

Hill, Diana

From: Flanery, Fleur
Sent: Friday, 10 August 2012 10:26 AM
To: Hill, Diana; Carder, Jane
Cc: Herd, Brenda; Steward, Fay
Subject: RE: shopping centre upgrade program

Di

Yes – that suits

Fleur

Fleur Flanery | Director City Services
Phone 02 6207 5486 | Fax 02 6207 6255 | Email fleur.flanery@act.gov.au
 Territory and Municipal Services Directorate | **ACT Government**
 Level 8, Macarthur House, 12 Wattle Street, Lyneham ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

From: Hill, Diana
Sent: Friday, 10 August 2012 10:17 AM
To: Flanery, Fleur; Carder, Jane
Cc: Herd, Brenda; Steward, Fay
Subject: RE: shopping centre upgrade program

Fleur and Jane

Kevin Samuel has provided me with the results of the work your team has been doing on asset condition assessments. Yesterday I started to use this to prepare a short list of about 10 to 20 priority centres. DD team will then use this list and run through a 'Visual Assessment' process to determine overall 'upgradeability' ie: centres potential to improve compliance to standards / functional of the spaces / level of safety in design → towards the level of potential value an upgrade would provide.

We can discuss if you are still able to meet today at 12?

Thanks

Di

Diana Hill | Manager Design & Development |
 p: 02 6207 6911 | f: 02 6207 5366 | m: 0417 494 841 |
 PARKS & CONSERVATION | PARKS & CITY SERVICES | TERRITORY & MUNICIPAL SERVICES |
 Macarthur House | 12 Wattle St LYNEHAM | GPO Box 158 Canberra ACT 2601 | www.TAMS.act.gov.au

From: Steward, Fay
Sent: Friday, 10 August 2012 8:36 AM
To: Flanery, Fleur; Hill, Diana; Carder, Jane
Cc: Herd, Brenda
Subject: RE: shopping centre upgrade program
Importance: High

Dear Everyone,

Would you all be able to get together without me to come up with your suggestions as per my email below? Di and I have discussed an approach which would enable a short list to be developed via one meeting based on the information and knowledge gathered to date. Ideally Gay Williamson should be involved or one of her staff, such as Sibone Heary who is the contact person for the master planning exercises that are currently underway for the Woden, Athlon Drive and Mawson centre master plans. I suggest you speak to Gay in the first instance.

Grateful if this could be given a high priority with a short list to me by Tuesday COB. I indicated in my earlier email that I'd like to meet with EDD and ESDD to discuss the list by mid next week however hopefully we can do this via email exchanges to avoid a further meeting. Unfortunately the NAC is taking up most of my time at present so my apologies for not being able to help out.

Thanks

Fay

From: Flanery, Fleur
Sent: Wednesday, 8 August 2012 6:50 PM
To: Steward, Fay; Hill, Diana
Cc: Herd, Brenda
Subject: RE: shopping centre upgrade program

Happy to help and will arrange a meeting with you Di on Friday once I've reviewed our list (in terms of maintenance needs) and identified the priority sites.

Fleur Flanery | Director City Services
Phone 02 6207 5486 | **Fax** 02 6207 6255 | **Email** fleur.flanery@act.gov.au
Territory and Municipal Services Directorate | **ACT Government**
Level 8, Macarthur House, 12 Wattle Street, Lyneham ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.act.gov.au

From: Steward, Fay
Sent: Wednesday, 8 August 2012 2:36 PM
To: Hill, Diana
Cc: Flanery, Fleur; Herd, Brenda
Subject: FW: shopping centre upgrade program
Importance: High

Di,

Given the short amount of time available to us, could you please prepare a short list of say 8 shopping centres in descending order of priority for the 13/15 FYs based on the revised evaluation criteria, the asset condition information provided by Jane and the centre hierarchy information provided by Gae from ESDD? I know Mike gave us a heap of demographic information, however we don't need this for the purpose of our exercise (to come up with our top 8 centres). Mike's data is more appropriately used as input into decision making by ESDD regarding the designation of different centres and timing for master plan preparation. We can then meet to discuss our suggestions (as a group) against the above criteria to validate or amend our selection and then submit to the Chief Minister for approval.

If you don't have all the above information Brenda can send it to you. Useful feedback from some MLA's is that Evatt and Spence are priority local centres needing an upgrade in the Belconnen area.

I'd like to meet with EDD and ESDD towards the middle of next week so do you think you'll be in a position to be able to table your suggestions by say next Wednesday? I'm sure Fleur would be happy to work with you and Jane to come up with the priority list.

Thanks

Fay

Hill, Diana

From: Steward, Fay
Sent: Tuesday, 14 August 2012 6:57 PM
To: Smorhun, Vic; Byles, Gary
Cc: Hill, Diana; Flanery, Fleur; Carder, Jane
Subject: FW: Draft Shopping Centre Upgrade Priority Program
Attachments: 20120814194800405.pdf

Importance: High

Vic and Gary,
Pls find attached the first draft priority list for the shopping centre upgrade program. This review has been undertaken in consultation with EDD and ESDD, however we've yet to formally run this past them since completion of the work today by the above team. Happy to meet with you to provide explanation of the ranking system and criterion used.
Cheers
Fay

-----Original Message-----

From: MPC4000@act.gov.au [<mailto:MPC4000@act.gov.au>]
Sent: Tuesday, 14 August 2012 7:48 PM
To: Steward, Fay
Subject:

This E-mail was sent from "MACHSB01L05P07" (Aficio MP C4000).

Scan Date: 14.08.2012 19:48:00 (+1000)

Queries to: MPC4000@act.gov.au

Hill, Diana

From: Herd, Brenda
Sent: Wednesday, 15 August 2012 9:47 AM
To: Hill, Diana
Subject: FW: Draft Shopping Centre Upgrade Priority Program

Hi Di

Brenda

From: Steward, Fay
Sent: Wednesday, 15 August 2012 9:46 AM
To: Herd, Brenda
Subject: Fwd: Draft Shopping Centre Upgrade Priority Program

Hi Brenda could you pls forward to Di hill and ask her for an opinion? Happy to take her call. Thanks
 Sent from my iPhone

Begin forwarded message:

From: "Steward, Fay" <Fay.Steward@act.gov.au>
Date: 15 August 2012 9:37:03 AM AEST
To: "Smorhun, Vic" <Vic.Smorhun@act.gov.au>
Cc: "Byles, Gary" <Gary.Byles@act.gov.au>
Subject: Re: Draft Shopping Centre Upgrade Priority Program

Hi vic, will have another look at Hughes, wanniaassa and fadden and get back to you. Re downer I agree it needs upgrading so - maybe it could be added to the list as a high priority shown as a ppp rather than totally government funded project. Will get back soon.

Sent from my iPhone

On 15/08/2012, at 9:18 AM, "Smorhun, Vic" <Vic.Smorhun@act.gov.au> wrote:

Thanks Fay.

There are some others that have been raised with the office that are not on the initial priority list - Hughes, Wanniaassa (mainly lighting), and a feasibility study of Fadden (which apparently is not travelling well). —

We have also had a representation to the CM from the Downer Community Association about the refurbishment of Downer village square, noting that Downer is linked to EDD's work on the Downer centre and its surrounds. We have been advised that EDD "is working with the new owner and the LDA to advance proposals to upgrade the public realm around the shops and community facilities".

Thanks.

Vic

-----Original Message-----

From: Steward, Fay
Sent: Tuesday, 14 August 2012 6:57 PM
To: Smorhun, Vic; Byles, Gary
Cc: Hill, Diana; Flanery, Fleur; Carder, Jane
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Importance: High

Vic and Gary,

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-----Original Message-----

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Sent: Tuesday, 14 August 2012 7:48 PM

To: Steward, Fay

Subject:

This E-mail was sent from "MACHSB01L05P07" (Aficio MP C4000).

