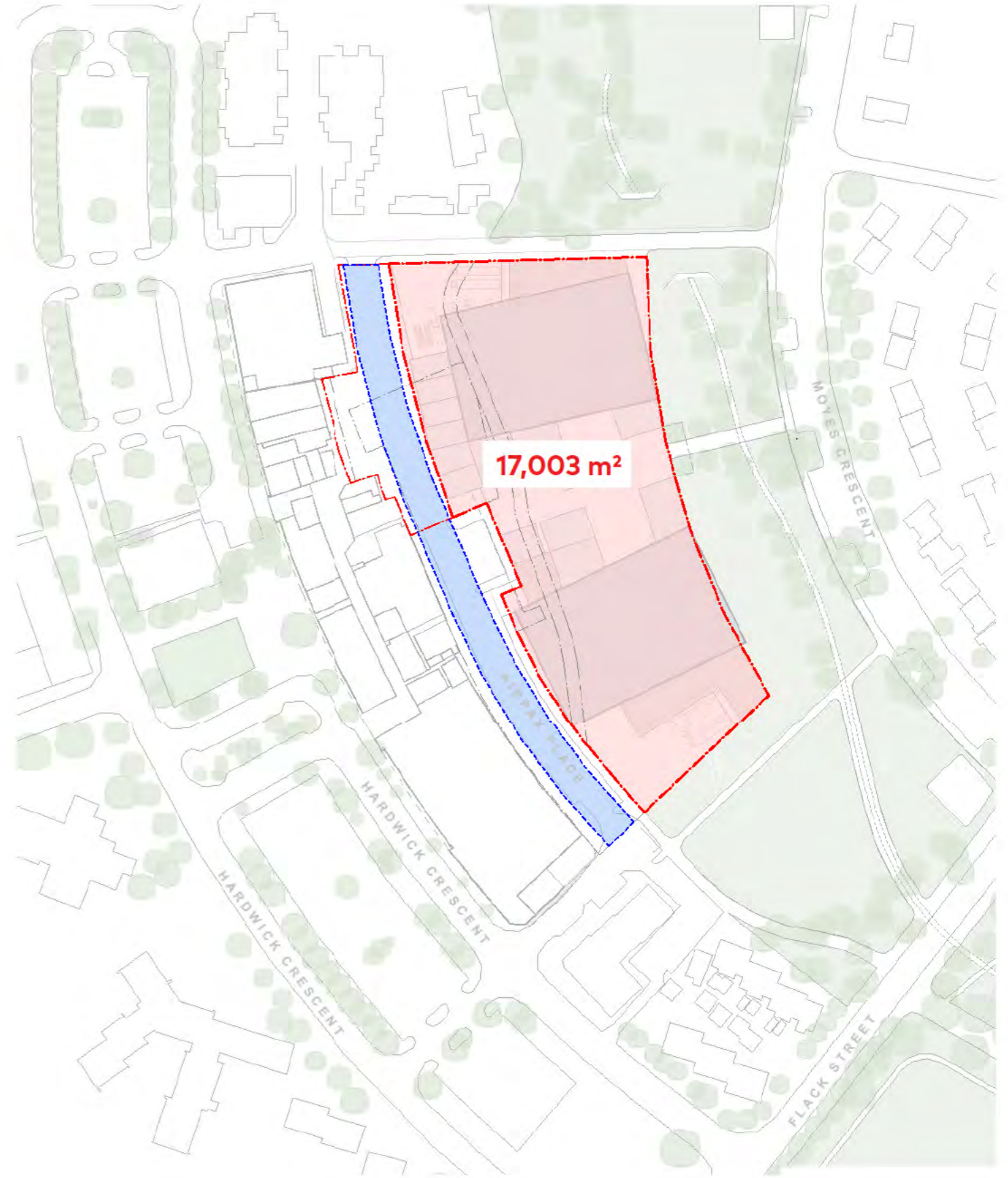
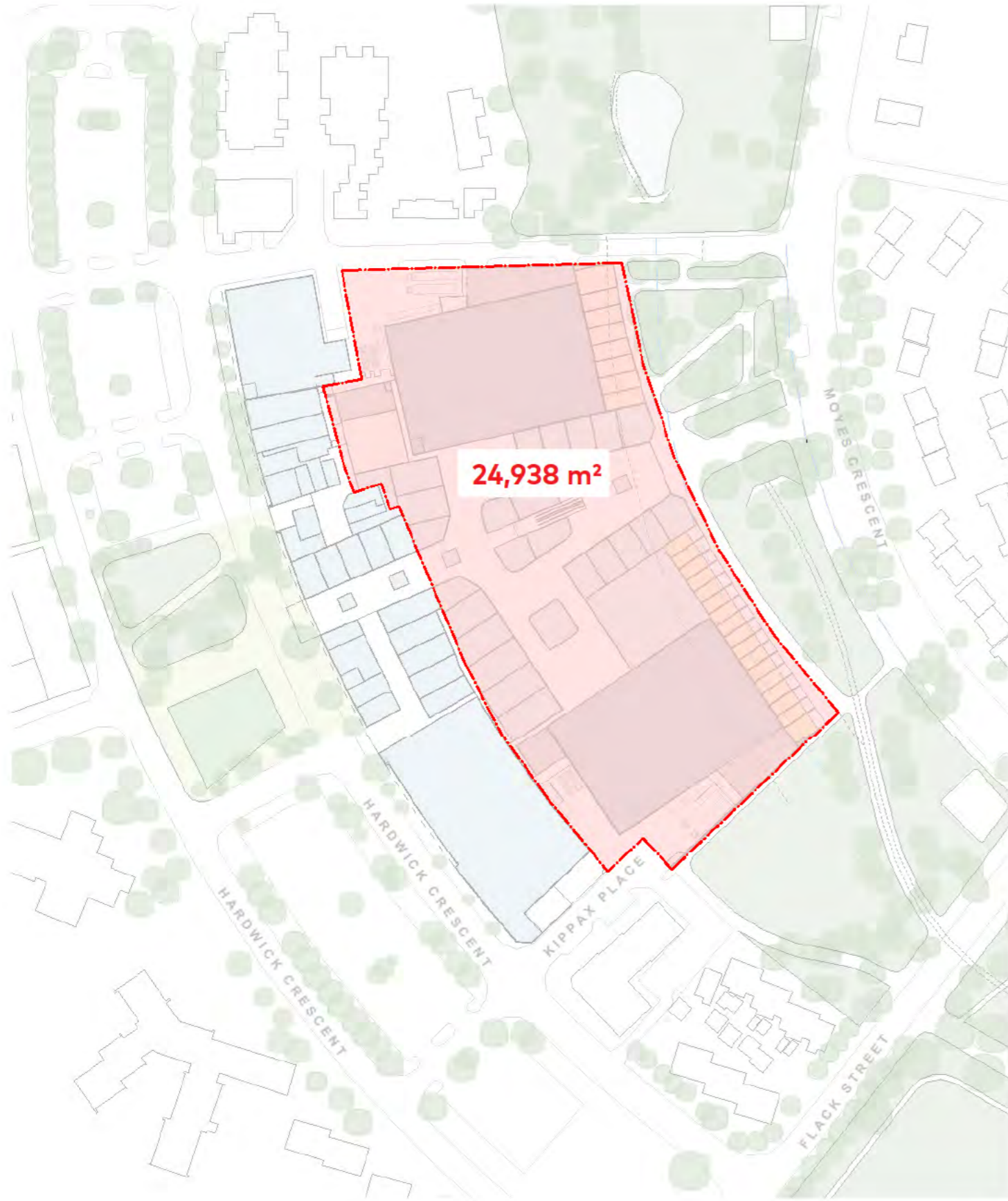
**More and faster Ginninderry support** – the Kippax Fair consolidation will provide greater retail support and in a much more timely manner when it matters most for the Territory's Ginninderry residential development – which will be without a supporting Group Centre for longer without the Kippax Fair consolidation



