

Schedule 2

*Freedom of Information Schedule of Documents
 Light Rail – Capital Metro – Land Development Agency Documents
 Received by Economic Development Directorate 16/07/2013*

Folio	Item	Date	Release Decision	Exemption claimed	Online Release
18-17	Email – Subject: Capital To: Valdivia, Jamie; Yates, Brooke; Watts, Michaela	26/06/2013	Full Release	N/A	Full Release
16-13	Email – Subject: Capital Metro Project – Draft LDA Work Plan To: Elvy, Chloe	02/07/2013	Full Release	N/A	Full Release
12-8	Email – Subject: Capital Metro Project – Draft LDA Work Plan To: Chandler, Aaron	03/07/2013	Full Release	N/A	Full Release
7-3	Email – Subject: Capital Metro Project – Draft LDA Work Plan To: Elvy, Chloe	03/07/2013	Full Release	N/A	Full Release
2-1	Land Development Agency Work Plan (Draft)	Undated	Full Release	N/A	Full Release

Roncon, Pamela

From: Chandler, Aaron
Sent: Wednesday, 26 June 2013 4:13 PM
To: Valdivia, Jamie; Yates, Brooke; Watts, Michaela
Cc: Elvy, Chloe
Subject: Capital

Afternoon Brooke / Jamie / Michaela

As discussed, we have made some preliminary progress on LDA's Work Plan:

'Land Development Agency Work Plan

Land release and supply are central to the ACT Government's ability to deliver enormous and significant social, economic, financial and environmental growth / benefits for Canberra. Ensuring that a development ready inventory of serviced land is available to deliver the broader objectives of the Capital Metro Agency along the Gungahlin to Yarralumla corridor is critical, which is why it is the Government's major redevelopment focus. The LDA is responsible for the implementation and market delivery of development and land release of Government owned land along the Capital Metro corridor whilst balancing competing public sector / commercial priorities, providing opportunities for private sector development and optimising the community benefits from the ACT's land assets.

The purpose of this plan is to provide a high-level overarching framework for which performance can be managed, measured and reported against as identified below:

- undertake early investigations / assessments to understand land development viability, resolve land development issues, reduce risk to Government and facilitate OCG's preferred sequencing of release
- assist with developing documentation and monitoring strategic directions on land delivery issues
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- manage the method by which land is released, be it serviced land to market, partnering with others in joint venture developments or releasing raw land directly to the private sector'

This will be fleshed out further over the coming week with more specific details / deliverables / programme / etc, however I believe this gives you an idea of what form / direction our Work Plan is taking.

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Cheers

Aaron Chandler | Project Manager (Consultant)

Land Development Agency

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Phone: 02 6207 9070 | Mobile: 0434 317 010 | Fax: 02 6207 6110 | Web: www.lda.act.gov.au

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Roncon, Pamela

From: Chandler, Aaron
Sent: Tuesday, 2 July 2013 1:32 PM
To: Elvy, Chloe
Subject: RE: Capital Metro Project - Draft LDA Work Plan

Afternoon Chloe

I have further fleshed out the Draft LDA Work Plan as follows (previous version circulated to OCG in the email below for reference):

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The Land Development Agency (LDA) is responsible for the implementation and market delivery of development and land release of Government owned land along the Capital Metro corridor whilst balancing competing public sector / commercial priorities, providing opportunities for private sector development and optimising the community benefits from the ACT's land assets. In short, the Capital Metro Project represents a significant opportunity for urban renewal which will assist in financing the necessary infrastructure works, whilst renewing existing sites along the corridor. The purpose of the LDA Work Plan is to outline a high-level overarching framework for which performance can be managed, measured and reported against as identified below:

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As detailed by the Office of the Coordinator General (OCG) Work Plan, the OCG is ultimately responsible for determining the timing and sequencing of land release along the Capital Metro corridor. Ahead of confirmation of OCG's specific program for implementation and delivery by the LDA, the LDA's interim focus is on achieving the objectives and aims outlined within the 2012-2013 Budget through undertaking the works required to deliver the

targets announced within the IRLP 2013-14 to 2016-17. The IRLP targets relevant to the Capital Metro Project have been identified by the ILRP as follows:

2013-2014 Residential Land: 256 Dwelling Sites	2013-2014 Commercial Land: *11,853m2 Site Area
2014-2015 Residential Land: 416 Dwelling Sites	2014-2015 Commercial Land: *23,174m2 Site Area
2015-2016 Residential Land: 457 Dwelling Sites	2015-2016 Commercial Land: *22,049m2 Site Area
2016-2017 Residential Land: 200 Dwelling Sites	2016-2017 Commercial Land: *4,000m2 Site Area
Total: 1,329 Dwelling Sites	Total: *61,076m2 Site Area

(* These can include mixed use sites which may include residential - refer to the Residential Land Release Program for the residential component.)

That's as far as I've taken it at this stage. I'm happy to add more, but it seems a bit redundant to expand without actual specifics from OCG in relation to sequencing or confirmation of more sites.

