



## Triple Bottom Line (TBL) Assessment Summary

*The Triple Bottom Line Assessment is required to be published in accordance with Part 4, section 23 (1)(b) of the Freedom of Information Act 2016*

### 20/61 Direct Sale of Part Block 1 Section 13 Watson (Canberra Technology Park) to the Academy of Interactive Entertainment (AIE) and Options for Community Greenspace

#### Summary of impacts:

- The redevelopment and revitalisation of this site as a higher education and community precinct with student accommodation and upgraded green space will address;
  - known asbestos onsite;
  - affordable student accommodation needs;
  - access to improved green space for the whole community to enjoy; and
  - ageing infrastructure.
- The Academy of Interactive Entertainment (AIE) redevelopment proposal for Canberra Technology Park comprises a ten-stage redevelopment of the site over a period of 20 years with an estimated capital expenditure of \$200 million, building a world-class training and education facility for the film and gaming industries.
- AIE's business supports the ACT Government's strategic priorities to diversify the economy and strongly position Canberra as the knowledge capital, and can develop skills in the growing gaming, interactive multimedia and creative arts industries.
- AIE estimates this project will:
  - increase its Canberra students to 1,100 by 2026 and more than 2,100 by 2035, educating thousands of new industry workers;
  - create approximately 164 Canberra jobs by 2026 and 251 to 2035;
  - contribute approximately \$134 million in capital expenditure to the local economy by 2026 and \$200 million to by 2038;
  - attract more production companies to establish in Canberra due to the increase in local facilities and talent; and
  - provide affordable student accommodation.
- Community consultation undertaken in February/March 2018 shows over 85 per cent community support for the redevelopment and revitalisation of the site as a higher education and community precinct, with student accommodation, and upgraded public green space.

Level of impact	Positive	Negative	Neutral
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Social		
Level of impact	Impact	Summary
Positive	Gender Equality	<ul style="list-style-type: none"><li>• There are no gender equality issues or impacts associated with this proposal.</li><li>• Courses of study offered by Academy of Interactive Entertainment are accessible to all gender cohorts without prejudice.</li></ul>

Positive	Health (Community and mental health)	<ul style="list-style-type: none"> <li>AIE's proposal includes opportunities to provide support services for students and staff on campus.</li> <li>Improvements to the public greenspace will provide enhanced public amenity for the Watson / Northside community, and will attract more people to use the location.</li> </ul>
Positive	Access to services	<ul style="list-style-type: none"> <li>AIE's proposal aims to expand the delivery of specialised educational offerings in Canberra. AIE is a specialist games and film educator with alumni studios around the world, and has potential to attract students and investment to the ACT.</li> <li>AIE has contributed to the provision of local services and the ACT economy through its unique vocational education and training products and direct local employment offerings, as well as contributing to the creation of skills and employment opportunities across the gaming and screen industries.</li> <li>AIE's proposal indicates the AIE campus will be developed as a higher education facility including student accommodation options and amenities/services of a purpose, size and scale appropriate for its student cohort.</li> </ul>
Positive	Housing and Affordable housing	<ul style="list-style-type: none"> <li>Redevelopment of the site will result in affordable student accommodation for students of AIE.</li> <li>The community consultation process undertaken in February/March 2018 for the future use of the site indicated that uses such as aged care, public housing or private accommodation were not supported by the community.</li> <li>The community showed a preference for multi-storey student accommodation if it meant more green space would be preserved.</li> </ul>
Positive	Access to social inclusion/participation and community activities	<ul style="list-style-type: none"> <li>AIE has regular Open Days to share its study offerings with the community.</li> <li>Screen Canberra, one of AIE's primary and long-term sub-tenants, regularly seeks community participation in local film productions, calling on members of the community to appear as extras in local screen productions. This increases community awareness of local productions and allows the community to experience activity on a film set.</li> <li>Future upgrades to the public greenspace by the Government will enhance the quality of public amenities available to the Northside community.</li> <li>AIE will make a contribution to the cost of replacing the two existing tennis courts on site, with two multipurpose courts, to be delivered by the Government as part of the future upgrades.</li> </ul>
Positive	Multicultural	<ul style="list-style-type: none"> <li>AIE actively promotes itself to international students, encouraging prospective students to undertake courses of study in Australia at any of its Australian-based campuses (Sydney, Melbourne, Adelaide, Canberra)</li> </ul>

		<p>and via its selection of courses delivered online (developed and delivered primarily by staff located at the Canberra campus).</p> <ul style="list-style-type: none"> <li>Engagement with international students allows AIE to ensure it has a diverse student body and helps promote Canberra as study destination of choice for students from abroad.</li> </ul>
Positive	Impacts on different age groups	<ul style="list-style-type: none"> <li>Tertiary education facilities traditionally attract a younger cohort of students, and also encourage mature-age students to undertake courses of study. AIE's redevelopment proposal will create more opportunities for young people wishing to continue education and mature students seeking to expand their skills and qualifications.</li> </ul>
Positive	Disability	<ul style="list-style-type: none"> <li>A new AIE Facility will provide good access, egress and internal movement of <i>Disability Discrimination Act 1992</i> compliant designs.</li> </ul>
Positive	Justice and Crime	<ul style="list-style-type: none"> <li>The establishment of a new 24-hour tertiary education campus at Watson will increase passive surveillance which has been shown to have a positive impact on crime.</li> </ul>

