

Hill, Diana

From: Hill, Diana
Sent: Wednesday, 18 January 2012 7:17 PM
To: Steward, Fay
Subject: Shopping Centre Upgrade Program
Attachments: 20120118180715504.pdf

Fay

As requested the Brief to Minister requiring follow up action by TAMS is **2011 00580** copy attached.

The recommendation agreed to by the CM is:

13. It is recommended that the Territory and Municipal Services (TAMS) Directorate initiate the reconvening of the RAC, as an inter-agency committee, to lead a review of the program which would focus on:

- identifying alternative models for delivery of the program;
- a reassessment of the criteria used to prioritise upgrades; and
- report back to Government on the various options and their cost/benefit implications.

How would you like to proceed with this type of interagency action?

Di

Diana Hill

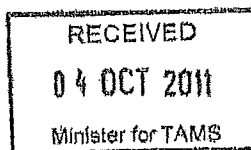
A/g Director | **PARKS & CONSERVATION** | PARKS & CITY SERVICES | TERRITORY & MUNICIPAL SERVICES |
Macarthur House | 12 Wattle St LYNEHAM | GPO Box 158 Canberra ACT 2601 | www.TAMS.act.gov.au
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ACT
Government

Territory and Municipal Services



Submission No	2011 00580
Schedule No	2011 Sec 1189
Date Rec'd Minister's Office	... / ... / ...

UNCLASSIFIED

To: Minister for Territory and Municipal Services

From: Acting Director, Parks and Conservation Service

Subject: Shopping Centre Upgrades

Critical Date: 6 October 2011 Routine Briefing.

- Director General
- Acting ED, Parks and City Services

[Handwritten signature and date 4/10/11]

Recommendation

1. It is recommended that you:
 - a. note the status of current shopping centre upgrade program; and
 - b. agree that TAMS initiates the process to reconvene the Retail Activity Coordination (RAC) Group to re-evaluate the criteria and program.

Background

2. There are approximately 90 shopping Centres throughout the Territory, the earliest centre established being Kingston in the mid 1920s and new centres are being progressively built in line with current estate development works.
 3. Since 1995 the ACT Government has supported a shopping centre upgrade program. The upgrades aim to improve safety, accessibility, increase the activity and vitality of the centres, and encourage greater community involvement and pride in their centres.
 4. A refurbishment project for a shopping centre involves capital works expenditure over a minimum of two financial years. The forward design stage, involving extensive public consultation, is conducted in the initial year to develop a concept design for the upgrade. This is then followed by a detailed design and construction stage undertaken over the next 12 to 18 months.
- Status of the Program
5. Since 1995, 28 shopping centres have been upgraded under this program - with Garran, Deakin, Ainslie and Lyons centres most recently completed over the past three years.
 6. Upgrades to the Red Hill centre was scheduled to commence construction in May 2011, however, a late request by the lessee of the supermarket lease for direct sale of an adjacent block has placed the project on hold whilst the request is given due consideration. The Scullin Shops upgrade is due to commence construction by November 2011, with completion scheduled for June 2012.
 7. Forward Design Studies have been completed for the Farrer and Waramanga Centres with construction scheduled to be delivered via the current appropriation in 2012-13 and 2013-14.

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Selection Criteria

8. Centres are selected for upgrade from a *Precinct Management Program Priority List Attachment A*, prepared in 2000 by ACTPLA and an inter-agency Retail Activity Coordination (RAC) Group. These priorities were determined according to assessments against a range of criteria, including the age and condition of their infrastructure, relevant health and safety issues and local crime statistics.

2008 Election Commitment

9. In 2008 the Government made an election commitment to invest a further \$11.5 million towards upgrades to 13 local centres (*Attachment B*). Subsequently \$8.0 million of the \$11.5 million commitment was appropriated in the 2009-10 Budget for new capital works.

10. Whilst the program has delivered successful upgrades for a number of shopping centres, it is now timely to review the criteria used to prioritise works and to explore other potential models for delivering the program.

Issues

11. In 2009, the then Chief Minister considered alternative models for delivery of shopping centre upgrades, such as that used by the Brisbane City Council (BCC). The BCC provides the total budget upfront to undertake the upgrades and then recoups 50 per cent of the costs over the following 10 years via a "special rate levy" on centre leaseholders.