The breakdown of the IRLP figures above has been consolidated from the following data:

2013-2014 Residential Land 11,853m2 Site Area	256 Dwelling Sites	2013-2014 Commercial Land
- Northbourne Avenue Corridor *1,000m2 Site Area	100 Dwelling Sites	- Northbourne Avenue Corridor
Flemington Avenue Corridor *7,853m2 Site Area	156 Dwelling Sites	- Franklin
2014-2015 Residential Land 23,174m2 Site Area	416 Dwelling Sites	2014-2015 Commercial Land
- Northbourne Avenue Corridor *4,000m2 Site Area	160 Dwelling Sites	- Northbourne Avenue Corridor
- Flemington Avenue Corridor 6,220m2 Site Area	256 Dwelling Sites	- Franklin
		- Franklin *5,573m2 Site Area
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(*These are mixed use sites which includes residential. Also refer to the Residential Land Release Program for residential component)

Please note, whilst the above Franklin / Harrison / Flemington Avenue sites still need to be confirmed as actual Capital Metro Project sites, there may be more contained within the ILRP tables that haven't been included as indicated on page 9 of the ILRP where it states:


'There are a number of releases including Northbourne Avenue Corridor, City and Southside Redevelopment where the exact location is yet to be determined. The Economic Development Directorate will undertake further investigation into these areas.'

Obviously if there are extra sites, including the additional sites I have assumed (above) form part of the Capital Metro Project, these should confirmed and added to our programme.

Cheers

Aaron Chandler | Project Manager (Consultant)
Land Development Agency

Level 7 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602
 Phone: 02 6207 9070 | Mobile: 0434 317 010 | Fax: 02 6207 6110 | Web: www.lda.act.gov.au

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Sent: Wednesday, 26 June 2013 4:13 PM
To: Valdivia, Jamie; Yates, Brooke; Watts, Michaela
Cc: Elvy, Chloe
Subject: Capital Metro Project - Draft LDA Work Plan

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Thanks Chloe – I'll check with DT and update!

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- o Xxx
- o xxx


Obviously if there are extra sites, including the additional sites I have assumed (above) form part of the Capital Metro Project, these should confirmed and added to our programme.

Cheers

Aaron Chandler | Project Manager (Consultant)

Land Development Agency

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From: Chandler, Aaron
Sent: Wednesday, 26 June 2013 4:13 PM
To: Valdivia, Jamie; Yates, Brooke; Watts, Michaela
Cc: Elvy, Chloe
Subject: Capital Metro Project - Draft LDA Work Plan

Afternoon Brooke / Jamie / Michaela

As discussed, we have made some preliminary progress on LDA's Work Plan:

'Land Development Agency Work Plan

Land release and supply are central to the ACT Government's ability to deliver enormous and significant social, economic, financial and environmental growth / benefits for Canberra. Ensuring that a development ready inventory of serviced land is available to deliver the broader objectives of the Capital Metro Agency along the Gungahlin to City corridor is critical, which is why it is the Government's major redevelopment focus. The LDA is responsible for the implementation and market delivery of development and land release of Government owned land along the Capital Metro corridor whilst balancing competing public sector / commercial priorities, providing opportunities for private sector development and optimising the community benefits from the ACT's land assets.

The purpose of this plan is to provide a high-level overarching framework for which performance can be managed, measured and reported against as identified below:

- undertake early investigations / assessments to understand land development viability, resolve land development issues, reduce risk to Government and facilitate OCG's preferred sequencing of release
- assist with developing documentation and monitoring strategic directions on land delivery issues
- identify key financial and non-financial measures to be addressed
- implement / monitor Financial Feasibility Plans
- engage multidisciplinary design, planning and marketing teams to develop necessary strategies and succinct documentation
- establish a robust and decisive work programme that facilitates the land development commitment by Government
- identify and analyse risks, develop Risk Management Plans and undertake regular risk reviews
- coordinate and develop transit, urban planning, financial and delivery options
- achieve timely receipt of necessary approvals to facilitate achievement of the Indicative Land Release Programs (ILRP)
- ensure a prompt and adequate supply of serviced land is development ready to allow flexibility in anticipation of shifting / volatile market conditions
- collaborate with Government and provide alternative release options to cover any unanticipated delays on sites otherwise identified for release by OCG
- promote inter-directorate / agency / authority coordination to ensure the Government's agreed ILRP targets are adhered to, particularly OCG and the Capital Metro Agency
- manage the method by which land is released, be it serviced land to market, partnering with others in joint venture developments or releasing raw land directly to the private sector

This will be fleshed out further over the coming week with more specific details / deliverables / programme / etc, however I believe this gives you an idea of what form / direction our Work Plan is taking.

As noted, there appears to be a some crossover between the due diligence responsibilities outlined in your draft Work Plan and that which are normally activities for which the LDA would be responsible, however I believe this is to be expected and will sort itself out over the course of these early stages.

I am not here Thurs / Fri, so won't be able to access my LDA email, however please feel free to contact me on my mobile below or my other work email address aaron.chandler@integrateddevelopmentservices.com.au (yes, possibly the longest email address ever I know) if you have any pressing comments / concerns.