Economic		
Level of impact	Impact	Summary
Negative	ACT Government Budget	<ul style="list-style-type: none"> <li>Cabinet's February 2019 decision (19/010/CAB) committed the Territory to demolish the buildings and remediate the site of asbestos contamination in preparation for sale, and Cabinet's March 2019 COMEBACK decision (19/010/CAB) committed the Territory to responsibility for the upgrade and ongoing maintenance of the community green space at the site. Both commitments have financial impacts.</li> <li>Site remediation cost is estimated at approximately \$10.56 million, based on a two-stage remediation process to accommodate AIE's business continuity on site. The timing of AIE's staged redevelopment will require Block A site remediation to commence 2021, and Block B site remediation in 2024.</li> <li>AIE agrees it will be required to pay market value for any lease of the site. Market value is based on the development's use as an education establishment in line with the site's Community Facility Zone classification.</li> <li>Indicative valuation advice was commissioned in two parts to reflect the site being sold to AIE in two stages – Block A indicative valuation is; Block B indicative valuation.</li> <li>The final market value of each block is yet to be determined and will be subject to the final terms of any offer of direct sale, assessed at the time of sale.</li> </ul>

Positive	Productivity	<p>AIE's redeveloped campus will positively impact productivity. This will be across:</p> <ul style="list-style-type: none"> <li>• Enhanced facility. The proposal will deliver a modern and purpose-built facility and increase accessibility and utilisation of its associated services and assets.</li> <li>• Employment. AIE is a locally-based employer, and its courses of study and associated service offerings are aimed at developing employment pathways for its student graduates.</li> <li>• Economic growth: AIE is educating the next generation of creative industry workers, establishing new businesses and building infrastructure to support the production of interactive games and screen productions in Canberra.</li> <li>• Collaboration: AIE has established two co-working support programs on site – Game Plus and Film Plus. Each of these programs provide collaborative workspaces which encourage business entrepreneurs and developers to share resources, industry knowledge and networking opportunities to support the development and growth of their business operations and to encourage the growth of these sectors within the Territory.</li> </ul>
Positive	Innovation	<ul style="list-style-type: none"> <li>• AIE trains students for employment and career opportunities in 3D animation, game development and film production. Its core market is training people to use technology to become innovators in the video game and film industries. Its curriculum adds to the diverse education and training options accessible in the Territory and is focused on a knowledge industry with future growth potential. AIE's presence in Canberra enhances development of new innovation channels in the ACT.</li> </ul>
Positive	Employment and labour force	<ul style="list-style-type: none"> <li>• AIE's proposal will have a direct impact on employment both through the construction phase and on campus through the delivery of administration, teaching and student accommodation services.</li> <li>• In addition to direct employment generation there will be indirect employment opportunities and impacts supporting campus activity (residential students, staff and support industries) both on and off the campus, such as professional trade services, hospitality and entertainment, public transport and ridesharing services.</li> <li>• The tertiary education and research sector contributed a total value-add of \$3.3 billion and employment of 20,000 FTE jobs to the ACT in 2017 (Deloitte, 2018), making up nine per cent of the ACT economy and growth of around 20 per cent since 2014. AIE's training campus will add to the ACT's growing knowledge economy credentials.</li> </ul>

Positive	Small business impact	<ul style="list-style-type: none"> <li>• The proposal has potential to create a positive impact on small business directly through the student services offerings on the campus.</li> <li>• Small business will see the benefits of increased activity in the area, enlivening the area and increasing foot traffic.</li> <li>• AIE's two co-working support programs, Game Plus and Film Plus, encourage business entrepreneurs and developers to share resources, industry knowledge and networking opportunities to support the growth of their business operations. Entrepreneurs within these co-working spaces benefit from being able to access work-ready AIE graduates and internship opportunities.</li> </ul>
Positive	Skills	<ul style="list-style-type: none"> <li>• AIE is a vocational education and training institution and specialises in training and development of the interactive entertainment sector.</li> <li>• AIE's tertiary education syllabus and qualifications have a positive impact on skills development in the ACT.</li> <li>• AIE delivers vocational education and training for employment and career opportunities in 3D animation, game development and film production. Its curriculum adds to the diverse education and training options accessible in the Territory and is focused on a knowledge industry with future growth potential.</li> <li>• In 2019 AIE CEO and founder Mr John De Margheriti was awarded the ACT Training Awards' John Scott Memorial Award for his contribution to vocational education and training in the ACT.</li> </ul>
Positive	Education	<ul style="list-style-type: none"> <li>• Growth of AIE's Canberra campus will directly increase access to education in the ACT.</li> <li>• As a nationally accredited registered training organisation providing specialised vocational training and development for the interactive entertainment sector, AIE contributes to the ACT's education landscape.</li> <li>• There may also be an overall increase in sector interest and activity through improving Canberra's reputation as the knowledge capital.</li> </ul>
Positive	Investment and Economic Growth	<ul style="list-style-type: none"> <li>• AIE's business proposal will have a direct impact on ACT economic growth.</li> <li>• AIE's curriculum of 3D animation and video game development targets a niche industry sector with significant future growth potential.</li> <li>• Increasing students and jobs will increase the Territory's economic activity.</li> <li>• Education is Canberra's largest export (exceeding \$1 billion in calendar year 2018, up 120 per cent since 2013-14.). Prior to the impacts of the COVID-19 pandemic, the economic contribution of the higher education and research sector to the ACT was in</li> </ul>