Scan Date: 14.08.2012 19:48:00 (+1000)

Queries to: MPC4000@act.gov.au

Hill, Diana

From: Hill, Diana
Sent: Monday, 27 August 2012 11:49 AM
To: Steward, Fay
Subject: shop Upgrade Priority list
Attachments: Shop(Local) UpgradePriorityList2012.xlsx

Fay
Attached as requested.

Thanks

Di

Diana Hill | Manager Design & Development |
p: 02 6207 6911 | f: 02 6207 5366 | m: 0417 494 841 |
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Macarthur House | 12 Wattle St LYNEHAM | GPO Box 158 Canberra ACT 2601 |
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ACT
GOVERNMENT

Territory and Municipal Services

Hill, Diana

From: Hill, Diana
Sent: Wednesday, 29 August 2012 6:04 PM
To: Steward, Fay
Subject: Shop(Local) UpgradePriorityList2012v2.xlsx
Attachments: Shop(Local) UpgradePriorityList2012v2.xlsx

Fay

Revised version with assessment outcomes for Wanniasa and Hughes added.

Fadden shops to be assessed tomorrow.

Di

Hill, Diana

From: Steward, Fay
Sent: Wednesday, 29 August 2012 8:10 AM
To: Hill, Diana
Subject: FW: Draft Shopping Centre Upgrade Priority Program

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Di,
 Pls see request from Vic - I haven't heard anything from Hamish, Rod or Gay to enable us to complete the assessment - can you pls finalise the list as best you can for our catchup later this morning?
 thanks

-----Original Message-----

From: Smorhun, Vic
Sent: Tuesday, 28 August 2012 6:10 PM
To: Steward, Fay; Flanery, Fleur
Subject: FW: Draft Shopping Centre Upgrade Priority Program

Hi Fay / Fleur - could I get a copy of the latest version of the priority list please.
 Thanks.
 Vic

-----Original Message-----

From: Byles, Gary
Sent: Wednesday, 15 August 2012 12:22 PM
To: Smorhun, Vic
Cc: Steward, Fay; Willson, Helen (TAMS)
Subject: Re: Draft Shopping Centre Upgrade Priority Program

Vic - we will leave that on the next agenda for discussion if the CM agrees

Sent from my iPad

On 15/08/2012, at 9:18 AM, "Smorhun, Vic" <Vic.Smorhun@act.gov.au> wrote:

> Thanks Fay.
 > There are some others that have been raised with the office that are not on the initial priority list - Hughes, Wanniasa (mainly lighting), and a feasibility study of Fadden (which apparently is not travelling well).
 > We have also had a representation to the CM from the Downer Community Association about the refurbishment of Downer village square, noting that Downer is linked to EDD's work on the Downer centre and its surrounds. We have been advised that EDD "is working with the new owner and the LDA to advance proposals to upgrade the public realm around the shops and community facilities".
 > Thanks.
 > Vic
 >

> -----Original Message-----

> **From:** Steward, Fay
 > **Sent:** Tuesday, 14 August 2012 6:57 PM
 > **To:** Smorhun, Vic; Byles, Gary
 > **Cc:** Hill, Diana; Flanery, Fleur; Carder, Jane
 > **Subject:** FW: Draft Shopping Centre Upgrade Priority Program
 > **Importance:** High

>
> Vic and Gary,
> Pls find attached the first draft priority list for the shopping centre upgrade program.
This review has been undertaken in consultation with EDD and ESDD; however we've yet to
formally run this past them since completion of the work today by the above team. Happy
to meet with you to provide explanation of the ranking system and criterion used.
> Cheers
> Fay
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> -----Original Message-----
> From: MPC4000@act.gov.au [<mailto:MPC4000@act.gov.au>]
> Sent: Tuesday, 14 August 2012 7:48 PM
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>
> Scan Date: 14.08.2012 19:48:00 (+1000) Queries to: MPC4000@act.gov.au

Hill, Diana

From: Hill, Diana
Sent: Thursday, 30 August 2012 2:28 PM
To: Steward, Fay
Cc: Flanery, Fleur
Subject: Shop(Local) UpgradePriorityList2012v3.xlsx
Attachments: Shop(Local) UpgradePriorityList2012v3.xlsx

Fay

Please find V3 attached. The visual assessment outcomes for Fadden have been added. There were a number of issues and so it is listed in the 4 year program section.

I will continue the visual assessments for the other 16 local shop sites and these will be added later in September.

Please let me know if you need other urgent action re this Program Priority list.

