

2015-16 ANNUAL REPORT HEARING
STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

MINISTER FOR URBAN RENEWAL

Friday 10 March 2017, 12:00pm – 1:00pm

Ms Caroline Le Couteur (Chair)

Ms Suzanne Orr (Deputy Chair)

Ms Tara Cheyne

Ms Nicole Lawder

Mr James Milligan

<u>No</u>	Title	Executive/Officer responding at Hearing
	Opening Statement	Minister Gentleman

Output 8.9 Urban Renewal

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<u>No</u>	Title	Executive/Officer responding at Hearing
11.	<u>City to the Lake</u>	Liz Lopa
12.	<u>West Basin Waterfront</u>	Liz Lopa
13.	<u>Westside (City to the Lake)</u>	Liz Lopa
14.	<u>Parkes Way Feasibility</u>	Liz Lopa
15.	<u>Australia Forum</u>	Liz Lopa
16.	<u>West Basin Aquatic Centre</u>	Liz Lopa
17.	<u>City to the Lake – City Stadium</u>	Liz Lopa
18.	<u>Kingston Foreshore Cultural Precinct</u>	Liz Lopa
19.	<u>Canberra Brickworks Precinct</u>	Liz Lopa
20.	<u>Grevillea Park Rowing Club</u>	Liz Lopa
21.	<u>Greenway Southquay Estate - Update</u>	Liz Lopa

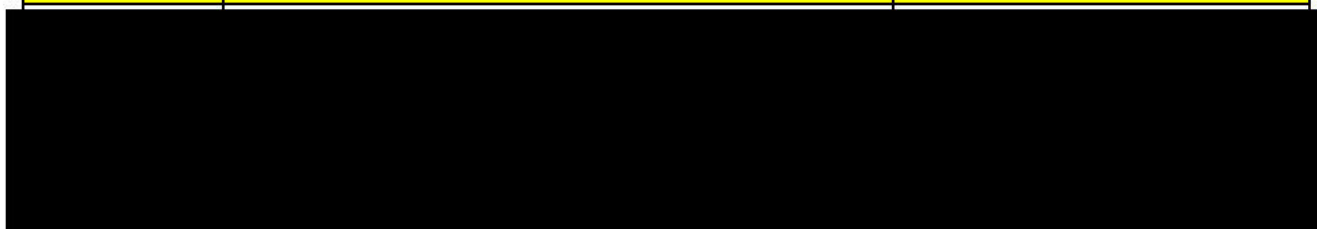
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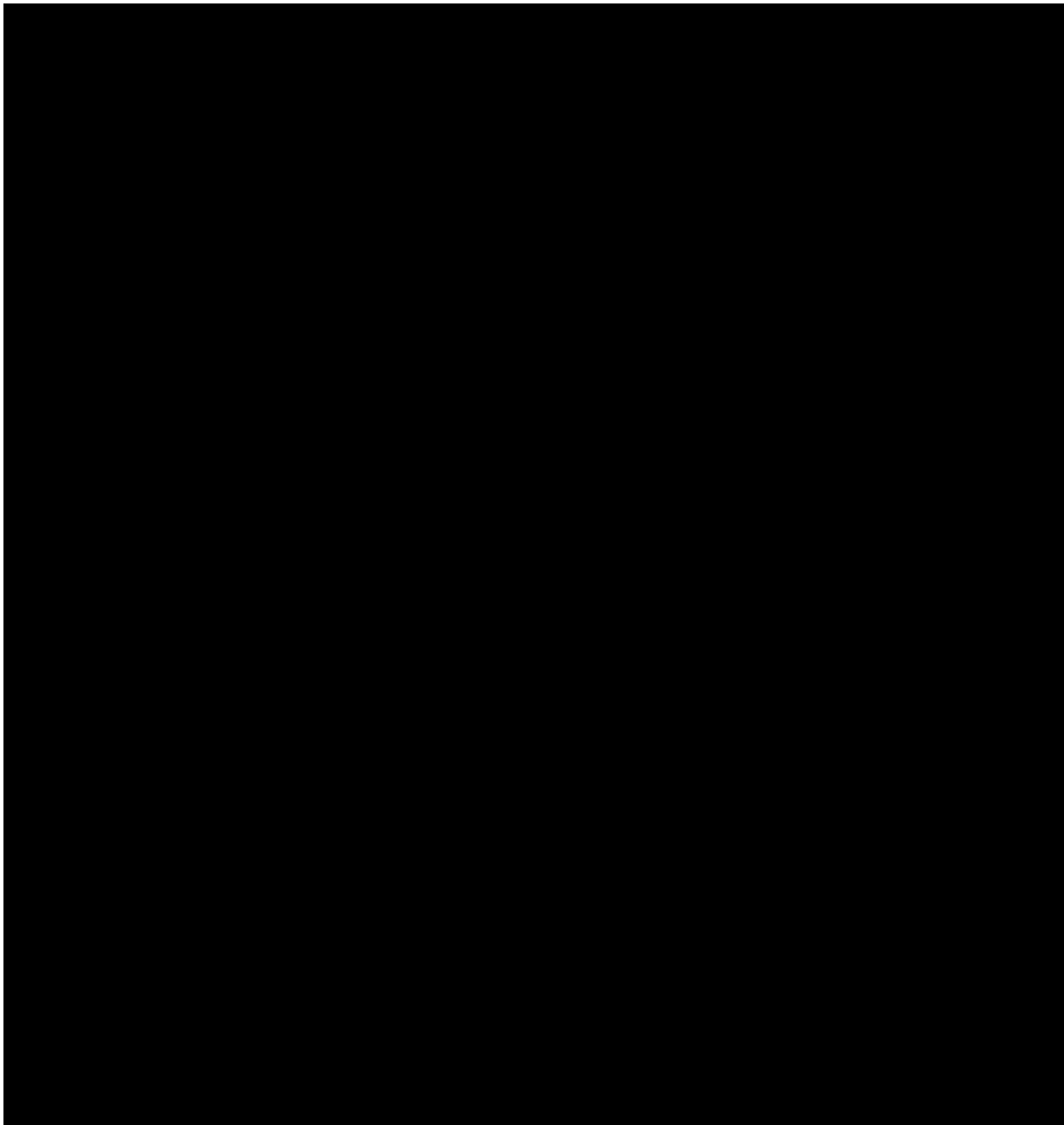
23.	<u>Government Response to the Auditor-General's Performance Audit Report 07/2016: Certain Land Development Agency Acquisitions (COPY FOR INFORMATION)</u>	David Dawes
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Output 8.1 Economic Development Policy, Projects and Legislation

No	Title	Executive/Officer responding at Hearing
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26.	<u>Land Supply and Block Prices (COPY FOR INFORMATION)</u>	Simon Tennent
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City to the Lake

- City to the Lake is a transformational ACT Government project being developed consistent with the City Plan and National Capital Plan.
- In 2015-16, feasibility and design work was progressed for the West Basin Waterfront and Parkes Way. Construction of the first section of the West Basin boardwalk commenced on 14 November 2016, with completion expected in late April 2017.
- The City to the Lake project will better connect the city with the lake, Canberrans with their city, and Australians with the national capital. It will position Canberra as a modern, dynamic, forward-looking city.
- City to the Lake will contribute to the future development of a public waterfront, as well as a range of proposed public infrastructure, including:
 - a convention centre;

- a city stadium;
- an aquatic facility; and
- upgrades to Parkes Way.

Liz Lopa

West Basin Waterfront

- A Works Approval application for the construction of the West Basin Waterfront was lodged with the National Capital Authority (NCA) on 21 September 2015 with the public notification period closing on 20 October 2015. The design has been guided by the NCA's Design Review Panel and the City to the Lake (CtTL) Strategic Urban Design Framework.
- \$10.098 million funding was provided in the 2015-16 Budget to fund construction of the first stage of the waterfront from Menzies Walk at Commonwealth Avenue Bridge to Albert Street (referred to as 'Point Park'). This work commenced on 14 November 2016 and includes:
 - the construction of 150 metres of boardwalk; and
 - the construction of Point Park which will include public amenities such as a fitness and recreation area, BBQs, landscape enhancements and a public promenade.