Commerical Direct Sale of Land Eligibility



Expression of Interest or Competitive Process





COX Architecture Pty Ltd  
1/19 Eastlake Parade, Kingston  
Canberra ACT 2604

KippaxFair  
Shopping center

COX

## AGENDA

# LAND REQUESTS ADVISORY COMMITTEE (LRAC)

**Wednesday, 1 May 2019 – commencing at 9:30am**

**Boardroom, Third Floor, South Building DPMH**

Chair: Barbara Harding

- 1. WELCOME & APOLOGIES**
- 2. PREVIOUS MINUTES** (WEDNESDAY, 20 FEBRUARY 2019)
- 3. LAND REQUESTS**



**HOLT – KIPPAX REDEVELOPMENT PROPOSAL – Direct Sale to the CHRISTODOULOU GROUP – EPSDD STRATEGIC PROJECTS & INFRASTRUCTURE**

EPSDD (Urban Renewal) has received a direct sale application seeking land adjacent to the Kippax Fair Shopping Centre to support development of a proposed extension of the shopping centre. The land sought is similar to land proposed to be rezoned for commercial use by Draft Territory Plan Variation 361, which is responding to the Kippax Master Plan.

APPENDIX A: KIPPAX FAIR SHOPPING CENTRE CONCEPT PLAN



**4. OTHER BUSINESS & MEMBER'S UPDATES**



# LAND REQUESTS ADVISORY COMMITTEE

Minutes of Meeting

9:30 am, Wednesday, 1 May 2019

Boardroom, 3<sup>rd</sup> Floor South, Dame Pattie Menzies House

## Attendees

Barbara Harding (Chair)	EPSDD – Land Economics, Land Strategy & Policy
Andrew Neilsen	EPSDD – Land Economics, Land Strategy & Policy
Gary Power	EPSDD – Building, Design & Projects
Jackelyn Buckley (minutes)	EPSDD – Building, Design & Projects
Rochelle Crowe	EPSDD – Planning Policy
Alix Kaucz	EPSDD – Territory Plan
Chris Sparke	EPSDD – Urban Renewal
Lea Durie	EPSDD – Urban Renewal
Nicky Cootes	EPSDD – Leasing Services
Monica Saad	EPSDD – Leasing Services
Nick Vithalis	EPSDD – Suburban Land Agency
Kamal Uddin	TCCS – Place Coordination and Planning
David Jeffrey	CMTEDD - Sport and Recreation
Darren Gerrard	TCCS – Licencing and Compliance
Narelle Sargent	CMTEDD – Environment Regulation & Protection

## 1. Welcome and Apologies

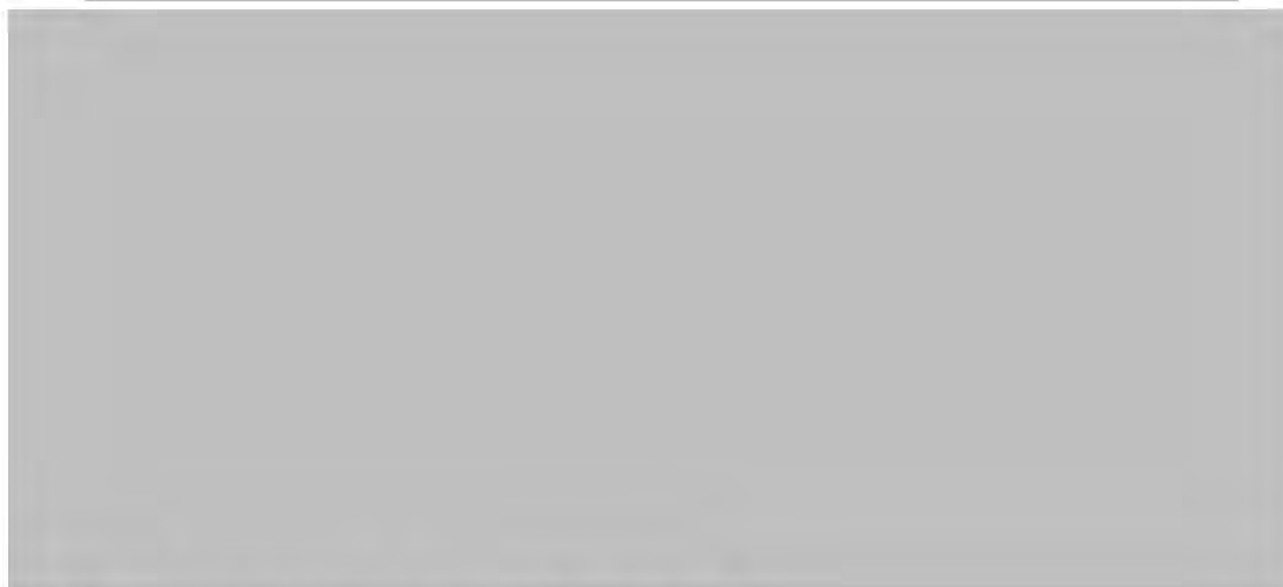
- Introductions around the table for Jackelyn Buckley (minutes).