12. The idea is attractive in principle. However, there are a number of logistical, legal and financial questions to be considered.

13. It is recommended that the Territory and Municipal Services (TAMS) Directorate initiate the reconvening of the RAC, as an inter-agency committee, to lead a review of the program which would focus on:

- Identifying alternative models for delivery of the program;
- a reassessment of the criteria used to prioritise upgrades; and
- report back to Government on the various options and their cost/benefit implications.

Financial Implications

14. Following the 2008 election commitment to provide \$11.5 million towards the upgrade of shopping centres \$8.0 million was appropriated in the 2009-10 Budget. Of this appropriation, \$1.5 million is remaining in 2011-12, \$3.6 million in 2012-13 and \$1.5 million in 2013-14. A summary of the financial breakdown (by shopping centre) is at *Attachment C*.

15. There is a short fall of \$3.2 million between the budget mentioned in the 2008 election commitment and the funding appropriated for the program in 2009-10. To deliver upgrades to the centres listed in the election commitment, additional funds are likely to be required.

16. Reconvening the RAC Group will be achieved within existing agency resources.

Internal Consultation

17. Inter-agency consultation will be undertaken as part of a review of the current program through the reconvened RAC inter-agency group. The RAC Group will involve the Environment and Sustainable Development, Economic Development and TAMS Directorates.

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External Consultation

18. Extensive consultation is undertaken at the forward design stage for each centre upgrade.

19. Consultation with ACT community and business interests such as the ACT Chamber of Commerce may be required in the development of a new program model.

Benefits/Sensitivities

20. Nil currently.

Media Implications

21. Nil currently.

Stephen Alegria

Stephen Alegria

Acting Director, Parks and Conservation

Phone 6207 6997

27 September 2011

Action Officer: Diana Hill, Design & Development

Phone 6207 6911

AGREED/NOT AGREED/NOTED/DISCUSS

Simon Corbell MLA 3.11.11

Performance Assessment

- ☐ Satisfactory
☐ Unsatisfactory

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Canberra's **best team** for the future

Media release

12 October 2008

Better parks, better shopping centres and more community involvement in looking after our city

A re-elected ACT Labor team will invest \$21.6 million in a major program of upgrades to our parks, playgrounds and neighbourhood shopping centres and to Civic's shopping precinct around the Sydney and Melbourne Buildings.

Minister for Territory and Municipal Services John Hargreaves and Minister for Planning Andrew Barr made the announcement today.

"A re-elected ACT Labor team will invest in a major program of upgrades to our amenities, creating greater opportunities for Canberra families to get out and enjoy our fantastic city," Mr Hargreaves said.

"Right across the ACT, dozens of parks, playgrounds and shops will benefit from these upgrades, which will build on the substantial works already undertaken by ACT Labor."

ACT Labor will invest \$8.1 million to improve town and district parks:

- Tuggeranong District Park will get an outdoor performance venue at a cost of \$200,000, new pedestrian and cycle paths and covered play equipment. The carpark, BBQ and picnic areas will be upgraded.
- Black Mountain Peninsula District Park will get new pedestrian and cycle paths and new covered play equipment that caters for children with a disability. The carparks, BBQ area and lookout point will be upgraded and more trees will be planted in Nara Grove.
- Eddison Park will get new pedestrian paths, a play and BBQ area and a bridge connection over the pond.
- Weston Park Yarralumla will get new pedestrian and cycle paths and new covered play equipment. The carpark, BBQ and picnic areas will be upgraded.
- Haig Park will get new outdoor furniture, additional trees and upgrades to the landscaping, BBQs and public toilets.

Mr Barr said ACT Labor is committed to ensuring Canberrans have more choice and benefit from more competition in retail, particularly in the supermarket sector.

"ACT Labor has already committed that if re-elected we will deliver new master plans to ensure the communities of Dickson and Kingston have better access to supermarkets and retail, transport, housing and parking," Mr Barr said. "Today, Labor commits to continuing our program of upgrades to Canberra's neighbourhood shopping centres."