Project Element/Year	2015-16	2016-17	2017-18	2018-19
Urban Renewal Program – City to the Lake – West Basin infrastructure (Budget)	6.633	3.465	-	-
Actual expenditure	0.535	2.740		

- Expenditure in 2015-16 was lower than expected as it took longer than forecast to develop the design and obtain Works Approval through the NCA. It was further delayed by a decision not to commence works before Floriade 2016 so as to avoid disruption to the event.
- Future stages of the waterfront development include the reclamation of land from the lake. This will provide for the development of a generously scaled and high quality public waterfront.
- West Basin waterfront, once complete, will create a vibrant, connected, pedestrian friendly environment with a range of activities on offer. It will be a high quality public realm for the people of Canberra and Australia.
- Concurrently, the Land Development Agency (LDA) is developing preliminary designs for an Estate Development Plan (EDP) for the West Basin Waterfront precinct. The EDP will:

- establish the public realm of streets, lanes, parks and squares and the pattern of urban blocks; and
- facilitate land release as estates or individual blocks.

Liz Lopa

Westside (City to the Lake)

- Originally contracted to Stromlo Stomping Grounds (SSG), management of the Westside Village (Westside) was surrendered to Government, effective 11 August 2015.
- The initial procurement of Westside was approved by the Chief Executive Officer of the Land Development Agency (LDA) in May 2014 under section 10 of the *ACT Government Procurement Regulation 2007*. Following the LDA assuming control over Westside in August 2015, the LDA Board approved additional funding to address compliance and safety concerns, and site activation.
- On 21 December 2016, the ACT Government announced that Westside would cease trading at the end of April 2017.
- The decision to close the site before winter was made in consultation with traders after the National Capital Authority's (NCA's) decision to limit works approval for the site to a maximum of one year.
- The Government decided to move to a 'peppercorn lease' for the container village's final four months at West Basin.
- The LDA is currently investigating decommissioning options.
- The LDA will consider how continued activation of West Basin can be achieved to complement the boardwalk and Point Park construction that is underway.
- It is estimated over 100,000 visitors attended formally organised Westside events, in addition to those that visited outside of these events.

Liz Lopa

Parkes Way Feasibility

- A number of Parkes Way studies have been completed that examine:
 - strategic traffic impacts affecting the metropolitan road network;
 - construction feasibility and preliminary benefit / cost assessment of possible engineering solutions; and
 - urban design outcomes that enhance development opportunities and respond to the National Capital Plan.
- The Commonwealth Government has responsibility for approving changes to Parkes Way and Commonwealth Avenue. Detailed negotiations with the Commonwealth Government to establish the preferred design solution are ongoing.
- An economic appraisal of Parkes Way options will be finalised in March 2017. It is expected this will make a strong case for investment in the project, and support a request for a Commonwealth funding contribution.

- The final design of Parkes Way will need to account for the Light Rail Stage 2. The LDA is engaging with Transport Canberra and City Services Directorate in this context.

Liz Lopa

Australia Forum

- In 2014-15, \$1.5 million was provided to bring 'Australia Forum' to 'investment ready status'. Treasury was funded \$200,000 to develop the single assessment framework business case and Economic Development (ED) received \$1.3 million to develop a reference design and a range of economic analyses.
- In October 2014 ED through the Land Development Agency engaged architects to complete a reference design for the Australia Forum. GMB+Fuksas were appointed after winning a design competition to complete this work. GMB is a local Canberra based firm, while Fuksas is an Italian based architectural firm.
- In 2015, KPMG delivered a commercial and economic analysis, including a benefit cost ratio, updated demand analysis, financial modelling and analysis of car parking and hotel facilities.
- In March 2016, Treasury completed a Strategic Options and Delivery Analysis that considered a range of options in addition to the reference design, as well as broadly canvassing possible delivery and funding options.
- To progress this project, the previous studies need to be brought together in a single business case that considers holistically the project justification, site and option selection, economic and market analysis, funding and financing options, delivery model and governance arrangements.
- It needs to consider the potential for packaging into the project commercial opportunities including a hotel, to make investment more attractive for public private partnerships.
- This business case will inform government considerations and negotiations on the potential for a national convention facility.
- Notwithstanding the ACT Government's desire for the Australia Forum project to progress, without a significant funding commitment from the Commonwealth the delivery of the project is unlikely in the short to medium term.
- In 2015-16, the Government committed \$5.381 million (\$2.69 million in 2015-16 and \$2.69 million in 2016-17) to upgrades of the existing convention facility to improve the public amenity and experience while using the centre and to meet current professional and technological expectations. The funding was provided to ACT Property Group to deliver these works. Work is progressing well and will be completed in 2017.
- Work included the upgrade of the main foyer, the replacement of carpet and seating, extension of the hearing loops for those with hearing impairment, minor fitout such as operable walls, blinds, ovens and fire suppression, lighting seating and a makeover of the bathroom facilities.

2015-16 LDA Work on Australia Forum

- Strategic and Delivery Option Analysis, KPMG, \$218,900. Work is complete. (This contract is mislabelled in the Annual Report – page 174 - as the Strategic and Delivery Option Analysis was commissioned by Treasury for a different amount. The contract should be labelled “Australia Forum Commercial and Economic Analysis Stages 1 – 5”).

Project Element/Year	2015-16	2016-17	2017-18	2018-19
Australia Forum Commercial and Economic Analysis Stages 1 – 5	0.219m	-	-	-

Total expenditure on Australia Forum by the LDA

- To date the LDA has spent approximately \$1.5m in feasibility and due diligence work in respect of Australia Forum. This includes developing the reference design for the centre.

Liz Lopa

West Basin Aquatic Centre

- The Territory and the Australian National University (ANU) considered cost sharing arrangements to construct a new publicly accessible 50 metre swimming pool in the ANU Student Hub on University Avenue.
 - The Territory is continuing to discuss options with the ANU.
- The Territory has called for expressions of interest to construct a new Aquatic Centre in Stromlo Forest Park, adjacent to the Molonglo suburbs of Wright and Coombs. The brief for the design and construction of the Stromlo Aquatic Centre requires that the facility can be expanded to include a 10 metre diving platform and diving pool.
- The construction of a new pool in the ANU’s City West precinct and the potential inclusion of diving in the Molonglo facility would allow the existing Civic Pool to be closed, subject to ACT Government agreement.
- Achieving all existing aquatic facility requirements in the ANU and at Stromlo allows the West Basin development to focus on creating an outdoor water based recreation park, the characteristics of which may be:
 - Publicly accessible outdoor informal water play that would be fully managed during the warmer months October to March and closed over colder months; and
 - Family BBQ and picnic facilities linked to the water play.
- No budget funding was allocated to this initiative in 2015-16.

Liz Lopa

City to the Lake – City Stadium

- The Government remains committed to the delivery of a stadium in the City at the current Canberra Olympic Pool site.
- No budget funding has been allocated to this initiative. The Government is continuing to explore options to deliver the stadium in the medium term – including private sector investment.

Liz Lopa

Kingston Foreshore Cultural Precinct

- On 8 February 2017, the LDA announced that the Geocon/Fender Katsalidis/Oculus partnership had been identified as the preferred Tender for the development of the arts precinct.
- The LDA is now undertaking detailed negotiations with Geocon with a view to finalising a final proposal that can be presented to Government.
- The development of Section 49 Kingston will complete this important part of the Kingston Foreshore urban renewal project, for the enjoyment of all residents and visitors in the future.