### ***3.3. Holt – Kippax Redevelopment Proposal – Direct Sale to the Christodoulou Group***

- Barbara Harding said she has had discussions with the Planning Officer that worked on the Kippax Master Plan.
- Alix Kaucz confirmed the current draft variation for the next step of the Kippax Master Plan that looks at extending commercial zoning. This will change some of the community and open space – these changes will be fairly minor, but the direct sale application does not match the intended plans. Not major differences but not the same as the Territory Plan Variation.
- Chris Spark said that Sports & Rec received advice from strategic planning that this is not the case (they want the land and should be sold to them). The changes could be quite significant. They referenced the master plan saying “we want to do that” but provided no further information.
- Andrew Neilsen added that the shopping centre is internally facing, the Aldi externally faces, and you cannot tell from the outside that there is a Woolworths within the centre.
- Lea Durie stated there is potential for better design outcomes.
- The intention with the plan is to extend shopping centre and add some residential.
- Alix Kaucz recommended an inquiry and potential changes to variation. Should assess variation before approving this direct sale. This application has not yet been circulated as the current process is to rezone it.
- Agreed that this rezoning process needs to conclude prior to making decision about the direct sale.



#### **4. Other business and members' updates**

- No other business was discussed.
- Meeting closed at 10:48am.

## **DIRECT SALE PANEL AGENDA ITEM 4.2**

**SUBJECT:** 2018 - 277 - Direct Sale Application - The Christodoulou Group - Land Adjacent to Kippax Fair - Section 51 Holt

**To:** Direct Sale Panel

**From:** Chair, Direct Sale Panel

**Date:** 5 November 2019

### **Purpose**

To seek agreement for a recommendation to be put forward to Cabinet in support of the Christodoulou Group's eligibility to receive a direct sale of a Crown lease over land adjacent to Kippax Fair.

### **Background**

As the owner of Kippax Fair (the central portion of the Kippax group centre shopping precinct in the suburb of Holt), and a major stakeholder and landowner, the Christodoulou Group has closely engaged with the development of the Kippax Group Centre Master Plan (the Plan) over the last six years. The development of the Kippax Group Centre Master Plan was widely consulted with the community over four stages over a four-year period. The Master Plan was published in March 2019.

The purpose of the Master Plan is to set the vision, planning principles and a spatial framework to guide growth and development of the centre and seeks to respond to transitional impacts on the Kippax group centre with the significant growth in the West Belconnen area, and specifically in the development of Ginninderry.

A copy of the Plan can be found at:-

[https://www.planning.act.gov.au/\\_data/assets/pdf\\_file/0007/1337227/Kippax-Masterplan.pdf](https://www.planning.act.gov.au/_data/assets/pdf_file/0007/1337227/Kippax-Masterplan.pdf)

The key findings of the master planning process include the following:

- There is adequate demand for the centre to support significant retail expansion into the future;
- The group centre functions as a major public transport hub for the west Belconnen area and is well placed to build upon and strengthen its capacity in that role;
- There is potential to incorporate new residential and mixed-use development within the centre and provide greater housing choice;
- The provision of adequate and accessible car parking is an important drawcard for visitors to the centre;
- Some of the centre's public places would benefit from being enhanced; and
- The safety and convenience for pedestrians and cycling needs to improve, both within and around the centre.

To support implementation of the Master Plan, EPSDD prepared Draft Variation 361.