Di

LOCAL SHOPPING CENTRE UPGRADES
PRIORITY LISTING ASSESSMENT 2012

Overall Status	Region	Suburb	Priority Ranking	Majority of public space on unleased land	Occupancy type/s	Supermarket/ newsagency/ pharmacy	Current occupancy rate	Visitation Rate (est.)	Compliance/ safety issues	Work likely to be required	Other comments
UPGRADE COMPLETE OR IN PROGRAM	Inner North	Albion	1	Y							Upgraded in 2010
	Upper Mersey	Banks	1	50/50							Forward Design in 2012/13
	Western Creek	Chapman	1	Y							Forward Design in 2012/13
	Belconnen	Charmwood (Local)	1	Y							Forward Design in 2012/13
	Belconnen	Cook	1	Y							Forward Design in 2012/13
	Woden	Curtin	1	Y							Forward Design in 2012/13
	Inner South	Deakin	1	Y							Upgraded in late 1990's
	Inner North	Downer	1	N							Improvements to be delivered via Public / Private Partnership (PPP) TBC
	Woden	Farrer	1	Y							Upgraded in 2012/13
	Woden	Garran	1	Y							Upgraded in 2009
	Belconnen	Girralang	1	N							Improvements to be delivered via Public / Private Partnership (PPP) TBC
	Inner South	Griffith	1	Y							Upgraded in late 2002
	Belconnen	Hawker	1	Y							Upgraded in 2001
	Belconnen	Higgins	1	Y							Upgraded in 2003
	Western Creek	Holder	1	Y							Upgraded in 2004
	Belconnen	Holt	1	Y							Upgraded in 2005
	Inner North	Lynsmead	1	Y							Forward Design in 2012/13
	Woden	Lyons	1	Y							Upgraded in 2011
	Belconnen	Melba	1	Y							Upgraded in 2008
	Inner South	Narrabundah	1	Y							Upgraded in late 1990's
	Inner North	O'Connor	1	Y							Upgraded in late 1990's
	Inner South	Red Hill	1	Y							Upgraded in 2012/13
	Belconnen	Scullin	1	Y							Upgraded in 2011/12
	Upper Mersey	Theodore	1	Y							Forward Design in 2012/13
	Woden	Torrens	1	Y							Forward Design in 2012/13
	Western Creek	Warramanga	1	Y							Upgraded in 2012/13
	Inner North	Welsbon	1	Y							Upgraded in late 1990's
	Inner South	Yarralumla	1	Y							Upgraded in late 1990's
	Belconnen	Evatt	1	Y	Supermarket / hairdresser / newsagency / pizza / video / pharmacy /	Y	100%	H	M-H	Lighting / multiple access issues / security / safety issues / improvement public areas	potential to increase vitality is good
	Belconnen	Flora	1	Y	Supermarket / butcher / liquor / fitness centre	Y	100%	H	M	main courtyard space requires work on playground and seating - patios, walls	potential to increase vitality is good
	Western Creek	Fisher	2	Y	Supermarket / doctors / hairdressers / services shops / accommodation / mobility devices supplier / cafe /	Y	100%	H	M	Compliance with lighting and access	potential to increase vitality is good, a couple of vacant blocks in SE corner - potential for land sale
	Belconnen	Kaleen South (Local) Gwydir	2	50/50	Supermarket / restaurants / hotel / doctor / pizza / cafe	Y	100%	H	M		
	Belconnen	Fraser	3	Y	Supermarket / tavern / restaurant	Y	100%	M	M		
	Woden	Hughes	3	Y	Take away / professional pharmacy / newsagency / hair dresser / real estate	Y	100%	H	L-M	access issues, some uneven pavement, lighting, tree root pushing pavement up, non compliant with recent facilities and disability parking / improved traffic arrangements	Was upgraded in late 1990's
	Upper Mersey	Kambah Manawala St (Local)	3	Y	Reptile museum / cafe / midmarket / boltstore	Y	100%	M-H	L-M		
	Upper Mersey	Kambah Carleton St (Local)	3	Y	Cafe / clothing / hairdresser / body clinic / dance / community centre	N	100%	M-H	L-M	Minimal work required - (all disabled parking, lights N/C & 1 section of pavement N/C)	
	Upper Mersey	Fadden	4	50/50	vet / chiropractor / medical centre / hair dresser	N	100%	M-H	L-M	access issues, pavement grade too steep, high slope, disabled parking, lighting could be improved, minimal opportunity - majority of public space and a couple of issues fall within lease boundary - site visit required	
	Western Creek	Rivett	4	Y	Supermarket / body clinic / hairdresser / newsagency / bakery	Y	100%	M-H	L-M	Minor upgrade - ramp, sky low seating walls, lighting	service station site vacant fenced off
	Belconnen	Spence NW (Local) Glassey	4	Y	Supermarket / cafe / doctors	Y	100%	M	L-M	"All shops tenanted, medium busy centre. "Majority of shop front public pavement land is within leased boundary. There are a number of access issues on leased land. "Playground is within unleased land - no high priority issues. "Lighting is good within carpark area	
	Belconnen	Macquarie (Local)	4	Y	Pharmacy / mobility device supplier / restaurant / body clinic	N	100%	L-M	L-M		
	Upper Mersey	Kambah Castley Cot (Local)	5	Y	supermarket only	Y	100%	L-M	L-M	(lights only)	
	Upper Mersey	Wannlessa Local	5	Y	Daycare centre / coffee shop / Motor cycle repair shop / Disabled Daycare (Adult)	N	100%	M	L	Minor work required - lighting TBC Lighting / road surface is poor / disabled parking / traffic arrangements / uneven pavement safety issues in landscaped areas	
	Upper Mersey	Kambah Marconi Cres (Local)	5	50/50	Computer services / craft shop / vet / florist	N	100%	L	L-M	Lighting N/C & narrow verge grades > 120	CARPARK AND VERGE ONLY
	Belconnen	Kaleen East (Local) Ashburton	6	Y	Cafe / tavern /	N	100%	L	L	Lighting compliance & minor access connection issue - on-site is a bit old but safe and serviceable	
	Belconnen	Spence SE (Copland)	6	50/50	Supermarket only	Y	100%	M-L	L	"only one shop - supermarket "limited potential to become a vibrant centre "minimal non compliance with standards "looks tired - but serviceable "minor work needed	CARPARK AND VERGE ONLY
	Belconnen	Westlanger	6	Y	Printing / commercial bakery body clinic	N	100%	L	L	"not a busy centre "mostly low customer businesses "limited potential to become a vibrant centre "minimal non compliance with standards "looks tired - but serviceable "minor work would be needed needed	
	Belconnen	Macgregor	6	Y	Only 1 - swim school	N	50%	L	L	Swim school, one vacant shop, one derelict building low usage as local shops, no supermarket public space pavement and lighting is serviceable minimal opportunity - majority of public space within lease boundary site visit required	CARPARK AND VERGE ONLY
	Upper Mersey	Gowrie	50/50								
	Upper Mersey	Calwell (Local)	Y							site visit required	
	Inner North	Campbell	Y							site visit required	
	Woden	Chiffley	Y							site visit required	
	Upper Mersey	Chisholm	50/50							site visit required	
	Western Creek	Duffy	Y							site visit required	
	Inner North	Hackett	Y							site visit required	
	Woden	Isaacs	50/50							site visit required	
	Upper Mersey	Isabella Plains	50/50							site visit required	
	Upper Mersey	Kambah Lyngrove Ave (Local)	50/50							site visit required	
	Inner North	Lynsmead north	50/50							site visit required	VERGE ONLY
	Congella	Ngunnawal Pines (Local)	Y							site visit required	
	Congella	Nicholls	Y							site visit required	
	Inner South	Oaks Estate	50/50							site visit required	VERGE ONLY
	Belconnen	Page	Y							site visit required	
	Congella	Palmerston	50/50							site visit required	CARPARK AND VERGE ONLY
	Upper Mersey	Montash	0	N							
	Belconnen	Aranda	0	N							
	Upper Mersey	Berrython	0	N							
	Inner North	Braddon (Lowans St)	0	N							
	Upper Mersey	Conger	0	N							
	Upper Mersey	Gordon	0	N							
	Belconnen	Latham	0	N							
	Woden	Mawson (Local) Ainsworth	0	N							
	Congella	Ngunnawal (Local)	0	N							
	Woden	Pease	0	N							
	Upper Mersey	Richardson	0	N							

PUBLIC SPACES LOCATED WITHIN UNLEASED LAND

These sites would not be considered under the Program

Hill, Diana

From: Breckwoldt, Anne
Sent: Monday, 3 September 2012 9:21 AM
To: Steward, Fay
Cc: Hill, Diana
Subject: RE: Shop(Local) UpgradePriorityList2012v3.xlsx

Just one comment Fay – Waramanga shops is being constructed this year.

Regards
 Anne

From: Steward, Fay
Sent: Monday, 3 September 2012 9:10 AM
To: Breckwoldt, Anne; Hill, Diana
Subject: RE: Shop(Local) UpgradePriorityList2012v3.xlsx

Draft email to Vic for your comments please:

Hi Vic,
 Pls see responses in body of your email.
 Cheers

From: Smorhun, Vic
Sent: Sunday, 2 September 2012 9:54 PM
To: Steward, Fay
Cc: Bourne, Sarah; Byles, Gary
Subject: Re: Shop(Local) UpgradePriorityList2012v3.xlsx

Hi Fay

I have been trying to unravel the latest spreadsheet to understand where the upgrades program is at. I must admit that I wasn't aware that we had 7 shopping centres going through forward design this FY. In relation to these, and for the CM discussion, can I get information on:

- Where is the FD work funded from?
 - Shopping Centre Upgrade Program
- how much is allocated to each centre (and what is the total)?
 - The 7 you refer to are minor upgrades only (e.g. new seats, lighting, replacement of pavers etc). The Forward Design stage will identify the quantum of work and \$100K has been allocated for all 7 for this FY (the design component. This will form the basis of capital works funding bids next FY.
- How were the priorities set for these 7 (and when)?
 - **DI could you please insert text here?**
- Has there been any public announcement / advice to the centres or the public on the FD work for the 7 centres (has this work started)?
 - There have been no public announcements – Di Hill's team have had discussions with some of the individual traders as input into developing the scope of work going out to tender (presently under way)
- Presumably no capital funding has been provided for these?
 - Correct – as stated above the design phase informs the scope of work and bid for the next capital works program
- Would it be fair to say that if the govt were to progress say 2 centres per year (ie capital upgrade work) for the next 4 years, the 7 that are in FD this FY would be first on ones the list, and that we could only add Evatt to make up the 8? This makes the assessment that's been done a bit redundant?

- No – normally we put up bids for 2 major upgrades and a number of smaller ones. So for the next FY we'd propose 2 major upgrades for the design phase (possibly Evatt and Florey), and do as many of the 7 minor upgrades that get approval through the normal capital works program evaluation process. In terms of the major upgrades (construction) for next FY the candidate centres would be Chapman and Waramanga (currently in the design stage).