AUSTRALIAN LABOR PARTY Australian Capital Territory Branch

AUTHORISED BY MATTHEW COSSEY, ACT SECRETARY, AUSTRALIAN LABOR PARTY, 21 TORRENS STREET, BRADDON ACT 2612

Canberra's **best team** for the future



Media release

ACT Labor will invest \$11.5 million over the next term to deliver shopping centre upgrades at:

- Griffith
- Lyons
- Red Hill
- Farrer
- Banks
- Waramanga
- Cook
- Scullin
- Lyneham
- Charnwood (local)
- Theodore
- Chapman
- Torrens

The pavement and street furniture around the Sydney and Melbourne Buildings will also be upgraded as a cost of \$2 million per year.

"These upgrades will add to the work already done by ACT Labor to upgrade shopping centres at Melba, Garran and Ainslie, and the consultation we have undertaken in relation to Deakin Shopping Centre," Mr Hargreaves said.

"A re-elected ACT Labor team will create a new online community feedback service for Canberrans to report problems such as graffiti, potholes, broken paving and street lighting.

"Fix My Street will be a simple, one-stop point for the community to alert the government about municipal problems in their neighbourhood.

"ACT Labor's responsible economic management has put the ACT's finances on a sustainable footing allowing Labor to make this commitment to upgrade our parks and shopping centres and to give Canberrans more control over how their city is run. Only Labor has the experience, stability and record of responsible financial management to ensure Canberra remains the best city in Australia in which to live," Mr Hargreaves said.

Statement Ends

Media Contact:

Paul Kindermann 6205 1690 0403 600 955
(Minister Barr's Office)

paul.kindermann@act.gov.au

Kim Fischer 6205 0300 0434 020 498
(Minister Hargreaves' Office)

kim.fischer@act.gov.au

Campaign Media Release 075/08

SHOPPING CENTRES UPGRADE 2009 TO 2014 PROGRAM (PROJECT 39186)

Attachment C

Original Four Year Program

\$8,000,000.00

Various project No's

Construction Scheduled for
Construction to Commence Completion or Completed

Lyons		2011
Project Construction Costs	\$1,000,000.00	
Artwork	\$120,000.00	
Grand Total	\$1,120,000.00	
Red Hill		2012* tbc
Project Construction Costs	\$1,000,000.00	*dependent on outcome direct sale application.
Artwork	\$120,000.00	
Grand Total	\$1,120,000.00	
Scullin		2011 2012
Project Construction Costs	\$1,000,000.00	
Artwork	\$120,000.00	
Grand Total	\$1,120,000.00	
Waramanga		2012-13
Project Construction Costs	\$880,000.00	
Artwork	\$120,000.00	
Grand Total	\$1,000,000.00	
Farrer		2012-13
Project Construction Costs	\$1,100,000.00	
Artwork	\$120,000.00	
Grand Total	\$1,220,000.00	
Various		
Future Projects		
Banks		
Lyneham		
Charnwood (local centre)		
Theodore		
Chapman		
Cook		
Griffith		
Totrens		
Grand Total	\$2,420,000.00	
TOTAL PROJECT COSTS FROM NEW WORKS	\$8,000,000.00	

Hill, Diana

From: Dawes, David
Sent: Wednesday, 25 January 2012 10:24 AM
To: Steward, Fay; Papps, David
Cc: Hill, Diana; Byles, Gary
Subject: RE: Shopping Centre Upgrade Program
Attachments: DRAFT RACG Terms of Reference.dot; RACG Minutes 2004 08 26.doc

Hi Fay

Sorry about the delay in responding but I wanted to double check what was happening in this space from our perspective.

As you are aware EDD chairs the SCCC but the focus is on supermarket competition.

I am aware that ACTPLA used to incorporate this into the land release programme and I understand that this ceased back in 2004. Mike Quirk was the force behind it.

I have attached some old terms of reference for that Group and minutes for your information.

I am happy for EDD to be involved and I will ensure that our representation is appropriate (Hamish McNulty and Rod Baxter).

I do believe that in some case property owners/tenants would contribute sponsorship provided they were involved in the process.

Regards DD

David Dawes
 Director-General, Economic Development Directorate/Chief Executive Officer, Land Development Agency
 Phone 02 6207 3331 | Fax 02 6205 0386
 Economic Development Directorate | ACT Government
 Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 |
www.economicdevelopment.act.gov.au

From: Steward, Fay
Sent: Thursday, 19 January 2012 10:00 AM
To: Dawes, David; Papps, David
Cc: Hill, Diana; Byles, Gary
Subject: Shopping Centre Upgrade Program

Hi David x 2,

We're about to action a decision made by our former TAMS Minister (Corbell) that TAMS reconvene the Retail Activity Coordination Group (RAC) to lead a review of the shopping centre upgrade program focussing on:

- identifying alternative (funding) models for delivery of the program;
- a reassessment of the criteria used to prioritise upgrades; and
- report back to Government on the various options and their cost/benefit implications.