The details of DV361 can be found at:

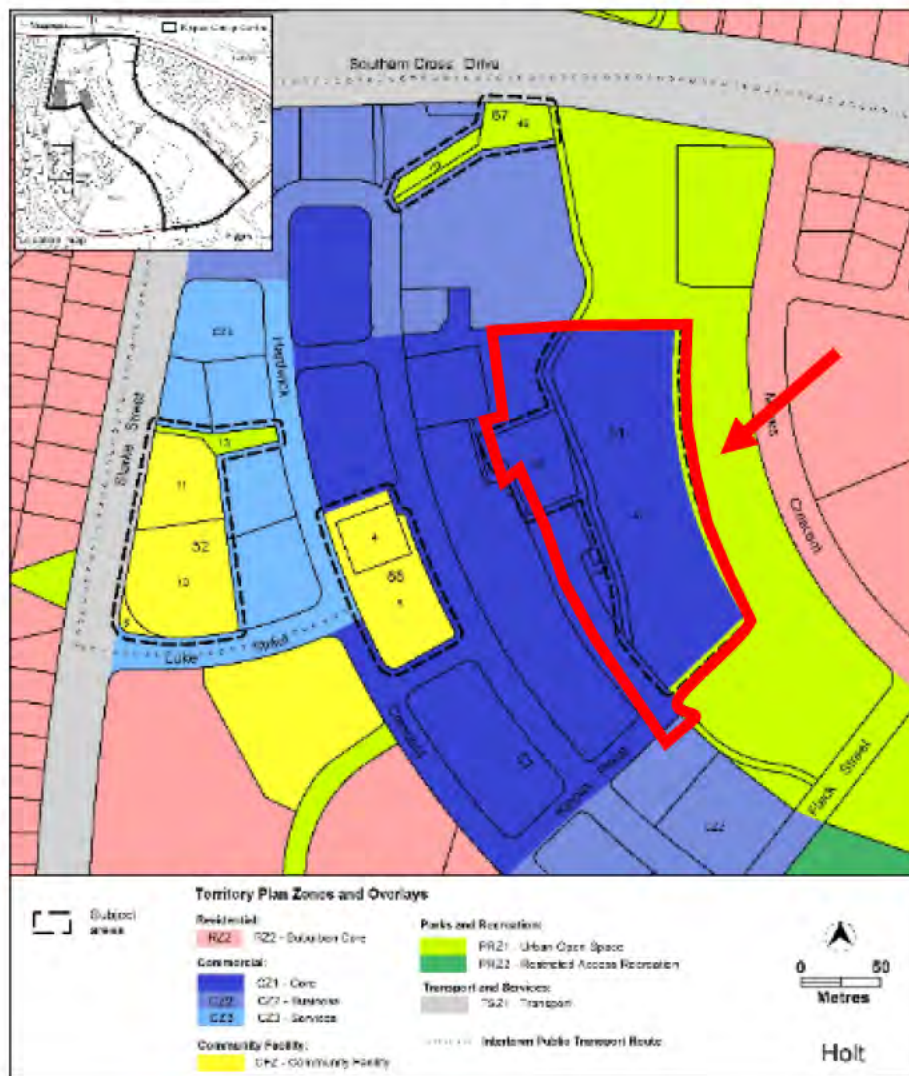
<https://www.legislation.act.gov.au/View/ni/2019-143/current/PDF/2019-143.PDF>.

DV361 is still under consideration but is expected to be finalised and take effect in the coming months.

### Issues

Christodoulou Group has submitted a direct sale application to secure land within the centre with the intention to work with the Territory to implement the Kippax Master Plan in its entirety. The proponent advises it wishes to create an attractive, integrated development with mixed community and commercial focus. The development would include retail, residential and, community facilities, a skate park and upgrades to the surrounding open space.

The diagram below shows the approximate area the proponent is interested in acquiring.



The individual blocks of land being sought by this direct sale application are noted in the table below provided by the proponent. Please note that the table indicates the current zoning and not the proposed new zoning in DV 361.

Block	Section	Current use	Zoning	Acquisition
6	51	Public toilets	CZ1 - Commercial Core zone	Whole
22	51	Health centre building	CF - Community facilities	Whole
36	51	Open area between walkway and Kippax Place	CZ1 - Commercial Core zone	Whole
37	51	Walkway adjacent to sporting fields	PRZ1 - Urban open space*	Partial
47	51	Sporting fields	PRZ1 - Urban open space*	Partial
64	51	Paved walkway	CZ1 - Commercial Core zone	Whole
66	51	Park area	CZ1 - Commercial Core zone	Partial
N/A	N/A	Kippax Place (road)	Road	Partial

\*Blocks 37 and 47 of Section 51 are also subject to a Public Urban Space overlay.