Thanks
Vic

From: Steward, Fay
Sent: Thursday, August 30, 2012 02:41 PM
To: Smorhun, Vic
Cc: Bourne, Sarah
Subject: Shop(Local) UpgradePriorityList2012v3.xlsx

Hi Vic – pls find attached updated final program for your review. Fadden has now been inspected and we found a number of issues and so has been listed in the proposed 4 year program section.

We will continue the visual assessments for the other 16 local shop sites and these will be added later in September. Would you now like this to be submitted to the Chief via a formal brief?

Cheers

Fay

Hill, Diana

From: Hill, Diana
Sent: Monday, 3 September 2012 1:47 PM
To: Steward, Fay
Cc: Breckwoldt, Anne
Subject: RE: RE: Shop(Local) UpgradePriorityList2012v3.xlsx

Fay

Please find revisions as follows:

- Where is the FD work funded from?
 - Shopping Centre Upgrade Program appropriated in 2009/10 (\$8 million)
- how much is allocated to each centre (and what is the total)?
 - FORWARD DESIGN STAGE - The 7 you refer to are minor upgrades only (e.g. new seats, minor pavers etc). The \$100K Forward Design stage will identify the quantum of work required at all 7 for this FY (the forward design component).
 - CONSTRUCTION STAGE - There is currently \$1.265 M and \$980K for the 13/14 FY (total \$2.245 M) to deliver the construction stage for Chapman upgrade and as many as we can of the 7 minor upgrades.
- How were the priorities set for these 7 (and when)?
 - The priorities were set following the last election and were based on the previous priority list (to some extent). The current review is the first major one since then.
- Has there been any public announcement / advice to the centres or the public on the FD work for the 7 centres (has this work started)?
 - There have been no public announcements (other than the election commitment announcements) – Di Hill's team have had informal discussions with some of the individual business owners as input into developing the scope of work for the forward design stage (presently under way)
- Presumably no capital funding has been provided for these?
 - There has been as shown above for this and the 13/14 FY. It is worth noting that the 2008 Election Commitment was for \$11.5 million and only \$8 million was appropriated. However the project will progress to work to available budget in the development of forward designs.
- Would it be fair to say that if the govt were to progress say 2 centres per year (ie capital upgrade work) for the next 4 years, the 7 that are in FD this FY would be first on ones the list, and that we could only add Evatt to make up the 8? This makes the assessment that's been done a bit redundant?
 - No – it is anticipated that the construction of the Chapman shops upgrade and the majority of the 7 centres for minor upgrade should be achievable with remaining \$2.245 M budget in the Program
 - Florey and Evatt would be next on list for Forward Design Study (FDS) stage in 13/14 dependent upon funding being made available. Normally we put up bids for 2 FDS and 2 major upgrades.

Di

Diana Hill | Manager Design & Development |
 p: 02 6207 6911 | f: 02 6207 5366 | m: 0417 494 841 |
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From: Steward, Fay
Sent: Monday, 3 September 2012 10:40 AM
To: Hill, Diana
Cc: Breckwoldt, Anne
Subject: FW: RE: Shop(Local) UpgradePriorityList2012v3.xlsx
Importance: High

Di – could you pls edit the draft email below and return to me to clarify any ambiguities?

thanks

Hi Vic,

Pls see responses in the body of your text – happy to provide further information if needed.

Cheers

Fay

Hi Fay

I have been trying to unravel the latest spreadsheet to understand where the upgrades program is at.

I must admit that I wasn't aware that we had 7 shopping centres going through forward design this FY. In relation to these, and for the CM discussion, can I get information on:

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- how much is allocated to each centre (and what is the total)?
 - The 7 you refer to are minor upgrades only (e.g. new seats, lighting, replacement of pavers etc). The Forward Design stage will identify the quantum of work and \$100K has been allocated for all 7 for this FY (the design component). There is currently \$1.265 M this FY to cover the Chapman upgrade and as many as we can of the 7 minor upgrades. We have \$980K for the 13/14 FY upgrades.
- How were the priorities set for these 7 (and when)?
 - The priorities were set following the last election and were based on the previous priority list (to some extent). The current review is the first major one since then.
- Has there been any public announcement / advice to the centres or the public on the FD work for the 7 centres (has this work started)?
 - There have been no public announcements (other than the election commitment announcements) – Di Hill's team have had discussions with some of the individual traders as input into developing the scope of work going out to tender (presently under way)
- Presumably no capital funding has been provided for these?
 - There has been as shown above for this and the 13/14 FY
- Would it be fair to say that if the govt were to progress say 2 centres per year (ie capital upgrade work) for the next 4 years, the 7 that are in FD this FY would be first on ones the list, and that we could only add Evatt to make up the 8? This makes the assessment that's been done a bit redundant?
- No – normally we put up bids for 2 major upgrades and a number of smaller ones. So for the next FY we'd propose 2 major upgrades for the design phase (possibly Evatt and Florey), and do as many of the 7 minor upgrades that get approval through the normal capital works program evaluation process. In terms of the major upgrades (construction) for next FY the candidate centres would be Chapman and Waramanga (currently in the design stage).

Thanks

Vic

From: Steward, Fay

Sent: Thursday, August 30, 2012 02:41 PM

To: Smorhun, Vic

Cc: Bourne, Sarah

Subject: Shop(Local) UpgradePriorityList2012v3.xlsx

Hi Vic – pls find attached updated final program for your review. Fadden has now been inspected and we found a number of issues and so has been listed in the proposed 4 year program section.

We will continue the visual assessments for the other 16 local shop sites and these will be added later in September. Would you now like this to be submitted to the Chief via a formal brief?

'Cheers

Fay

Hill, Diana

From: Steward, Fay
Sent: Monday, 3 September 2012 3:47 PM
To: Williamson, Gay
Cc: Hill, Diana
Subject: RE: Draft Shopping Centre Upgrade Priority Program

Thanks for getting back. Draft program presently being reviewed by CM's office.
Cheers
Fay

-----Original Message-----

From: Williamson, Gay
Sent: Monday, 3 September 2012 10:57 AM
To: Steward, Fay
Cc: Quirk, Mike
Subject: RE: Draft Shopping Centre Upgrade Priority Program

Sorry Fay I have been away - back today. Fadden has not been on our radar.

-----Original Message-----

From: Steward, Fay
Sent: Wednesday, 29 August 2012 12:28 PM
To: McNulty, Hamish; Williamson, Gay
Cc: Hill, Diana; Flanery, Fleur
Subject: FW: Draft Shopping Centre Upgrade Priority Program
Importance: High

Hi Hamish and Gay,

The CM's office has asked whether Fadden needs to be included in the upgrade program as they'd heard it "was not travelling well" and that perhaps a feasibility study was required (pre any decision to include it in the upgrade program). Could you pls advise if Fadden is on your radar as being a problematic site that warrants investigation (to address issues associated with economic viability or urban design) - Gay? Or Hamish do you know if there is a private interest in the site that suggests a potential for redevelopment via the private sector in the short to medium term - i.e. Downer).

Happy for a short email response as the CM's office has requested final program today (including comment/opinion regarding Fadden).

Thanks

Fay

Hill, Diana

From: Steward, Fay
Sent: Monday, 3 September 2012 5:32 PM
To: Smorhun, Vic
Cc: Byles, Gary; Hill, Diana
Subject: FW: Draft Shopping Centre Upgrade Priority Program

Hi Vic,

I've just received comment from EDD regarding the potential inclusion of Fadden in the Shopping Centre Upgrade Program. It's shown as a low priority in the proposed 4 year program (ranked 4/6)- might be worth keeping this where it's currently ranked for review in early October once we've completed the assessments of the remaining centres.

Cheers

Fay

-----Original Message-----

From: McNulty, Hamish
Sent: Monday, 3 September 2012 5:02 PM
To: Steward, Fay
Subject: RE: Draft Shopping Centre Upgrade Priority Program

Fay

I have been provided with the following advice for your consideration.