Do either of you know whether the RAC is still in existence, and if so David D I'm guessing this would be in your Directorate?? Could you pls let me know so that we can make contact with the right people in your areas?

Thanks

TERMS OF REFERENCE

ACT Planning & Land Authority RETAIL ACTIVITY COORDINATION GROUP

The Retail Activity Coordination Group will be responsible for sharing information regarding activity at commercial precincts. It will also be responsible for the coordination of Government programs relating to retail activities and commercial centres (including the Precinct Management Program).

Members will be asked to participate in each meeting providing a brief update of their business unit's activities and any knowledge of activities and programs at commercial centres that may impact on commercial activity. To obtain maximum benefit for all members, it is desirable that we all participate.

It will be each member's responsibility to ensure that the Group is advised of any changes to his or her section/organisation's representation on the Group. If a member of the group were not available for the meeting, it would be beneficial for them to organise a substitute from their business area.

Meetings will be held on a quarterly basis, the dates of which will be established at the start of each calendar year. However, the time and dates will be flexible to accommodate any unforeseen circumstances. Meetings will be held at Dame Pattie Menzies House, Dickson (specific meeting place to be advised with the distribution of the agenda).

The ACT Planning & Land Authority will undertake secretariat and chairing responsibilities. Agendas will be provided 7 days prior to each meeting. Minutes (and attachments if applicable) will be distributed within 14 days of each meeting.

MEMBERSHIP

ACT Planning & Land Authority

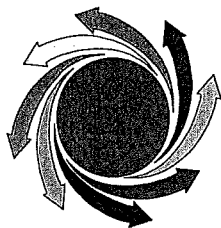
Development Assessment
Land Strategy & Assets
Spatial & Transport Strategy
Territory Plan Coordination
Urban Design & Projects

Department of Urban Services

Canberra Urban Parks & Places
Public Place Approval
Roads ACT

Land Development Agency

RETAIL ACTIVITY COORDINATION GROUP



Minutes of Meeting - Thursday 26 August 2004 Ground Floor South, Dame Pattie Menzies House, 2-4pm

Attendance (shown in bold)

NAME	SECTION
Mike Quirk	Land Strategy & Assets (Chair)
Ray Brown	Development & Building Admin
Garrick Calnan	Land Strategy & Assets
Roslyn Chivers	Development & Enviro Policy
Dorte Ekelund	Strategic Planning & Projects
Brooke Ellis	Land Strategy & Assets
Chloe Elvy	Structure Planning
Nigel Featherstone	Neighbourhood Planning
Steven Gianakis	Structure Planning
Kevin Godkin	Transport Planning
Libby Gordon	Canberra Urban Parks & Places
Shirley Graham	Territory Plan Coordination

NAME	SECTION
Eugene Herbert	Canberra Urban Parks & Places
Paul Lees	Development & Building Admin
Laurie Mercieca	Business Support
Sonya Moser	Land Strategy & Assets
Graham Mundy	Land Development Agency
Kath Pooley	Land Strategy & Assets
Farhad Reza	Spatial Planning
Ravi Singh	Development Assessment (N)
Ian Taylor	Roads ACT
Shirley Thevar	Development Assessment (N)
Glenn	Public Place Approval
Gay Williamson	Urban Design and Projects

Apologies

Garrick Calnan	Land Strategy & Assets
Dorte Ekelund	Land Planning & Projects
Steven Gianakis	Structure Planning
Kevin Godkin	Transport Planning

1. Minutes of previous meeting 03 June 2004.

The minutes of the previous meeting were accepted without change.

2. Retail Strategy Review.

Farhad Reza, from the Spatial Planning Team, gave a report on the upcoming Retail Strategy Review. The Review was foreshadowed as a key action of *The Canberra Spatial Plan*. At this stage, the Review is only in the very early stages and a project outline has been prepared (copies handed out at the meeting).