Liz Lopa

Canberra Brickworks Precinct

- On 28 August 2015, the ACT Government released a development proposal for the historic Canberra Brickworks and nearby areas.
- The Canberra Brickworks Precinct (CBP) land area of about 16Ha is defined by Blocks 1, 7 and 20 Section 102 in Yarralumla.
- CBP land and assets on the land are included in the Indicative Land Release Program (ILRP) for release in 2016-17 and settlement is scheduled in the Statement of Intent (SOI) in 2017-18.
- A Community Panel for the CBP development was formed in late 2015 to establish a set of Precinct Objectives.
- The two stage sales process commenced on 2 April 2016 with the release of a Request for Proposal (RFP) which included response to the Precinct Objectives as 50% of the weighted criteria.
- CBP attracted interest from local, interstate and national companies and five RFP submissions were received.
- The second stage of the sales process commenced on 11 November 2016 with the release of the Request for Tender (RFT) to two shortlisted proponents, Doma Group and a consortium of Coda Property Group, Lend Lease and Canberra Contractors.
- The Land Development Agency (LDA) is currently evaluating the two tenders received in January 2017. Both tenderers have met with the Community Panel during the RFT preparation period.
- A Preferred Tenderer is expected to be determined by early April 2017.

Liz Lopa

Grevillea Park Rowing Club

- On 24 March 2016, the National Capital Authority (NCA) granted conditional Works Approval for the construction of a new Multi-purpose Aquatic Facility at Block 26 Section 33 Barton (Grevillea Park).
- The facility is a multi-purpose aquatic facility that will be sub-leased to Capital Lakes Rowing Club. The facility will be used for various purposes including rowing, para-rowing, surf boats and sea scouts.
- The Land Development Agency (LDA) is constructing the facility on behalf of Active Canberra (formerly ACT Sport and Recreation).
- Construction commenced in August 2016 and is expected to be complete early March 2017, and will cost approximately \$1.4 million.

Liz Lopa

Greenway Southquay Estate - Update

- The Southquay estate consists of 13 mixed use sites, delivering approximately 1,000 infill dwellings in medium to high density developments and responds to key government objectives to increase density in existing areas.
- The Southquay estate is a 24 hectare site located at the southern reaches of Tuggeranong Pond, on both sides of the lake. The site is bounded by major roads, including Drakeford Drive, Soward Way, and Anketell Street.
- On the western side of Tuggeranong Pond (Anketell Street), all eight sites have been sold for a total of \$30.2 million. They were planned to deliver approximately 880 dwellings, however, the private developers who purchased the sites have increased the yields on each of the sites through the Development Application (DA) processes. The yield is now forecast to be approximately 1,200-1,300 for this section of the Estate.
- The total yield for Southquay East and West is now anticipated to be in the vicinity of 1,500 – 1,600 dwellings compared to the 1,200 dwellings planned by the LDA due to the increased site yields in Southquay West.
- The lake foreshore cycle and foot paths are complete and open to the public. The central park is undergoing some minor works which are nearing completion.
- Due to safety issues associated with multi-storey developments being constructed surrounding the central park, the park will not be opened to the public until the end of 2017 at the earliest.
- On the eastern side of Tuggeranong Pond (Drakeford Drive) an Estate Development Plan is currently being prepared which proposes a range of approximately 150-288 dwellings in two to four storey buildings.
- Estate works are due to commence following DA approval in the first half of 2017, with initial land releases to occur in May 2017.

Liz Lopa



**Government Response to the Auditor-General's Performance Audit Report 07/2016:
Certain Land Development Agency Acquisitions (COPY FOR INFORMATION)**

- It is important to remember that the Auditor-General's report made no findings of corruption, coercion or fraud.
- The Auditor-General's report did raise serious issues and the Government has accepted all the recommendations in the report.
- In addition to the Auditor-General's report, the Land Development Agency (LDA) was part of the Governance Framework Review conducted by the former Commonwealth Auditor-General, Mr Ian McPhee AO PSM.
- In response to the recommendations of these two reviews, the LDA has established a Governance and Quality Assurance team to drive improved processes and practices across the organisation and put in place a comprehensive implementation strategy.
- A number of business improvements have already been implemented including:
 - All valuations for core LDA business are now channelled through the Sales and Marketing Team to ensure a consistent approach;
 - All legal advice is now channelled through the Deputy Director-General's office and a centralised register for legal advice has been established;
 - Clear directions have been provided to staff on the requirements for compliance with the Land Acquisition Policy Framework, with all proposed land acquisitions assessed against the Framework and considered by the LDA Board;
 - More rigorous reporting processes for single source procurements have been established with monthly reports now provided to the LDA Board;

- Conflict of interest requirements for the LDA Board and staff have been made more robust to facilitate better management of real and perceived conflicts, and support transparency in decision making;
 - Training and education sessions have been conducted on instructing valuers, fraud and ethics, records management, financial delegations, and procurement and will continue throughout 2017;
 - All-staff meetings have been held and all-staff emails have been distributed to ensure staff are kept informed of business improvements and how they are progressing;
 - A new Governance Executive Committee chaired by the Deputy Director-General has been formed to oversee the implementation of these business improvements and monitor compliance with new policies and procedures; and
 - The LDA Board, and the Board Audit and Risk Committee, are also monitoring the progress of these business improvements and receive regular reports at each of their meetings.
- All of the Auditor-General's recommendations will be addressed by 30 June 2017. To achieve this:
 - The LDA is currently working with Chief Minister, Treasury, and Economic Development Directorate who are bringing together established procurement and recruitment policies in a whole of government context to address the issue of contracting former executives and staff;
 - The LDA is centralising policies and procedures on all aspects of the land acquisition process including the purpose and means of acquisition, valuations, decision making and documentation requirements; and
 - Education and training is being provided for LDA staff regarding the new policies and procedures as they are finalised.
 - Implementation of the above business improvements will enable the new urban renewal and greenfield entities to commence operation on a strong footing in July 2017.

David Dawes



Land Supply and Block Prices (COPY FOR INFORMATION)

- Canberra's population is nearing 400,000 people and continues to grow at a rate of 6,000 per annum.
- Based on the rate at which households form (children leaving home, interstate migrants arriving, family breakdown, etc), the Territory needs to grow its housing stock by around 2,700 to 3,000 per annum.
- The Government, through the LDA, has released over 15,000 dwelling sites in the past four years, well above demand of around 12,000.
- The mix of releases has shifted from a 70/30 split (Greenfield versus infill) in previous decades to a 50/50 split. The mix of land types has changed with increases in apartment and townhouse/terrace sites and a decrease in single residential blocks. In 2015-16, this mix was 1,159 sites for single housing, and 2,865 for multi-unit housing.
- With the planned release of a number of new suburbs, the Government will rebalance this mix to accommodate more single residential and semi-detached housing sites.
- All blocks are independently valued and are sold at market rate by ballot or auction and in accordance with ACT legislation. Median single residential block prices per square metre in 2016 are as follows:

	LDA Release	Private Sector Release
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Moncrieff	\$519	
Lawson	\$771	
Casey		\$581
Ngunnawal		\$661
Googong (NSW)		\$512

- The average price achieved in Throsby in 2017 is \$972 per square metre. This premium release in one of the last Gungahlin suburbs, with convenient access to North Canberra, and the major transport routes of the Federal Highway and Majura Parkway, was highly anticipated. In contrast, blocks currently being marketed in Taylor are at prices between \$630 to \$800 per square metre.