### Direct Sale of a Contiguous Parcel vs a Stand-alone Parcel

The direct sale proposal was originally raised a possible purchase of contiguous land. The proponent was advised that, primarily due to the physical size of the land, a contiguous land sale could not be supported. It was considered by EPSDD the site could be released to the open market through competitive means, either via a tender or auction.

Christodoulou Group amended its application and now wishes to be considered under the grant objectives under section 240 (2) of the *Planning and Development Act*.

The diagram below shows the proponent's vision for the proposed development of the site should a direct sale be allowed.



The diagram below is the proponent's interpretation of what could be achieved through an open market sale, with a potential service lane and setbacks reducing the potential development yield.



The proponent claims an open market sale would represent a loss of approximately 8,000 square meters of developable land and require significant offsite works, reducing overall revenue received by Government. It should be noted that these exact numbers cannot be verified without the Territory undertaking further feasibility work. This work would be undertaken if there was overall support for the project and prior to a submission to Cabinet.

Given the land is not currently on the four-year land release program, a release of the site, either through a direct sale or open process, may need to be bought forward to meet the emerging demands from the West Belconnen/Ginninderry development in the short to medium term.

The full extent of the works required to be undertaken and handed back to the Territory as part of this development will need to be identified no matter the release methodology. If a direct sale is agreed, Urban Renewal will engage with the necessary directorates to scope the project requirements and build this into an agreement between the parties where appropriate.

### **Direct Sale Eligibility Criteria**

A statement (provided by the proponent) against the direct sale grant objectives that are listed under section 240 (2) of the *Planning and Development Act* is provided at Attachment A.

Urban Renewal is of the opinion that the information supplied demonstrates the proponent can meet the requirements of the objectives and that, based on the proponent's plans for an integrated development, the proposal would most likely benefit the Territory to a larger extent than two stand-alone developments.

### **Financial Capacity**

If a direct sale is approved, the land would be sold at market value. This would be determined as per the standing Treasury direction which requires three independent valuations with the highest value adopted as the sales price in lieu of a competitive process.

Further assessment of the proponent's financial capacity has not been undertaken to date, mainly due to the size of this project and the somewhat unknown quantities of offsite works and project costs.

Urban Renewal believes that it would be reasonable to make demonstration of the proponent's financial capacity a conditional element of the direct sale approval, as has been the preferred practice with other recent direct sales. A conditional agreement from Cabinet would give the proponent enough surety to develop its concepts further and to obtain more detailed information to enable a clearer understanding of the project costs, staging and cashflow. This is a significant development proposal which is timed to take advantage of predicted demand growth in the local area, Urban Renewal is confident that given the amount of work already undertaken on this project the proponent will have access to the necessary funding to complete the project.

### **Recommendation**

That the Panel **agree** to put forward a recommendation to Cabinet supporting the Christodoulou Group's eligibility to receive a direct sale under the S.240 (2) *grant objectives*, with a decision on whether the Government agrees to a direct sale or not being based on a recommendation which is informed through the development of the Cabinet Submission in discussion with the land release areas of the Environment Planning and Sustainable Development Directorate and the Suburban Land Authority.

Should the Government agree to the direct sale, the Cabinet Submission will also note that the Crown Lease for the land should only be granted subject to the following conditions being met:

- The proposed Territory Plan amendment (DV361 or its successor) is finalised in a manner which enables the development of the land as per the published master plan;
- The Proponent demonstrates to the Territory (Treasury approved) that it has sufficient financial capacity (through cash/equity holdings and borrowing capacity) to both purchase the land and complete the proposed project in a timely manner;
- The Proponent obtains the relevant development approvals to undertake the project as per its proposal which accurately reflects the published Masterplan; and
- That if necessary, the proponent enters into an appropriate agreement (Holding Lease/Deed of Agreement) with the Territory to enable the construction and possible hand back of any necessary parcels of land and/or assets on completion of the project.

**Agreed / Not Agreed**

Chair: Bruce Fitzgerald  
Extension: x58294

Action Officer: Chris Sparke  
Extension: x52404