This project will revise the *ACT Retail Sector: New Directions* that was published in 1999. Farhad noted that the existing report was based almost completely on a supply perspective and provided very little detail on demand or future developments. It was also very limited in scope. The review will aim to look at the current and future supply and demand; existing infrastructure; future capacity to provide space; and the drivers of change in demand patterns.

Roz questioned why the Retail Review had been given higher priority over other actions that were identified in the Spatial Plan. Farhad noted that it has been given such priority because of its connectedness with other recommendations in the Spatial Plan, such as the Majura employment corridor and the revitalisation of Civic. He also noted that it has an important connection to The Canberra Plan, in particular some of the strategic themes coming out of the Economic White Paper. Sonya commented that the project was highlighted as a priority at the Planning and Land Council.

At present, the Spatial Planning Team is preparing a project brief for the consultant, as it is anticipated that external help will be needed. Farhad stressed that the Retail Activity Coordination Group will be approached for help and assistance with the project.

If anyone has any ideas, comments or suggestions, please forward them to Farhad as soon as possible via email or telephone (ext.50069).

3. Precinct Management Priorities – Response to discussion paper.

Brooke Ellis gave a brief review of the discussion paper that was presented at the last meeting. She summarised that the report discusses areas of concerns with the current process for determining priorities for the Precinct Management Program. In particular, these issues relate to the suitability of the criteria and the fairness of the approach. It was noted that there were five main issues:

- The implementation of a new scaling and weighting system that was implemented in the 2004/05 assessment.
- The number of centres being prioritised for inclusion in each program year.
- The use of crime statistics under criterion eight.
- The role of vocal communities and stakeholders.
- How to measure the impact of nearby development applications.

With respect to the question of the use of crime statistics under criterion eight, Libby suggested that it might be possible to ask the Australian Federal Police (AFP) for centres where there is a level of concern, rather than crime statistics at all centres. Sonya noted that criterion eight could be used only in the final stages of the assessment where there is a need to distinguish between centres where the assessment has provided very close results/scoring. It was generally accepted that it was beneficial to retain the use of crime statistics, but to re-evaluate the way they are obtained and used.

Mike asked how the weighting for the criteria was established. Brooke explained that criteria one, two and three were deemed to be the primary measures of need and thus weighted equally and heavily to reflect their importance. Criteria four through eight, although also used to determine the relative need of centres, were considered secondary measures to the condition of infrastructure, occupational health and safety concerns and the socio-economic characteristics of the catchment.

There was a discussion about the role of vocal communities in determining the priorities for the Precinct Management Program. Eugene noted that need should not be established through vocal communities, as the condition of the infrastructure should be the prime determinant. Roz also noted that the opinions coming from traders and building owners are often quite different (for example, where traders are keen to re-vamp the centre, but the building owners are trying to run down the viability of the centre to take advantage of redevelopment opportunities). Sonya added that it would be very difficult to adequately or fairly canvass the support of communities to public works programs.

Eugene did, however, comment that it is valuable to keep a record of communication and correspondence that is coming through from the various stakeholders. This would be particularly useful when responding to Questions on Notice. It was suggested that rather than include criterion seven in the scoring system, it should be used merely to note (and keep record) of any relevant ministerials, correspondence or media articles. It was agreed that in future the priorities matrix would only show a yes or no in response to criterion seven and the details of the communication would be stored in the database.

Please ensure that any additional comments or suggestions are forwarded to Brooke Ellis or Sonya Moser by Friday 17 September 2004.

4. Land Releases.

Mike and Kath reported on recent land releases.

It was reported that the Land Development Agency (LDA) is doing the background research for the bulky goods release at Section 48 Fyshwick. The LDA are yet to determine the method of release. There is a bulky goods 'home makers' precinct identified in the Gungahlin Town centre. The appropriate size of the release is still being assessed. The Macgregor Local centre is programmed for release in 2005 although its timing may be affected by actions associated with the former supermarket lease. Chloe noted that the Structure Planning team is currently undertaking the planning principles for the Dunlop Local Centre.

Mike indicated that the first stage of the Amaroo Group Centre was also programmed for release in 2005. The pattern of settlement in Gungahlin does not provide sufficient catchment for the full release of the centre for some 15 years.

The Casey Group Centre will be released in conjunction with the timing of the suburb. It is important to note that the release and development of Casey has been deferred 12 months because the release of Crace has been brought forward to 2005/06.