David Dawes

2015-16 ANNUAL REPORT HEARING
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MINISTER FOR URBAN RENEWAL

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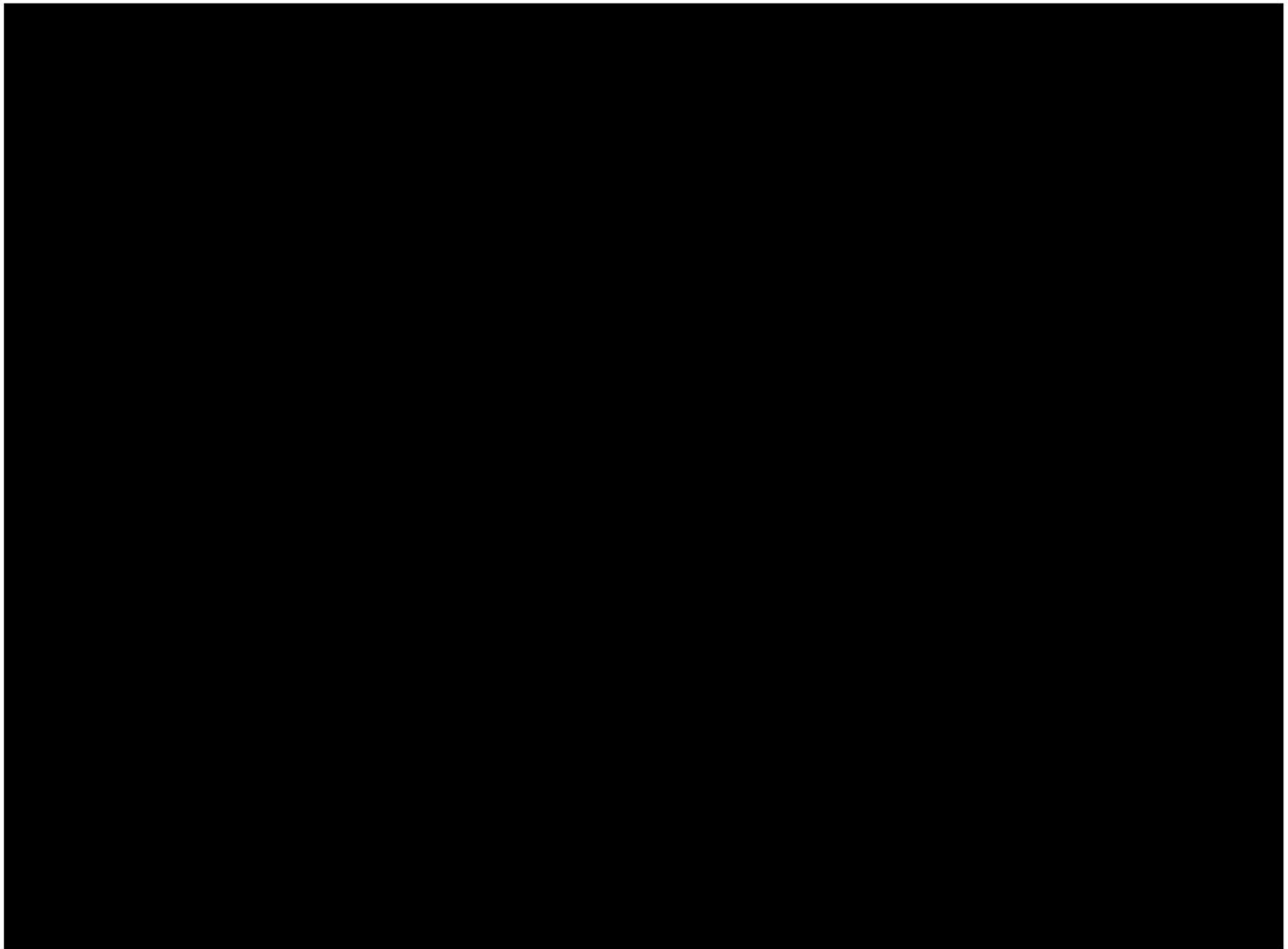
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Mr James Milligan

<u>No</u>	Title	Executive/Officer responding at Hearing

Output 8.9 Urban Renewal



<u>No</u>	Title	Executive/Officer responding at Hearing
11.	City to the Lake Overview and Project Updates	Liz Lopa x 65817
12.	West Basin and Waterfront Development	Liz Lopa x 65817
13.	Westside Acton Park	Liz Lopa x 65817
14.	City to the Lake – Parkes Way	Liz Lopa x 65817
15.	City to the Lake – Australia Forum	Liz Lopa x 65817
16.	City to the Lake – West Basin Aquatic Centre	Liz Lopa x 65817
17.	City to the Lake – City Stadium	Liz Lopa x 65817
18.	Kingston Arts Precinct	Liz Lopa x 65817
19.	The Canberra Brickworks Precinct	Liz Lopa x 65817
20.	Grevillea Park Rowing Club	Liz Lopa x 65817
21.	Greenway Lakeside Master Plan (Southquay)	Liz Lopa x 65817

<u>No</u>	Title	Executive/Officer responding at Hearing
23.	COPY FOR INFORMATION Government Response to Auditor-General's Performance Audit Report 07/2016 – Certain Land Development Agency acquisitions (<i>provided to Minister for Housing and Suburban Development</i>)	David Dawes Chief Executive Officer

Output 8.1 Economic Development Policy, Projects and Legislation

No	Title	Executive/Officer responding at Hearing
26.	COPY FOR INFORMATION Land Supply and Block Prices	Simon Tennent x 54961

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

MINISTER FOR URBAN RENEWAL

ANNUAL REPORT HEARING 2015-16

SUBJECT: City to the Lake	Division: Land Development Agency Output class: LDA Page/s: 27, 123, 166, 174, 175, 211
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KEY MESSAGES:

- City to the Lake is a transformational ACT Government project being developed consistent with the City Plan and National Capital Plan.
- In 2015-16, feasibility and design work was progressed for the West Basin Waterfront and Parkes Way. Construction of the first section of the West Basin boardwalk commenced on 14 November 2016, with completion expected in late April 2017.
- The City to the Lake project will better connect the city with the lake, Canberrans with their city, and Australians with the national capital. It will position Canberra as a modern, dynamic, forward-looking city.
- City to the Lake will contribute to the future development of a public waterfront, as well as a range of proposed public infrastructure, including:
 - a convention centre;
 - a city stadium;
 - an aquatic facility; and
 - upgrades to Parkes Way.

BACKGROUND INFORMATION

- City to the Lake is a development framework for the broad southern flank of the City, including Canberra Olympic Pool, the existing convention centre and large surface car parks around City Hill.
- The development framework is consistent with current strategic policy settings for the project under the National Capital Plan.
- The main components of City to the Lake are:
 - Alteration of Parkes Way into a 'smart boulevard' allowing free flowing traffic at the lower level and introducing local streets at the surface.
 - Identifying and reserving potential sites for Australia Forum - a new convention and exhibition centre, new city stadium and new regional aquatic facility and possible urban beach.

Nicholas Holt, Director, Urban Projects

Phone Number: 6207 9646

- Traffic calming of Vernon Circle and London Circuit together with new streets to service the proposed West Basin residential and community areas.
- Integration and extension of light rail to serve the whole City centre and connections to other town centres.
- A new diverse City precinct at West Basin and associated cultural facilities.
- Mixed use developments with residential, commercial, retail and cultural facilities delivering over 10,000 new residents throughout the City and West Basin precincts.
- Strategically located multi-use car parks that provide for events and commuter car parking.
- The City to the Lake project has involved coordination across a number of ACT Government directorates and the NCA, as well as seeking input from peak industry bodies.
- Appropriate governance arrangements have been established to oversee the project and ensure consultation with representatives of the ACT business community, who have for example contributed to the Australia Forum proposal.
- Linking the City to the Lake is a key element of the City Plan being managed by the Environment, Planning and Sustainable Development Directorate.
- From 4 to 8 April 2016, the LDA and the then Environment and Planning Directorate (EPD) sponsored a week-long visit by Canadian planners Larry Beasley and Gordon Harris to share their experiences on urban renewal and community engagement.
 - LDA provided funding of \$25,701 to Beasley and Associates and \$25,205 to Harris Consulting. This was 50 percent of the overall costs.

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

MINISTER FOR URBAN RENEWAL

ANNUAL REPORT HEARING 2015-16

SUBJECT: West Basin Waterfront Division: Land Development
 Agency
 Output class: LDA
 Page/s: 27, 123, 166, 174, 175,
 211

KEY MESSAGES:

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 - the construction of 150 metres of boardwalk; and
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- Future stages of the waterfront development include the reclamation of land from the lake. This will provide for the development of a generously scaled and high quality public waterfront.