Cheers

Aaron Chandler | Project Manager (Consultant)

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Land Development Agency Work Plan

Land release and supply are central to the ACT Government's ability to deliver enormous and significant social, economic, financial and environmental growth and benefits for Canberra. Ensuring that a development ready inventory of serviced land is available to deliver the broader objectives of the newly formed Capital Metro Agency (CMA) is critical. Construction of CMA's light rail service from Hibberson Street in the Gungahlin Town Centre to Alinga / Rudd Streets in the City Centre is only the first stage of a broader rapid transit network proposed across Canberra, which is why it is a major development priority for Government.

The Land Development Agency (LDA) is responsible for the implementation and market delivery of Government owned land along the Capital Metro corridor whilst balancing competing public sector / commercial priorities, providing opportunities for private sector development and optimising the community benefits from the ACT's land assets. In short, the Capital Metro Project represents a significant opportunity for urban renewal which will assist in financing the necessary infrastructure works, whilst renewing existing sites along the corridor. The purpose of the LDA Work Plan is to outline a high-level overarching framework for which performance can be managed, measured and reported against. The following tasks will be undertaken for all sites that have been identified by OCG to be released along the Capital Metro corridor. Some of this work will be undertaken on a site by site basis, and some for the program of sites as a whole, as deemed appropriate by LDA. Upon identification of sites by OCG, LDA will:

- undertake early investigations / assessments to understand land development viability, resolve land development issues, reduce risk to Government and facilitate OCG's preferred sequencing of release
- assist with developing documentation and monitoring strategic directions on land delivery issues
- identify key financial and non-financial objectives
- implement / monitor Financial Feasibility Plans
- engage multidisciplinary design, planning and marketing teams to develop necessary strategies and succinct documentation
- establish a robust and decisive work programme that facilitates the land development commitment by Government
- identify and analyse risks, develop Risk Management Plans and undertake regular risk reviews
- coordinate and develop transit, urban planning, financial and delivery options
- facilitate timely receipt of necessary approvals to facilitate achievement of the Indicative Land Release Programs (ILRP)
- plan for, and monitor an adequate supply of serviced land that is development ready to allow flexibility in anticipation of shifting / volatile market conditions
- collaborate with Government and provide alternative release options to cover any unanticipated delays on sites otherwise identified for release by OCG
- promote inter-directorate / agency / authority coordination to ensure the Government's agreed ILRP targets are adhered to, particularly OCG and the Capital Metro Agency
- manage the method by which land is released, be it serviced land to market, partnering with others in joint venture developments or releasing raw land directly to the private sector

As detailed by the Office of the Coordinator General (OCG) Work Plan, the OCG is ultimately responsible for determining the timing and sequencing of land release along the Capital Metro corridor. Ahead of confirmation of OCG's specific program for implementation and delivery by the LDA, the LDA's interim focus is on achieving the objectives and aims outlined within the 2013-2014 Budget through undertaking the works required to deliver the targets announced within the IRLP

2013-14 to 2016-17. The IRLP targets relevant to the Capital Metro Project have been identified by the ILRP as follows:

2013-2014 Residential Land	256 Dwelling Sites	2013-2014 Commercial Land	11,853m2 Site Area
Northbourne Avenue Corridor	100 Dwelling Sites	Northbourne Avenue Corridor	*4,000m2 Site Area
Flemington Avenue Corridor	156 Dwelling Sites	Franklin	*7,853m2 Site Area
2014-2015 Residential Land	416 Dwelling Sites	2014-2015 Commercial Land	23,174m2 Site Area
Northbourne Avenue Corridor	160 Dwelling Sites	Northbourne Avenue Corridor	*4,000m2 Site Area
Flemington Avenue Corridor	256 Dwelling Sites	Franklin	6,220m2 Site Area
		Franklin	*5,573m2 Site Area
		Franklin	*7,381m2 Site Area
2015-2016 Residential Land	457 Dwelling Sites	2015-2016 Commercial Land	22,049m2 Site Area
Northbourne Avenue Corridor	200 Dwelling Sites	Northbourne Avenue Corridor	*4,000m2 Site Area
Flemington Avenue Corridor	257 Dwelling Sites	Franklin	*6,114m2 Site Area
		Harrison	*11,935m2 Site Area
			Area
2016-2017 Residential Land	200 Dwelling Sites	2016-2017 Commercial Land	4,000m2 Site Area
Northbourne Avenue Corridor	200 Dwelling Sites	Northbourne Avenue Corridor	*4,000m2 Site Area
Total	1,329 Dwelling Sites	Total	61,076m2 Site Area

(*These are mixed use sites which includes residential)

Critical dates for the next 2013-14 financial year are:

- Government direction on heritage, tree protection and site access by August 2013
- Conservation Management Plan (if required) to be approved by December 2013
- Any consultation to be complete by December 2013
- Buildings to be vacated (by CSD) by December 2013
- Sales documents to be finalized by February 2014
- Demolition to commence (with DA and BA approved) by February 2014
- Advertising to commence by April 2014