Fadden local centre is a smallish 2,163m2 block of CZ4 bordered on all sides by Urban open Space and Community Facilities. It has evolved into a personal services centre with a vet, medical office and hairdresser and no retail outlets as such. The surrounding landscaping and footpaths are in reasonable condition, look tidy and are fit for use.

If at some stage the property owner wanted to redevelop then the CZ4 requirements of the Territory Plan would come into play. There is a slight complexity insofar as the centre is at the entrance to the primary school but this is something the proponent would deal with.

I don't see any need to have it on TAMS' list for centre improvements.

Cheers

Hamish

Hamish McNulty | Executive Director |
 | Phone 02 6205 9674 | Fax 02 6207 0123 | Mobile 0418 619 057 |
 Infrastructure and Capital Works | Economic Development Directorate | ACT Government Level
 6, TransACT House, 470 Northbourne Avenue Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601
 | www.economicdevelopment.act.gov.au

P Please consider the environment before printing this e-mail.

-----Original Message-----

Hill, Diana

From: Steward, Fay
Sent: Thursday, 6 September 2012 11:43 AM
To: Smorhun, Vic
Cc: Bourne, Sarah; Flanery, Fleur; Hill, Diana
Subject: RE: Shopping centre upgrades 2012-13 program

Hi Vic,

Info as follows:

Red Hill - \$1.12 million for construction (of which \$120K is allocated to public artwork) – scheduled for 12/13

Farrer - \$1.22 million for construction (as above re artwork)- to be undertaken over the 12/13 and 13/14 FYs

Waramanga - \$1.0 million for construction (as above re artwork) - to be undertaken over the 12/13 and 13/14 FYs

Cheers

Fay

From: Smorhun, Vic
Sent: Thursday, 6 September 2012 8:00 AM
To: Steward, Fay; Flanery, Fleur
Cc: Bourne, Sarah
Subject: Shopping centre upgrades 2012-13 program

Hi Fay and Fleur could I get a \$ figure for the cost of each of the 3 upgrades in this FY please (Waramanga, Farrer and Red Hill) please.

Thanks.

Vic

Vic Smorhun | Senior Adviser | Office of Katy Gallagher MLA
Chief Minister | Minister for Territory and Municipal Services
ACT Legislative Assembly
Phone: 02 620 50227 | Mobile: 0408 239 451 | Email: vic.smorhun@act.gov.au

Hill, Diana

From: Hill, Diana
Sent: Thursday, 6 September 2012 5:44 PM
To: Steward, Fay
Cc: Flanery, Fleur
Subject: RE: Shopping centre upgrades 2012-13 program
Attachments: Shop(Local) UpgradePriorityList2012v4.xlsx

Fay
 Please find attached spreadsheet with the breakup of the 4 year program added.
 Note that there is an accelerated option also added. This would allow Forward Design Studies to get underway this year for Evatt and Florey, which will keep good momentum in the program. I would like to discuss this option with you.

Di

Diana Hill | Manager Design & Development |
 p: 02 6207 6911 | f: 02 6207 5366 | m: 0417 494 841 |
 PARKS & CITY SERVICES | TERRITORY & MUNICIPAL SERVICES |
 Macarthur House | 12 Wattle St LYNEHAM | GPO Box 158 Canberra ACT 2601 |
www.TAMS.act.gov.au

From: Steward, Fay
Sent: Thursday, 6 September 2012 11:02 AM
To: Smorhun, Vic
Cc: Flanery, Fleur; Hill, Diana
Subject: RE: Shopping centre upgrades 2012-13 program

Hi Vic,
 Have had a chat with Di and we'll aim to get the final profile to you by end today.
 Cheers
 Fay

From: Smorhun, Vic
Sent: Thursday, 6 September 2012 9:47 AM
To: Steward, Fay
Cc: Flanery, Fleur
Subject: FW: Shopping centre upgrades 2012-13 program

Hi Fay further to our discussion can you review the wording below and advise on the split between the minor and major upgrades - and add/revise the centres I have started to list.

Program of shopping centre upgrades

The viability of local centres is important to the strength and viability of our local communities.

As an important step in supporting local supermarkets, so they can continue to provide important convenience retailing in local shopping centres, the ACT Government recently announced that it will be limiting the size of supermarkets in our local centres to 1000 square metres. This limit on floor space for supermarkets in local centres will ensure the ACT's retail hierarchy is maintained and that communities will continue to have available the local shops they need.

The ACT Government has invested significantly in ensuring that shopping centres continue to be improved through a program of local centre upgrades over the past decade. This program which totalled \$13.8 million has delivered upgrades to centres across Canberra:

Shopping centres refurbished – 2001 to 2012

	Shopping centre	Year competed	Budget
1	Hawker	2001	\$985,000
2	Griffith	2002	800,000
3	Kambah Village	2002	1,400,000
4	Mawson	2003	1,400,000
5	Jamison Centre*	2003	700,000
6	Higgins	2003	850,000
7	Holder	2004	500,000
8	Holt	2005	900,000
9	Melba	2008	380,000
10	Garran	2009	1,000,000
11	Deakin	2009	1,000,000
12	Ainslie	2010	1,600,000
13	Lyons	2011	1,200,000
14	Scullin	2012	1,120,000
TOTAL			13,835,000

*public realm

The current year program will see shopping centre upgrades at Waramanga, Red Hill and Farrer at a cost of some \$3 million.

The next phase of the shopping centre upgrade program will target those centres that have been assessed as requiring improvements to the public realm, in areas such as paving, seating, access and traffic arrangements, lighting and general safety aspects and the provision of disability parking.

Policy costings:

The average cost of shopping centre upgrades is \$1 million each for major upgrades. Minor upgrades, which may include bringing lighting up to current standards (efficiency and safety), the provision of disabled car parking spaces, and minor landscaping.

Centres to be included in the major upgrade program are (need to identify 8):

Evatt, Florey, Chapman, Hughes, Fraser,

Local centres to be included in the minor upgrade program are:

Banks, Charnwood, Cook, Lyneham, Theodore, Torrens, Fisher, Kambah (Carleton St)

	2013-14	2014-15	2015-16	2016-17	TOTAL
Capital	\$2.5 m	\$2.5 m	\$2.5 m	\$2.5 m	\$10.0 m
Total	\$2.5 m	\$2.5 m	\$2.5 m	\$2.5 m	\$10.0 m

Thanks.

Vic

From: Smorhun, Vic
Sent: Thursday, 6 September 2012 8:00 AM
To: Steward, Fay; Flanery, Fleur
Cc: Bourne, Sarah
Subject: Shopping centre upgrades 2012-13 program

Hi Fay and Fleur could I get a \$ figure for the cost of each of the 3 upgrades in this FY please (Waramanga, Farrer and Red Hill) please.

Thanks.

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Vic Smorhun | Senior Adviser | Office of Katy Gallagher MLA
Chief Minister | Minister for Territory and Municipal Services
ACT Legislative Assembly
Phone: 02 620 50227 | Mobile: 0408 239 451 | Email: vic.smorhun@act.gov.au

Hill, Diana

From: Steward, Fay
Sent: Friday, 7 September 2012 9:02 AM
To: Smorhun, Vic
Cc: Hill, Diana; Byles, Gary; Flanery, Fleur
Subject: Shopping centre upgrades 2012-13 program
Attachments: Shop(Local) UpgradePriorityList2012v4.xlsx

Importance: High

Hi Vic,

Pls find attached a proposal for the forward 4 year shopping centre upgrade program. We have added an accelerated option which would allow Forward Design Studies to get underway this financial year for Evatt and Florey, which would keep good momentum in the program. We can do this out of the current 12/13 budget (of \$1.2M) for the shopping centre upgrade which is in surplus by \$200K due to a reduction in construction costs (i.e. \$100K per forward design). If we can get the Chief's approval we could commence public consultation, studies and the like by January or February 2013 for both centres.