Nicholas Holt, Director, Urban Projects

Phone Number: 6207 9646

- West Basin waterfront, once complete, will create a vibrant, connected, pedestrian friendly environment with a range of activities on offer. It will be a high quality public realm for the people of Canberra and Australia.
- Concurrently, the Land Development Agency (LDA) is developing preliminary designs for an Estate Development Plan (EDP) for the West Basin Waterfront precinct. The EDP will:
 - establish the public realm of streets, lanes, parks and squares and the pattern of urban blocks; and
 - facilitate land release as estates or individual blocks.

Chin Civil Variations to Contract Value and End Date

- Page 166 of the Annual Report indicates the CttL Point Park Design and Construct (D&C) contractor was originally engaged on a \$362,000 contract in 2015 that has since been varied to \$6.36 million.
 - This is consistent with the form of contract being used that once a guaranteed construction sum (GCS) is accepted the contract sum will be varied.
- The Point Park D&C Contractor (Managing Contractor) was engaged through an open request for tender. The form of contract involves two stages, where the contractor is originally engaged for a lump sum to undertake due diligence, prepare a preliminary design, and develop a GCS for which the construction works themselves will be delivered.
- Tenderers identified fees for the second stage of the contract, for management of the detailed design, construction and its associated overheads/margin. This work is incorporated into the contract through a variation at the end of Stage 1 when the contractor and the Territory agree on the design and GCS for Stage 2. All tenderers were assessed for value for money on both Stage 1 and 2 fees.
- At the conclusion of the detailed design, the physical construction works are divided into trade packages by the contractor. They are tendered competitively, with the prices reviewed by an independent Quantity Surveyor retained by the LDA to confirm they are in-line with market rates and that they represent value for money.
- This form of contract is commonly used, including by other government agencies such as the Commonwealth Departments of Finance and Defence.
- The revised project completion date specified on page 166 of the Annual Report is a typographical error. The completion date is November 2017 (consistent with page 174 of the Annual Report).

Current West Basin Waterfront Contracts:

- West Basin Point Park Design and Construct Contract with Chin Civil Pty Ltd. Contract value is \$6,955,498.36 (Inc GST). Expenditure to date is \$3,603,182.30 (Inc GST). There is no anticipated delay in expenditure. Appropriated funding of \$10.1 million will all be expended in 2016-17.
 - West Basin Sewer Master Plan with Indesco Pty Limited. Contract value is \$151,060.00 (Inc GST). Expenditure to date is \$122,355.00 (Inc GST). There is no anticipated delay in expenditure.
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BACKGROUND INFORMATION:

- The EDP and the West Basin Waterfront design are being guided by the CttL Strategic Urban Design Framework which was published in August 2015. The Framework was prepared in close consultation with the NCA. Preliminary designs of the EDP have been presented to and reviewed by the NCA's Design Review Panel.
- The Framework outlines the vision, objectives and place principles. The place principles reflect community feedback and will guide the development and delivery of CttL. The principles are to ensure that CttL is connected, vibrant, responsive, diverse and green.
- The public waterfront project demonstrates that the Government is progressing the vision of CttL. It will provide a valuable community asset and significantly increase the value of the land between the waterfront and City Hill.
- The LDA has to date, and will continue to, work closely with the NCA on the design for the project, including discussion on integrating elements of the waterfront with the Commonwealth's Master Plan for Acton Peninsula.
- **Not for public release: Funding for construction of Stage 2A of the waterfront works is being sought through the 2017-18 Budget (\$37 million to construct the remainder of the boardwalk, lake reclamation and lake wall). A third and final stage will build the promenade, pavilions and associated hard and soft landscaping.**

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

MINISTER FOR URBAN RENEWAL

ANNUAL REPORT HEARING 2015-16

SUBJECT: Westside (City to the Lake)	Division: ACT Property Group Output class: LDA Page/s: 38, 172, 175
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KEY MESSAGES:

- Originally contracted to Stromlo Stomping Grounds (SSG), management of the Westside Village (Westside) was surrendered to Government, effective 11 August 2015.
- The initial procurement of Westside was approved by the Chief Executive Officer of the Land Development Agency (LDA) in May 2014 under section 10 of the *ACT Government Procurement Regulation 2007*. Following the LDA assuming control over Westside in August 2015, the LDA Board approved additional funding to address compliance and safety concerns, and site activation.
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- The decision to close the site before winter was made in consultation with traders after the National Capital Authority's (NCA's) decision to limit works approval for the site to a maximum of one year.
- The Government decided to move to a 'peppercorn lease' for the container village's final four months at West Basin.
- The LDA is currently investigating decommissioning options.
- The LDA will consider how continued activation of West Basin can be achieved to complement the boardwalk and Point Park construction that is underway.
- It is estimated over 100,000 visitors attended formally organised Westside events, in addition to those that visited outside of these events.

BACKGROUND INFORMATION

- The Government announced the construction of Westside on 23 July 2014. The LDA initially committed \$0.8 million (GST-ex) for the construction of Stage One (the Vertical Village).

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- The LDA entered into an Agreement for Licence with SSG to deliver and operate Westside.
- The site was first opened and launched on 6 March 2015.
- The LDA has provided all funding for Westside as part of the early activation of West Basin. To date, the Board has approved \$1.91 million (GST-ex) for Westside (Table 1). At 31 January 2017, expenditure against Westside totalled \$1.78 million (Table 2).
- It is estimated a further \$0.130 million will be required to run Westside until the closure date of 30 April 2017 (Table 3). An allowance has also been included within this allocation for the village to be 'mothballed' up until the latest possible decommissioning date of 19 November 2017. Westside is valued at \$895,000 (Annual Report, p.172). While the Westside assets have potentially significant value, the disposal process may not generate a return for the LDA or even be cost neutral, as there is substantial work associated with safely disassembling, loading, and transporting the structure.
- The LDA is preparing documentation for an open approach to the market to decommission the site. This process provides the best opportunity for the LDA to minimise its costs associated with the disposal, or generate a return.
- An internal expression of interest process is also underway through ACT Property Group to ascertain if any other ACT Government Directorate could use all or part of the Vertical Village at another location.
- Additional funding may be required to decommission Westside. Costs will be known after an open approach to the market has been completed.
- As the venue and event manager concluded at the end of 2016, and the LDA will not engage in any extra promotion, the Government decided to move to a 'peppercorn lease' for the container village's final four months at West Basin. Vendors are still required to pay their agreed rent up until the end of 31 December 2016. Seven vendors have rent owing, totalling arrears of \$81,450.
- Westside was always intended to be a temporary venue and it has been successful at drawing people to West Basin. While the Government would have liked Westside to continue operation while the West Basin waterfront public realm development was underway, the extended works approval for 2.5 years was not supported by the NCA.