		<p>excess of \$3.3 billion annually and supported approximately 20,000 jobs (Deloitte, 2018). This is around 20 per cent greater than a similar Deloitte study of 2015.</p> <ul style="list-style-type: none"> <li>AIE's two co-working support programs, Game Plus and Film Plus, encourage business entrepreneurs and developers to share resources, industry knowledge and networking opportunities to support the growth of their business operations.</li> </ul>
Positive	Competition	<ul style="list-style-type: none"> <li>AIE's Canberra Campus will increase Canberra's competitive standing as a provider of specialised vocational education and training, and as a destination of choice for tertiary education.</li> <li>It will solidify another competitor into the ACT tertiary education sector which may promote ongoing improvement and innovation in the existing sector.</li> <li>AIE's development of student production halls for training and production will meet educational requirements for student training and research, and support screen industry requirements for increased local production. The facility will leverage the ACT Government's prior investments in the CBR Screen Fund and enhance Canberra's competitive standing as a production and filming destination.</li> </ul>
Neutral	Cost of living	<ul style="list-style-type: none"> <li>Additional economic activity may impact on the cost of living. Cost of living for students should remain low with on-site student accommodation assisting students to reduce costs associated with transportation and parking.</li> <li>Additional students in the market and increased demand for housing outside the campus may have impacts on the cost of living across the community.</li> </ul>
Neutral	Procurement	<ul style="list-style-type: none"> <li>The sale of land to AIE will be undertaken by a direct sale, not through a competitive process, in accordance with the <i>Planning and Development Act 2007</i>.</li> </ul>

Environmental		
Level of impact	Impact	Summary
Neutral	Biodiversity	<ul style="list-style-type: none"> <li>The exact impact on biodiversity will be considered through the Future Intentions Plan (which is the term used to describe AIE's proposed concept plan for the site) and development proposal stages.</li> <li>A general impact may be that the maintenance of green space and the delivery of green and open spaces within the campus will allow for enhanced biodiversity outcomes.</li> </ul>
Positive	Landscape changes	<ul style="list-style-type: none"> <li>Any development will recognise planning requirements.</li> <li>The current buildings are more than fifty years old and contains asbestos contamination.</li> </ul>

		<ul style="list-style-type: none"> <li>As previously announced by Government, the buildings on site will be demolished and remediated.</li> <li>Redevelopment as a new AIE campus will allow for improved facilities for students, teachers, staff and tenants.</li> <li>Improvements to the public green space will provide enhanced public amenity for the Watson / Northside community, and will attract more people to use the location.</li> </ul>
Positive	Environmental Quality	<ul style="list-style-type: none"> <li>The existing buildings on site contain residual loose-fill asbestos. The Government has previously announced it will demolish and remediate the contaminated buildings on the site.</li> <li>The community supports the proposed higher education facility and student accommodation, but has also expressed a strong desire for the preservation and enhancement of green spaces on the site.</li> <li>Improvements to the public green space will provide enhanced public amenity for the Watson / Northside community, and will attract more people to use the location.</li> </ul>
Neutral	Urban Heat	<ul style="list-style-type: none"> <li>Increasing the density of the sites will increase urban heat. This may be slightly offset through sensitive design.</li> </ul>
Positive	Visual quality	<ul style="list-style-type: none"> <li>As conditions of the proposed direct sale AIE must consult with the community on its Future Intentions Plan (which is the term used to describe AIE's proposed concept plan for the site), have the Future Intentions Plan supported by the National Capital Design Review Panel (NCDRP) and approved by the Territory, and all future development approvals must be consistent with the Future Intentions Plan. These processes are to ensure design aesthetics meet the requirements of planning guidelines and the Territory Plan.</li> <li>The community green space is currently an open space with basic, low level maintenance. Any upgrades by the Government to the green space will improve the area's amenity and ongoing access and use by the local community.</li> </ul>
Neutral	Waste	<ul style="list-style-type: none"> <li>The increase in activity at the site, and increased population will increase the overall amount of waste produced. This will be offset by appropriate recycling. The development will create waste through the site remediation work to be undertaken by Government. Any contaminated site waste will be disposed in line with all necessary safety and contamination protocols.</li> </ul>