The value of the proposed forward upgrade program is approximately \$13 million. It reflects the pattern we discussed yesterday: generally in any one year there would be for major upgrades 2 FDS and 2 construction with work associated with 5 or 6 minor centres (either FDS or construction) – although 2015/16 would be a much bigger year for major centre upgrades. Happy to expand further.

Cheers
 Fay

From: Smorhun, Vic
Sent: Thursday, 6 September 2012 9:47 AM
To: Steward, Fay
Cc: Flanery, Fleur
Subject: FW: Shopping centre upgrades 2012-13 program

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6	Higgins	2003	850,000
7	Holder	2004	500,000
8	Holt	2005	900,000
9	Melba	2008	380,000
10	Garran	2009	1,000,000
11	Deakin	2009	1,000,000
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Policy costings:

The average cost of shopping centre upgrades is \$1 million each for major upgrades. Minor upgrades, which may include bringing lighting up to current standards (efficiency and safety), the provision of disabled car parking spaces, and minor landscaping.

Centres to be included in the major upgrade program are (need to identify 8):

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Total	\$2.5 m	\$2.5 m	\$2.5 m	\$2.5 m	\$10.0 m

Thanks.
Vic

From: Smorhun, Vic
Sent: Thursday, 6 September 2012 8:00 AM
To: Steward, Fay; Flanery, Fleur
Cc: Bourne, Sarah
Subject: Shopping centre upgrades 2012-13 program

Hi Fay and Fleur could I get a \$ figure for the cost of each of the 3 upgrades in this FY please (Waramanga, Farrer and Red Hill) please.

Thanks.

Vic

Vic Smorhun | Senior Adviser | Office of Katy Gallagher MLA
Chief Minister | Minister for Territory and Municipal Services
ACT Legislative Assembly
Phone: 02 620 50227 | Mobile: 0408 239 451 | Email: vic.smorhun@act.gov.au

Steward, Fay

From: Smorhun, Vic
Sent: Monday, 10 September 2012 8:46 AM
To: Steward, Fay
Cc: Hill, Diana; Byles, Gary; Flanery, Fleur
Subject: URGENT: Shopping centre upgrades 4 year program.

Categories: Pending D&D (Diana)

Thanks Fay.

The accelerated proposal seems to be a lopsided with 7 centres for major or minor upgrades in 2014-15 and 8 in 2016-17.

Is it possible to undertake both design and construction for the minor centres in the same year?

Would this program work (for construction works) – this tries to balance out the program over 4 years:

2013-14

Evatt - major ~ C
 Grey - major C
 Kambah (Mannheim) – minor
 Rivett – minor

2014-15

Fisher – major
 Kaleen (Gwydir) – major
 Fraser - minor
 Kambah (Carleton) – minor
 Fadden – minor

2015-16

Spence (Glassey) – major
 Macquarie – major
 Wanniasa – minor
 Kambah (Castley) – minor
 Kambah (Marconi) – minor

2016-17

Kaleen (Ashburton) – major
 Hughes - major
 Spence (Copland) – minor
 Weetangera – minor
 Macgregor - minor

*Recommend Leavitt Hughes that
constructs 15-16*

query – delay out of priority order

Can you also confirm that we are costing the major upgrades at \$1 million each, and advise the actual or average cost for the minor upgrades. Can you also include for each financial year the amount needed for design work please.

Thanks.

Vic

From: Steward, Fay
Sent: Friday, 7 September 2012 9:02 AM
To: Smorhun, Vic
Cc: Hill, Diana; Byles, Gary; Flanery, Fleur
Subject: Shopping centre upgrades 2012-13 program
Importance: High

Hi Vic,

Pls find attached a proposal for the forward 4 year shopping centre upgrade program. We have added an accelerated option which would allow Forward Design Studies to get underway this financial year for Evatt and Florey, which would keep good momentum in the program. We can do this out of the current 12/13 budget (of \$1.2M) for the shopping centre upgrade which is in surplus by \$200K due to a reduction in construction costs (i.e. \$100K per forward design). If we can get the Chief's approval we could commence public consultation, studies and the like by January or February 2013 for both centres.

The value of the proposed forward upgrade program is approximately \$13 million. It reflects the pattern we discussed yesterday: generally in any one year there would be for major upgrades 2 FDS and 2 construction with work associated with 5 or 6 minor centres (either FDS or construction) – although 2015/16 would be a much bigger year for major centre upgrades. Happy to expand further.

Cheers
Fay

From: Smorhun, Vic
Sent: Thursday, 6 September 2012 9:47 AM
To: Steward, Fay
Cc: Flanery, Fleur
Subject: FW: Shopping centre upgrades 2012-13 program

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TOTAL			13,835,000

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The current year program will see shopping centre upgrades at Waramanga, Red Hill and Farrer at a cost of some \$3 million.

The next phase of the shopping centre upgrade program will target those centres that have been assessed as requiring improvements to the public realm, in areas such as paving, seating, access and traffic arrangements, lighting and general safety aspects and the provision of disability parking.

Policy costings:

The average cost of shopping centre upgrades is \$1 million each for major upgrades. Minor upgrades, which may include bringing lighting up to current standards (efficiency and safety), the provision of disabled car parking spaces, and minor landscaping.

Centres to be included in the major upgrade program are (need to identify 8):

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Total	\$2.5 m	\$2.5 m	\$2.5 m	\$2.5 m	\$10.0 m

Thanks.
Vic

From: Smorhun, Vic
Sent: Thursday, 6 September 2012 8:00 AM
To: Steward, Fay; Flanery, Fleur
Cc: Bourne, Sarah
Subject: Shopping centre upgrades 2012-13 program

Hi Fay and Fleur could I get a \$ figure for the cost of each of the 3 upgrades in this FY please (Waramanga, Farrer and Red Hill) please.

Thanks.
Vic

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Chief Minister | Minister for Territory and Municipal Services

ACT Legislative Assembly

Phone: 02 620 50227 | Mobile: 0408 239 451 | Email: vic.smorhun@act.gov.au

Hill, Diana

From: Steward, Fay
Sent: Tuesday, 11 September 2012 2:13 PM
To: Hill, Diana
Cc: Reid, Rachel
Subject: FW: URGENT: Shopping centre upgrades 4 year program

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Di – could you pls review and pare back showing mark ups? thanks

From: Smorhun, Vic
Sent: Tuesday, 11 September 2012 1:33 PM
To: Steward, Fay
Cc: Hill, Diana; Flanery, Fleur; Byles, Gary
Subject: RE: URGENT: Shopping centre upgrades 4 year program

Fay the revised version has blown out the 4 year program from an initial (rough) \$8 million (8 centres x \$1 million) to \$18.7 million, which is beyond the figure being considered. ~~_____~~ ?

The list includes 20 centres of which 8 are major upgrades and the rest minor – with a design component that seems quite high. ← 10% to 15% standard market rate

We will need to trim back so that we have a program that can be delivered within the \$10-12 million range spread as evenly as possible over the 4 years.

Thanks.

Vic

From: Steward, Fay
Sent: Tuesday, 11 September 2012 12:52 PM
To: Smorhun, Vic
Cc: Hill, Diana; Flanery, Fleur; Byles, Gary
Subject: FW: URGENT: Shopping centre upgrades 4 year program

Hi Vic,
 Pls find attached accelerated 4-year program as outlined below.
 Cheers
 Fay

From: Steward, Fay
Sent: Monday, 10 September 2012 4:24 PM
To: Smorhun, Vic
Cc: Hill, Diana; Byles, Gary
Subject: RE: URGENT: Shopping centre upgrades 4 year program

Hi Vic,
 In short the answer is yes to the proposed program below with one query re Hughes. We'll update the program overnight and show the estimated cost per FY for design . I've added into your email in red the updated program with some comments. In terms of the indicative (average) costs:

For Major upgrades: FDS - \$100 K and C - \$1.2M over 2 years

For Minor upgrades: FDS - \$30K and C - \$600

This means we'd need to be allocated a further \$60K to do the 2 additional FDS for the minor centres this FY.
 Cheers

Fay

From: Smorhun, Vic
Sent: Monday, 10 September 2012 8:46 AM
To: Steward, Fay
Cc: Hill, Diana; Byles, Gary; Flanery, Fleur
Subject: URGENT: Shopping centre upgrades 4 year program

Thanks Fay.