Table 1. West Basin Activation Budget (GST-ex)

August 2013	Part of \$5 million Board allocation for the City to the Lake project	\$1,302,383
December 2015	Undertake required works to address compliance, regulatory, safety and capacity issues	\$250,000
March 2016	To further improve safety, security and works approval compliance	\$246,700
March 2016	To fund the venue manager's activation program until 31 December 2016	\$110,640
		\$1,909,723

Table 2. Westside Expenditure as at 31 January 2017 (GST-ex)

ACTPG operating deficit	\$121,192
Planning and Design	\$85,010
Project Management	\$85,742
Construction	\$1,095,061
Land Maintenance	\$280,985
Miscellaneous and Admin Cost	\$5,564
Selling and Marketing	\$103,410
	\$1,776,964

Table3. Operating expenses until 19 November 2017 (excludes GST)

Make good on hired assets	\$5,000
Bonds	\$11,000
Due diligence for decommissioning strategy	\$15,000
Operating costs (1 January to 30 April 2017)	\$64,000
Residual monthly costs during decommissioning (1 May to 19 November 2017)	\$14,000
Contingency	\$23,759
	\$132,759

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

MINISTER FOR URBAN RENEWAL

ANNUAL REPORT HEARING 2015-16

SUBJECT: Parkes Way Feasibility Division: Land Development Agency
Output class: 8.9
Page/s: 175

KEY MESSAGES:

- A number of Parkes Way studies have been completed that examine:
 - strategic traffic impacts affecting the metropolitan road network;
 - construction feasibility and preliminary benefit / cost assessment of possible engineering solutions; and
 - urban design outcomes that enhance development opportunities and respond to the National Capital Plan.
- The Commonwealth Government has responsibility for approving changes to Parkes Way and Commonwealth Avenue. Detailed negotiations with the Commonwealth Government to establish the preferred design solution are ongoing.
- An economic appraisal of Parkes Way options will be finalised in March 2017. It is expected this will make a strong case for investment in the project, and support a request for a Commonwealth funding contribution.
- The final design of Parkes Way will need to account for the Light Rail Stage 2. The LDA is engaging with Transport Canberra and City Services Directorate in this context.

BACKGROUND INFORMATION

- Re-constructing Parkes Way as a road that is more supportive of better linkages between the City and Lake Burley Griffin is a complex engineering problem.
- Potential solutions are emerging that appear to provide an acceptable balance between competing objectives that include:
 - creating an attractive and pedestrian oriented road frontage for new urban development;
 - providing vehicle and active transport connections between the City and Lake Burley Griffin; and

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- eliminating existing morning peak hour bottlenecks at Coranderrk Street and Anzac Parade to improve road travel times between City and the airport.

Expenditure profile (14-15 expenditure \$0.850m from project budget of \$2.750m)

PROJECT ELEMENT	YEAR			
	2015-16	2016-17	2017-18	2018-19
Concept design workshops	0.100			
Traffic modelling	0.300			
Engineering concepts	0.400	0.200		
Economic appraisal		0.050		
Urban design structure plan		0.300		
3D visualisations		0.150		
Develop engineering design			0.400	
TOTAL	0.800	0.700	0.400	

Current contracts

1. Arup. Public tender. Scope - Parkes Way traffic modelling and design development. Value \$1,052,578. To date expenditure \$600,000.
2. ISG. Panel consultant. Scope – Contract advice and economic appraisal. Value \$260,000. To date expenditure \$80,000.
3. Urban Circus. Scope 3D visualisation. Value \$22,000. To date expenditure Nil.

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL
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ANNUAL REPORT HEARING 2015-16

SUBJECT:	Australia Forum	Division: Land Development Agency Output class: LDA Page/s: 27, 174
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KEY MESSAGES:

- In 2014-15, \$1.5 million was provided to bring 'Australia Forum' to 'investment ready status'. Treasury was funded \$200,000 to develop the single assessment framework business case and Economic Development (ED) received \$1.3 million to develop a reference design and a range of economic analyses.
- In October 2014 ED through the Land Development Agency engaged architects to complete a reference design for the Australia Forum. GMB+Fuksas were appointed after winning a design competition to complete this work. GMB is a local Canberra based firm, while Fuksas is an Italian based architectural firm.
- In 2015, KPMG delivered a commercial and economic analysis, including a benefit cost ratio, updated demand analysis, financial modelling and analysis of car parking and hotel facilities.
- In March 2016, Treasury completed a Strategic Options and Delivery Analysis that considered a range of options in addition to the reference design, as well as broadly canvassing possible delivery and funding options.
- To progress this project, the previous studies need to be brought together in a single business case that considers holistically the project justification, site and option selection, economic and market analysis, funding and financing options, delivery model and governance arrangements.
- It needs to consider the potential for packaging into the project commercial opportunities including a hotel, to make investment more attractive for public private partnerships.
- This business case will inform government considerations and negotiations on the potential for a national convention facility.
- Notwithstanding the ACT Government's desire for the Australia Forum project to progress, without a significant funding commitment from the

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Commonwealth the delivery of the project is unlikely in the short to medium term.

- In 2015-16, the Government committed \$5.381 million (\$2.69 million in 2015-16 and \$2.69 million in 2016-17) to upgrades of the existing convention facility to improve the public amenity and experience while using the centre and to meet current professional and technological expectations. The funding was provided to ACT Property Group to deliver these works. Work is progressing well and will be completed in 2017.
- Work included the upgrade of the main foyer, the replacement of carpet and seating, extension of the hearing loops for those with hearing impairment, minor fitout such as operable walls, blinds, ovens and fire suppression, lighting seating and a makeover of the bathroom facilities.

2015-16 LDA Work on Australia Forum

- Strategic and Delivery Option Analysis, KPMG, \$218,900. Work is complete. (This contract is mislabelled in the Annual Report – page 174 - as the Strategic and Delivery Option Analysis was commissioned by Treasury for a different amount. The contract should be labelled “Australia Forum Commercial and Economic Analysis Stages 1 – 5”).

Project Element/Year	2015-16	2016-17	2017-18	2018-19
Australia Forum Commercial and Economic Analysis Stages 1 – 5	0.219m	-	-	-

Total expenditure on Australia Forum by the LDA

- To date the LDA has spent approximately \$1.5m in feasibility and due diligence work in respect of Australia Forum. This includes developing the reference design for the centre.

BACKGROUND INFORMATION

- In 2011 the Canberra Business Council commissioned Ernst and Young (EY) to complete a Scoping Study.
- The Scoping Study assumed the involvement of the Commonwealth Government and therefore positioned Australia Forum as a national rather than local facility. However, to date the Commonwealth has given no indication that they would consider Australia Forum (or Canberra) for an international event – nor have they provided financial or other support for the project.

- The ACT Government supported the Scoping Study and subsequently Australia Forum was included in early planning for the City to the Lake Plan. The ACT Government has earmarked a significant site in the city for Australia Forum (the south eastern site adjacent to City Hill – currently used as a surface car park).
- During the community consultation on City to the Lake in 2013 community support was not as strong for the Australia Forum as for other components of the City to the Lake Plan, including the proposed urban beach.
- In September 2014, the then Chief Minister announced that it would not be in a financial position to invest further in Australia Forum until the Budget had recovered from the Mr Fluffy remediation program.
- While planning for Australia Forum will continue in the context of the City to the Lake project, delivery of the Australia Forum is unlikely to be progressed in the short to medium term.
- The Parliamentary Agreement for the 9th Legislative Assembly for the ACT committed to “Progress feasibility and business case development work on the Australia Forum convention centre...”

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

MINISTER FOR URBAN RENEWAL

ANNUAL REPORT HEARING 2015-16

SUBJECT: West Basin Aquatic Centre Division: Land Development Agency
Output class: LDA
Page/s: N/A

KEY MESSAGES:

- The Territory and the Australian National University (ANU) considered cost sharing arrangements to construct a new publicly accessible 50 metre swimming pool in the ANU Student Hub on University Avenue.
 - The Territory is continuing to discuss options with the ANU.
- The Territory has called for expressions of interest to construct a new Aquatic Centre in Stromlo Forest Park, adjacent to the Molonglo suburbs of Wright and Coombs. The brief for the design and construction of the Stromlo Aquatic Centre requires that the facility can be expanded to include a 10 metre diving platform and diving pool.
- The construction of a new pool in the ANU's City West precinct and the potential inclusion of diving in the Molonglo facility would allow the existing Civic Pool to be closed, subject to ACT Government agreement.
- Achieving all existing aquatic facility requirements in the ANU and at Stromlo allows the West Basin development to focus on creating an outdoor water based recreation park, the characteristics of which may be:
 - Publicly accessible outdoor informal water play that would be fully managed during the warmer months October to March and closed over colder months; and
 - Family BBQ and picnic facilities linked to the water play.
- No budget funding was allocated to this initiative in 2015-16.

BACKGROUND INFORMATION

- The Civic Pool has a number of maintenance and structural problems that add to the annual operating costs and which will ultimately require the facility to be closed.
- The strategy outlined above addresses long standing deficiencies in the provision of aquatic activities related to:
 - international university benchmarks and ANU student facilities;
 - lack of facilities in Weston Creek and Molonglo and the deterioration of the existing Phillip Pool;

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- provision of indoor all weather facilities close to Civic office workers and residents;
- creation of water based family recreation in West Basin; and
- provision of a new 10m diving structure and pool at Stromlo that achieves contemporary safety standards.

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

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ANNUAL REPORT HEARING 2015-16

SUBJECT:	City to the Lake – City Stadium	Division: Land Development Agency Output class: LDA Page/s: N/A
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KEY MESSAGES:

- The Government remains committed to the delivery of a stadium in the City at the current Canberra Olympic Pool site.
- No budget funding has been allocated to this initiative. The Government is continuing to explore options to deliver the stadium in the medium term – including private sector investment.

BACKGROUND INFORMATION

- In 2013, the then Chief Minister released the City to the Lake master plan. The master plan is incorporated into the City Plan, and supported by the Transport for Canberra plan and Light Rail.
- Within the master plan, the City based stadium was earmarked on the current site of the Canberra Olympic Pool.
- The stadium is envisaged to support existing sporting teams operating out of GIO (Canberra) Stadium and also garner interests from those sporting bodies that may not have a presence in Canberra.
- In 2014, the then Chief Minister announced that delivery of Capital Metro (now Light Rail) and remediation of Mr Fluffy homes were the Government's key priorities. While the Government remains committed to the delivery of a City based stadium, this will not be budget funded in the short or medium term.
- While GIO Stadium is ageing, the Territory funds ongoing maintenance to ensure it remains in good operating condition and still meets the standards to host both national and international sporting events.

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

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ANNUAL REPORT HEARING 2015-16

<p>SUBJECT: Kingston Foreshore Cultural Precinct</p>	<p>Division: Land Development Agency Output class: LDA Page/s: 18, 22, 23, 24, 25</p>
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KEY MESSAGES:

- On 8 February 2017, the LDA announced that the Geocon/Fender Katsalidis/Oculus partnership had been identified as the preferred Tender for the development of the arts precinct.
- The LDA is now undertaking detailed negotiations with Geocon with a view to finalising a final proposal that can be presented to Government.
- The development of Section 49 Kingston will complete this important part of the Kingston Foreshore urban renewal project, for the enjoyment of all residents and visitors in the future.

BACKGROUND INFORMATION

- The Kingston Section 49 Master Plan commenced in 2011 and has been developed in consultation with the community and key stakeholders through a series of workshops, information sessions and meetings.
- Development of the master plan was delayed due to the following:
 - the Standing Committee on Education, Training and Youth Affairs' inquiry into the Future Use of the Fitters' Workshop;
 - the government response to the Standing Committee's inquiry;
 - the ACT Civil and Administrative Tribunal process;
 - environmental testing and validation;
 - car park planning and feasibility study;
 - geotechnical investigation;
 - heritage values;
 - arts user requirements;
 - tenure arrangements; and
 - economic feasibility analysis.
- The proposed land use and development areas shown in the Kingston Section 49 Master Plan can accommodate the requirements set out in the Kingston Arts Precinct Strategy released by the Minister for the Arts in 2011.
- The Kingston Section 49 Master Plan and supporting reports on traffic, parking, heritage and consultation was presented to the Minister for Economic Development in May 2014.
- artsACT has undertaken the Kingston Arts Feasibility Study to identify options for the integration of arts and cultural facilities in Kingston. Stewart Architecture was engaged

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to undertake the study. On 20 June 2015, the Minister for the Arts publically released the Kingston Arts Feasibility Study.

- The Kingston Arts Feasibility Study was undertaken to investigate and document the planning, management and feasibility of the Kingston Arts Precinct.
- The development of Section 49 was announced on 2 October 2015. It is a two stage process, with the first stage being a Request for Proposals. Up to three proponents were to be shortlisted to participate in the 2nd stage Request for Tender.
- The successful tenderer will be required to design & construct the arts facilities identified in the Arts Feasibility study in addition to constructing sufficient public parking to service not only the arts precinct but also support the harbour front developments.
- The developer will be required to complete the construction of the arts precinct and adjacent development within 10 years of the sale.
- The developer will be required to stage the development in order to maintain existing levels of public parking within Kingston Foreshore.

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

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ANNUAL REPORT HEARING 2015-16

SUBJECT: Canberra Brickworks Precinct	Division: Land Development Agency Output class: LDA Page/s: 26, 42, 49, 209
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KEY MESSAGES:

- On 28 August 2015, the ACT Government released a development proposal for the historic Canberra Brickworks and nearby areas.
- The Canberra Brickworks Precinct (CBP) land area of about 16Ha is defined by Blocks 1, 7 and 20 Section 102 in Yarralumla.
- CBP land and assets on the land are included in the Indicative Land Release Program (ILRP) for release in 2016-17 and settlement is scheduled in the Statement of Intent (SOI) in 2017-18.
- A Community Panel for the CBP development was formed in late 2015 to establish a set of Precinct Objectives.
- The two stage sales process commenced on 2 April 2016 with the release of a Request for Proposal (RFP) which included response to the Precinct Objectives as 50% of the weighted criteria.
- CBP attracted interest from local, interstate and national companies and five RFP submissions were received.
- The second stage of the sales process commenced on 11 November 2016 with the release of the Request for Tender (RFT) to two shortlisted proponents, Doma Group and a consortium of Coda Property Group, Lend Lease and Canberra Contractors.
- The Land Development Agency (LDA) is currently evaluating the two tenders received in January 2017. Both tenderers have met with the Community Panel during the RFT preparation period.
- A Preferred Tenderer is expected to be determined by early April 2017.

BACKGROUND INFORMATION

- The CBP land contains ACT heritage listed Brickworks and Quarry (registered as Block 1) and Railway Remnants (part of Block 7). Block 1 is currently not publicly accessible.

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- The site is zoned CZ6 - Leisure and Accommodation with a small pocket of RZ1 - Suburban Zone contained within Block 1. Yarralumla Precinct Map and Code also applies.
- The endorsed Conservation Management Plan (CMP) (2010) and Railway Remnants registration (2013) form part of the development opportunities and constraints, noting a revised CMP will be produced once the planning scheme for the development has been finalised.
- Permissible uses include residential with a maximum yield of 380 dwellings, commercial accommodation use, community use, parkland, indoor and outdoor recreation facility, tourist facility, shop, restaurant and other uses consistent with the zoning of the land.
- The Government's financial contribution of \$15 million for heritage conservation of 'core and supporting' heritage elements and developing the urban parkland within a Quarry and Railway Remnants is included as part of the land sale process.
- The LDA has mandated through the RFP and the RFT documentation future public access to conserved and adapted heritage assets and parks in perpetuity.
- The Community Panel formed for the CBP includes:
 - Yarralumla Residents Association (YRA);
 - Inner South Canberra Community Council (ISCCC);
 - National Trust;
 - Geological Society;
 - Pedal Power; and
 - SEE Change Inner South.
- The Community Panel collaborated with the LDA in establishing the Precinct Objectives for the release of the RFP. The Precinct Objectives were made public prior to release of the RFP and the LDA participated at the Community Information Session held by the Community Panel in late March 2016.
- The RFP was released on 2 April 2016 and the YRA President represented the Community Panel at the Industry Briefing held on 27 April 2016.
- Five submissions were received on 16 June 2016. The LDA considered advice from the Community Panel and ACT Government agencies prior to concluding its recommendation.
- Two shortlisted Proponents were announced on 27 August 2016, Doma Group and a consortium of Coda Property Group, Lend Lease and Canberra Contractors.
- The RFT was released on 11 November 2016 and closed on 19 January 2017. As part of the RFT process the tenderers were required to consult with infrastructure providers and meet with:
 - The Community Panel;
 - Transport Canberra and City Services Directorate;
 - Environment, Planning and Sustainable Development Directorate; and
 - National Capital Authority.
- The Tender evaluation process is currently in progress, including the Community Panel's review.