The accelerated proposal seems to be a lopsided with 7 centres for major or minor upgrades in 2014-15 and 8 in 2016-17.

Is it possible to undertake both design and construction for the minor centres in the same year?

Would this program work (for construction works) – this tries to balance out the program over 4 years:

2012-13

Evatt – major - FDS

Florey – major - FDS

Kambah (Mannheim) – minor – FDS – additional funds required to complete this FY (\$30)

Rivett – minor – FDS – additional funds required to complete this FY (\$30K). There is a risk though that there may not be enough industry capacity to take on the additional study – we would need to watch closely

Yes the remainder of the program is achievable as per below.

2013-14 - Evatt - major

Florey - major

Kambah (Mannheim) – minor

Rivett – minor

2014-15

Fisher – major

Kaleen (Gwydir) – major

Fraser - minor

Kambah (Carleton) – minor

Fadden – minor

2015-16

Spence (Glassey) – major

Macquarie – major

Wanniassa – minor

Kambah (Castley) – minor

Kambah (Marconi) – minor

2016-17

Kaleen (Ashburton) – major

Hughes – major – this centre is presently ranked higher in the program as it is well used and has a higher cohort of older people who use it. Current issues are shown in the table and relate to access, uneven pavement, disability parking etc.

Spence (Copland) – minor

Weetangera – minor

Macgregor - minor

Can you also confirm that we are costing the major upgrades at \$1 million each, and advise the actual or average cost for the minor upgrades. Can you also include for each financial year the amount needed for design work please.

Thanks.

Vic

From: Steward, Fay
Sent: Friday, 7 September 2012 9:02 AM
To: Smorhun, Vic
Cc: Hill, Diana; Byles, Gary; Flanery, Fleur
Subject: Shopping centre upgrades 2012-13 program
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From: Smorhun, Vic
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Policy costings:

\$1.1 m.

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Centres to be included in the major upgrade program are (need to identify 8):

Evatt, Florey, Chapman, Hughes, Fraser,

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Total	\$2.5 m	\$2.5 m	\$2.5 m	\$2.5 m	\$10.0 m

Thanks.

Vic

From: Smorhun, Vic

Sent: Thursday, 6 September 2012 8:00 AM

To: Steward, Fay; Flanery, Fleur

Cc: Bourne, Sarah

Subject: Shopping centre upgrades 2012-13 program

Hi Fay and Fleur could I get a \$ figure for the cost of each of the 3 upgrades in this FY please (Waramanga, Farrer and Red Hill) please.

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Vic Smorhun | Senior Adviser | Office of Katy Gallagher MLA

Chief Minister | Minister for Territory and Municipal Services

ACT Legislative Assembly

Phone: 02 620 50227 | Mobile: 0408 239 451 | Email: vic.smorhun@act.gov.au

Hill, Diana

From: Steward, Fay
Sent: Wednesday, 12 September 2012 11:44 AM
To: Hill, Diana
Subject: FW: URGENT: Shopping centre upgrades 4 year program

Follow Up Flag: Follow up
Flag Status: Flagged

Di could you pls have a look – I'm rushing around at present thanks

From: Smorhun, Vic
Sent: Wednesday, 12 September 2012 10:56 AM
To: Steward, Fay
Cc: Hill, Diana; Flanery, Fleur; Byles, Gary
Subject: RE: URGENT: Shopping centre upgrades 4 year program

Fay – I've tried to even out the costs over the 4 years (and bring it back to around \$10 million). Can you please review the schedule below and let me know your thoughts.

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capacity in DD & market?

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Kambah							
(Ma)	minor	30 ✓	420 ✓	0	0	0	
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Fisher	major	0	105 ✓	441 ✓	661.5 ✓	0	
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Pls find attached accelerated 4-year program as outlined below.

Cheers

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To: Smorhun, Vic
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Subject: Shopping centre upgrades 2012-13 program
Importance: High

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The value of the proposed forward upgrade program is approximately \$13 million. It reflects the pattern we discussed yesterday: generally in any one year there would be for major upgrades 2 FDS and 2 construction with work associated with 5 or 6 minor centres (either FDS or construction) – although 2015/16 would be a much bigger year for major centre upgrades. Happy to expand further.

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Shopping centres refurbished – 2001 to 2012

Shopping centre

Year completed

Budget

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10	Garran	2009	1,000,000
11	Deakin	2009	1,000,000
12	Ainslie	2010	1,600,000
13	Lyons	2011	1,200,000
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TOTAL			13,835,000

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The current year program will see shopping centre upgrades at Waramanga, Red Hill and Farrer at a cost of some \$3 million.

The next phase of the shopping centre upgrade program will target those centres that have been assessed as requiring improvements to the public realm, in areas such as paving, seating, access and traffic arrangements, lighting and general safety aspects and the provision of disability parking.

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Hill, Diana

From: Hill, Diana
Sent: Tuesday, 11 September 2012 12:25 PM
To: Steward, Fay
Subject: RE: URGENT: Shopping centre upgrades 4 year program
Attachments: 4Yr ProgramShop(Local)Upgrade2012v5.xlsx

Fay

Please find 4 Year Program with costs attached, which reflects the information in your email below.

Di

Diana Hill | Manager Design & Development |
 p: 02 6207 6911 | f: 02 6207 5366 | m: 0417 494 841 |
 PARKS & CITY SERVICES | TERRITORY & MUNICIPAL SERVICES |
 Macarthur House | 12 Wattle St LYNEHAM | GPO Box 158 Canberra ACT 2601 |
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From: Hill, Diana
Sent: Tuesday, 11 September 2012 5:30 PM
To: Steward, Fay
Subject: 4Yr ProgramShop(Local)Upgrade2012v6.xlsx
Attachments: 4Yr ProgramShop(Local)Upgrade2012v6.xlsx

Fay
4year program revised to a \$12 m budget with 5% escalation as attached. I have checked the figures and formulas are correct.

Di

Hill, Diana

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To: Steward, Fay
Cc: Flanery, Fleur
Subject: RE: URGENT: Shopping centre upgrades 4 year program
Attachments: 4Yr ProgramShop(Local)Upgrade2012v7.xlsx

Fay
 Please find the adjusted spreadsheet attached, as requested.

Di

Diana Hill | Manager Design & Development |
 p: 02 6207 6911 | f: 02 6207 5366 | m: 0417 494 841 |
 PARKS & CITY SERVICES | TERRITORY & MUNICIPAL SERVICES |
 Macarthur House | 12 Wattle St LYNEHAM | GPO Box 158 Canberra ACT 2601 |
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Hi Vic,

Pls find attached a proposal for the forward 4 year shopping centre upgrade program. We have added an accelerated option which would allow Forward Design Studies to get underway this financial year for Evatt and Florey, which would keep good momentum in the program. We can do this out of the current 12/13 budget (of \$1.2M) for the shopping centre upgrade which is in surplus by \$200K due to a reduction in construction costs (i.e. \$100K per forward design). If we can get the Chief's approval we could commence public consultation, studies and the like by January or February 2013 for both centres.

The value of the proposed forward upgrade program is approximately \$13 million. It reflects the pattern we discussed yesterday: generally in any one year there would be for major upgrades 2 FDS and 2 construction with work associated with 5 or 6 minor centres (either FDS or construction) – although 2015/16 would be a much bigger year for major centre upgrades. Happy to expand further.