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL
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ANNUAL REPORT HEARING 2015-16

SUBJECT: Grevillea Park Rowing Club Division: Land Development
Agency
Output class: LDA
Page/s: N/A

KEY MESSAGES:

- On 24 March 2016, the National Capital Authority (NCA) granted conditional Works Approval for the construction of a new Multi-purpose Aquatic Facility at Block 26 Section 33 Barton (Grevillea Park).
- The facility is a multi-purpose aquatic facility that will be sub-leased to Capital Lakes Rowing Club. The facility will be used for various purposes including rowing, para-rowing, surf boats and sea scouts.
- The Land Development Agency (LDA) is constructing the facility on behalf of Active Canberra (formerly ACT Sport and Recreation).
- Construction commenced in August 2016 and is expected to be complete early March 2017, and will cost approximately \$1.4 million.

BACKGROUND INFORMATION

- In 2010, the Economic Development portfolio commissioned a review into recreational facilities around Lake Burley Griffin (LBG) on behalf of SRS and the LDA. Prepared by CBRE, the review found that existing water-based recreational hubs along LBG were close to capacity and that increased demand by a growing Canberra population required additional sites for such activities.
- It was determined that additional facilities for rowing, dragon boat and triathlon would improve recreational use of the lake.
- In May 2014, on behalf of Economic Development, Purdon Associates provided a master plan for the development of Sections 33, 34 and 35 Barton (Grevillea Park) as a recreational hub which would inform the selection of sites for water-based recreational activities.
- The NCA, which is responsible for the management of LBG, supports the development of water-based recreational facilities at Grevillea Park and indicated that the plan is consistent with the National Capital Plan.
- The LDA undertook the design of a new multi-purpose facility to enable the relocation of the Capital Lakes Rowing Club (CLRC) from the foreshore of Jerrabomberra Creek at Kingston Foreshore. A new home is required for this club as aquatic craft are not permitted access to Jerrabomberra Creek and currently CLRC temporarily access the lake through Jerrabomberra Creek.

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- The LDA undertook community consultation regarding the proposed subdivision of Grevillea Park to create four aquatic recreation development sites.
- Upon receiving mostly positive support for the development of the four sites, the LDA sought NCA approval of the Grevillea Park Master Plan. The NCA Board in May 2015 agreed to the consideration of two development sites at Grevillea Park.
- In March 2016, the NCA granted conditional Works Approval for the construction of a new multipurpose aquatic facility at Block 26 Section 33 Barton (Grevillea Park).
- The new facility is expected to be owned by Active Canberra who will then licence the facility to CLRC.

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL

MINISTER FOR URBAN RENEWAL

ANNUAL REPORT HEARING 2015-16

SUBJECT: Greenway Southquay Estate - Update	Division: Urban Projects Output class: Land Development Agency Page/s: 42, 46, 210
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KEY MESSAGES:

- The Southquay estate consists of 13 mixed use sites, delivering approximately 1,000 infill dwellings in medium to high density developments and responds to key government objectives to increase density in existing areas.
- The Southquay estate is a 24 hectare site located at the southern reaches of Tuggeranong Pond, on both sides of the lake. The site is bounded by major roads, including Drakeford Drive, Soward Way, and Anketell Street.
- On the western side of Tuggeranong Pond (Anketell Street), all eight sites have been sold for a total of \$30.2 million. They were planned to deliver approximately 880 dwellings, however, the private developers who purchased the sites have increased the yields on each of the sites through the Development Application (DA) processes. The yield is now forecast to be approximately 1,200-1,300 for this section of the Estate.
- The total yield for Southquay East and West is now anticipated to be in the vicinity of 1,500 – 1,600 dwellings compared to the 1,200 dwellings planned by the LDA due to the increased site yields in Southquay West.
- The lake foreshore cycle and foot paths are complete and open to the public. The central park is undergoing some minor works which are nearing completion.
- Due to safety issues associated with multi-storey developments being constructed surrounding the central park, the park will not be opened to the public until the end of 2017 at the earliest.
- On the eastern side of Tuggeranong Pond (Drakeford Drive) an Estate Development Plan is currently being prepared which proposes a range of approximately 150-288 dwellings in two to four storey buildings.
- Estate works are due to commence following DA approval in the first half of 2017, with initial land releases to occur in May 2017.

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BACKGROUND INFORMATION

- The Southquay Greenway Estate was designed based on a set of planning principles, including elements such as design that focuses activity towards Tuggeranong Pond, to encourage a lively waterfront for the Town Centre.
- Development on the western side is designated for 6-8 storey development, with the potential for three towers of a maximum 12 storeys. Development will step down to two to four storeys at the lake's edge in order to preserve views and scale. Development on the eastern side will allow for buildings of two to three storeys.

Opening Statement: 2015-16 Annual Report Hearing: Urban Renewal

- Thank you for the opportunity to discuss with the committee the work the Government has been doing to build on Canberra's future as a vibrant, inclusive and connected city.
- 2015-16 reaffirmed that Canberrans are seeking a confident and self-reliant city which can stand on its own. We are no longer a provincial town. We are growing and meeting the challenges of the 21st century, yet retaining our unique identity and everything that is great about the Canberra of old.
- A strong program of urban renewal and revitalisation creates a vibrant and dynamic environment to support the city's growing population, while maintaining a compact and sustainable city, with strong neighbourhoods full of identity and character.
- Both the community and industry have been strong advocates for these outcomes.
- The Government is responding to the community's calls for a wider range of choices in how we live, including denser housing options, closer to amenities available in town centres and along public transport routes, with more options to live close to work, but surrounded by high quality public spaces.
- Urban renewal is an ongoing process. Successfully done, it brings together the old and the new, to the benefit and enrichment of both. During 2015-16, this Government continued its program of renewal and revitalisation.
- Priority projects, such as Public Housing Renewal, are seeing old and environmentally inefficient sites sold so they could be redeveloped to offer Canberrans better opportunities to live, work and play in and near to the City.
- We are progressing increased housing choice along the Northbourne Avenue corridor, through the sale of other aging public housing complexes, which will provide Canberrans the opportunity to live in modern, environmentally efficient and well planned developments close to transport networks and one of our key urban corridors.

- Further boosting economic activity and urban renewal will be the development of new ACT Government Office blocks in Civic and Dickson. A site in the city was sold and will be redeveloped with a new Civic office building, together with commercial offices, a boutique hotel, cafes, a gym and extensive landscaping. Development of this site will assist in the renewal of the City.
- The City to the Lake Project will also transform the City and provide a link between Lake Burley Griffin and the City. Design work is progressing for the West Basin Waterfront and Parkes Way and construction of West Basin boardwalk is well underway.
- Our Land Release Program is crucial to urban renewal and includes sites in established suburbs and town centres. The development of the Kingston Foreshore Cultural Precinct (Section 49) will provide an arts and cultural experience that can be enjoyed by all, both residents and visitors, into the future. This will be a vibrant space for everyone to benefit from.
- A development proposal for the Yarralumla Brickworks precinct was released and a new innovative model for community consultation was undertaken. A community panel was formed and contributed to the establishment of a set of Precinct objectives which informed the tender. We are taking an innovative approach to community consultation and are seeking the community's input in how we shape Canberra in the future and how the community wants to see Canberra in the future.
- But it is not just about building and landscaping, it's about communities and people as well.
- The City Activation Unit was established and is now responsible for delivering the Government's City Action Plan. This involves ongoing conversation with the community about how the City can change and renew as the residential living increases, and what we can do to improve the public realm in the city.
- Thank you very much for the opportunity to give you that update. We now stand ready for questions from the committee.