Cheers

Fay

From: Smorhun, Vic

Sent: Thursday, 6 September 2012 9:47 AM

To: Steward, Fay

Cc: Flanery, Fleur

Subject: FW: Shopping centre upgrades 2012-13 program

Hi Fay further to our discussion can you review the wording below and advise on the split between the minor and major upgrades - and add/revise the centres I have started to list.

Program of shopping centre upgrades

The viability of local centres is important to the strength and viability of our local communities.

As an important step in supporting local supermarkets, so they can continue to provide important convenience retailing in local shopping centres, the ACT Government recently announced that it will be limiting the size of supermarkets in our local centres to 1000 square metres. This limit on floor space for supermarkets in local centres will ensure the ACT's retail hierarchy is maintained and that communities will continue to have available the local shops they need.

The ACT Government has invested significantly in ensuring that shopping centres continue to be improved through a program of local centre upgrades over the past decade. This program which totalled \$13.8 million has delivered upgrades to centres across Canberra:

Shopping centres refurbished – 2001 to 2012

	Shopping centre	Year completed	Budget
1	Hawker	2001	\$985,000
2	Griffith	2002	800,000
3	Kambah Village	2002	1,400,000
4	Mawson	2003	1,400,000
5	Jamison Centre*	2003	700,000
6	Higgins	2003	850,000
7	Holder	2004	500,000
8	Holt	2005	900,000
9	Melba	2008	380,000
10	Garran	2009	1,000,000
11	Deakin	2009	1,000,000
12	Ainslie	2010	1,600,000
13	Lyons	2011	1,200,000
14	Scullin	2012	1,120,000
TOTAL			13,835,000

*public realm

The current year program will see shopping centre upgrades at Waramanga, Red Hill and Farrer at a cost of some \$3 million.

The next phase of the shopping centre upgrade program will target those centres that have been assessed as requiring improvements to the public realm, in areas such as paving, seating, access and traffic arrangements, lighting and general safety aspects and the provision of disability parking.

Policy costings:

The average cost of shopping centre upgrades is \$1 million each for major upgrades. Minor upgrades, which may include bringing lighting up to current standards (efficiency and safety), the provision of disabled car parking spaces, and minor landscaping.

Centres to be included in the major upgrade program are (need to identify 8):

Evatt, Florey, Chapman, Hughes, Fraser,

Local centres to be included in the minor upgrade program are:

Banks, Charnwood, Cook, Lyneham, Theodore, Torrens, Fisher, Kambah (Carleton St)

	2013-14	2014-15	2015-16	2016-17	TOTAL
Capital	\$2.5 m	\$2.5 m	\$2.5 m	\$2.5 m	\$10.0 m
Total	\$2.5 m	\$2.5 m	\$2.5 m	\$2.5 m	\$10.0 m

Thanks.

Vic

From: Smorhun, Vic

Sent: Thursday, 6 September 2012 8:00 AM

To: Steward, Fay; Flanery, Fleur

Cc: Bourne, Sarah

Subject: Shopping centre upgrades 2012-13 program

Hi Fay and Fleur could I get a \$ figure for the cost of each of the 3 upgrades in this FY please (Waramanga, Farrer and Red Hill) please.

Thanks.

Vic

Vic Smorhun | Senior Adviser | Office of Katy Gallagher MLA

Chief Minister | Minister for Territory and Municipal Services

ACT Legislative Assembly

Phone: 02 620 50227 | Mobile: 0408 239 451 | Email: vic.smorhun@act.gov.au

Hill, Diana

From: Steward, Fay
Sent: Thursday, 13 September 2012 11:18 AM
To: Hill, Diana
Cc: Burden, Ross; Flanery, Fleur
Subject: RE: Shopping Centre Upgrade Program

Follow Up Flag: Follow up
Flag Status: Flagged

Di – we'll need to wait to see what policy announcements the Government makes over the next week or so, and if these reflect the accelerated program then strictly speaking we'd need to await the outcome of the election before investing any resources into these initiatives. However if they are announced, then I agree that we should proceed with scoping and planning during the caretaker period so that we're in a position to go straight to procurement once the government is formed and gives us the green light to proceed. So let's first await the policy statements.

Thanks

From: Hill, Diana
Sent: Thursday, 13 September 2012 11:05 AM
To: Steward, Fay
Subject: Shopping Centre Upgrade Program

Fay

To enable the Shop Upgrade Program to continue towards construction projects in 13/14 (appropriation TBC in 13/14) a number of Forward Design Studies will need to commence this year, as follows:

Full Upgrades:

1. Evatt shops
2. Florey Shops
3. Hughes Shops

Minor Upgrade:

1. Kambah Shops (Mannheim St)
2. Rivett Shops

Note: funds are available within the current appropriation to cover the FDS costs.

I would like to get the planning/scoping stage up and running asap. Please confirm that it is OK to begin these forward designs studies this year.

Thanks

Di

Diana Hill | Manager Design & Development |
 p: 02 6207 6911 | f: 02 6207 5366 | m: 0417 494 841 |
 PARKS & CITY SERVICES | TERRITORY & MUNICIPAL SERVICES |
 Macarthur House | 12 Wattle St LYNEHAM | GPO Box 158 Canberra ACT 2601 |
www.TAMS.act.gov.au

Roach, Adam

From: Neilsen, Matthew
Sent: Friday, 10 January 2014 8:58 AM
To: Roach, Adam
Cc: TAMS, Freedom Of Information
Subject: FW: Third party consultation - FOI request

Good morning Adam,

The DG has no objections to the email being released.

Kind regards

Matthew Neilsen | Project Officer & Freedom of Information Coordinator |
Phone: (02) 620 75833 | Fax: (02) 620 70123 | Workforce & Governance | Economic Development Directorate | ACT
Government Level 2 Telstra House, 490 Northbourne Avenue, Dickson 2602 | GPO Box 158 Canberra ACT 2601 |
<http://eddintranet.act.gov.au>

-----Original Message-----

From: Pirani, Yuka
Sent: Friday, 10 January 2014 8:54 AM
To: Neilsen, Matthew
Subject: RE: Third party consultation - FOI request

David doesn't have any issues with this e-mail being released.

Yuka

Yuka Pirani | Executive Officer to David Dawes Phone 02 6205 3143 | Fax 02 6205 0386 Economic Development
Directorate | ACT Government Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT
2601 | www.economicdevelopment.act.gov.au

-----Original Message-----

From: Neilsen, Matthew
Sent: Thursday, 9 January 2014 2:41 PM
To: Pirani, Yuka
Subject: FW: Third party consultation - FOI request

Dear Yuka,

As discussed, TAMS are processing an FOI request relating to shopping centre upgrades and have identified the attached document.

TAMS are seeking advice as to whether David has any contentions about the attached document (email component only) been released to Alistair Coe.

Their initial thoughts are to release the email in full.

Kind regards

Matty

Matthew Neilsen | Project Officer & Freedom of Information Coordinator |

Phone: (02) 620 75833 | Fax: (02) 620 70123 | Workforce & Governance | Economic Development Directorate | ACT
Government Level 2 Telstra House, 490 Northbourne Avenue, Dickson 2602 | GPO Box 158 Canberra ACT 2601 |
<http://eddintranet.act.gov.au>

-----Original Message-----

From: Roach, Adam On Behalf Of TAMS, Freedom Of Information
Sent: Thursday, 9 January 2014 2:19 PM
To: Neilsen, Matthew
Subject: Third party consultation - FOI request

Hi Matty

As discussed, TAMS is currently processing an FOI request on shopping centre upgrades and has located the attached document relevant to the request, drafted by EDD's DG.

Can you take a look at the document and indicate whether your directorate is happy for us to release the document?

Thanks

Adam

Adam Roach | Principal Legal Policy Officer T (02) 6207 7803 Governance Branch | Territory and Municipal Services
Directorate | ACT Government Macarthur House, 12 Wattle Street, Lyneham ACT | GPO Box 158 Canberra ACT 2601 |
www.act.gov.au