Kath indicated that Paul Donaghue is interested in developing a Magnet Mart in Greenway on a site currently being used for recycling. Such a use is consistent with the Territory Plan. The timing of the release will be determined by the LDA. She also noted that Section 72 Block 6 Calwell has been offered for release by LDA but that it had been passed in at auction. She also reported that direct sales have been processed for Aldi at the Kippax shops and Part Block 12 Section 50 Macquarie.

Roz noted that the expansion of the Mawson Woolworths will need a Territory Plan variation before it can go ahead, as the site to accommodate the expansion is a car park.

5. Future Land Sales.

No representative from the Land Development Agency was available to make a presentation.

6. Section 84 City (PA).

Mike noted that Purdon Associates had submitted the final Preliminary Assessment and gave a brief overview of the commercial component of the Section 84 redevelopment. There will be approximately 27000m² commercial space, including 6690m² for a discount department store; approximately 3000m² for two 'mini-majors' (i.e. stores like Best & Less, Allens, etc.); 3485m² for a supermarket (it is anticipated that the Supabarn in the City Markets will close and re-open in a larger format in the new development); and 9300m² of specialty stores.

Mike commented that the initial concerns regarding the development of Section 84 concerned the potential impact of additional commercial space in Civic on surrounding local centres. However, based on the findings in the Preliminary Assessment, the impact is likely to be minimal.

Roz noted that the Master Plan and Preliminary Assessment for Section 84 are currently on joint notification.

7. ABS Retail Report.

Sonya gave a quick report on the ABS publication *Average Retail Prices of Selected Items* (ABS Catalogue No. 6403.0). The publication contains average prices for selected items that are included in the Consumer Price Index (CPI) for the eight capital cities. It reports

on the average prices across the country for fifty-four commonly purchased household goods, such as breads and cereals, fresh fruit and vegetables and household supplies.

Sonya noted that Canberra was the cheapest city for alcohol and milk, but the most expensive for meat. From the report, the cheapest city on average appears to be Adelaide.

The report is available from the following URL:

<http://hale/abs/abs%40.nsf/5e3ac7411e37881aca2568b0007afd16/8bc0c48d60d12c48ca256889000f9b16!OpenDocument&Highlight=0,6403,0>

8. Update on Current Actions/Issues.

Canberra Urban Parks and Places (CUPP)

Eugene noted there has been delays in the Bible Lane refurbishment because of the poor tender environment prior to June. However, the project was put out to tender again in July and a construction team has been bought on board, with the intention of commencing work in early September. The work is anticipated to take approximately sixteen weeks to complete and will include re-sealing the roadway, new lighting and changes to the hopper arrangements. Eugene noted that there may be some difficulties with the project because of the disruptions it will cause to existing parking arrangements, but discussions and negotiations are underway between the contractors and the car park users.

Eugene noted that the refurbishment of the local centre at Holt (the only centre that received funding in the 2004/05 financial year) would commence after Christmas. He reported that there has been a lot of support from the business owners and community to the refurbishment.

It was also noted that the forward designs are currently in place for centre refurbishments at Deakin, Garran and Ainslie. However, the Government has not yet agreed to fund construction works.

Libby noted that the upgrades at Holder have been completed and will be officially opened by the Minister on the 8th September. It was also reported that construction is about to commence on Stage 1 of the City Walk West refurbishment.

Structure Planning

Chloe reported that the Structure Planning Team is currently preparing the brief for the Flemington Road mixed-use corridor, which is being put out to tender. The corridor will include two local centre hubs. The team will update further once the brief has been completed.

Neighbourhood Planning

Nigel informed the group that the Watson, Downer and Hackett Neighbourhood Plans are completed and are currently with the Minister for his sign-off. With reference to the Hackett Local Centre, Nigel noted that there is a new owner of the shops who is very open-minded about future development and refurbishment of the centre.

The formal consultation on the seven South Canberra Neighbourhood plans has closed and the team is currently collating the responses that were received. The plans should be with the Minister before the election.

It was also reported that a Local Centre Master Plan has been prepared for Deakin and that the Braddon Urban Design Project has been completed. The Urban Projects Section will be doing further studies on the Braddon area, as there is a need for the connection between Civic and Braddon to be recognised, especially in light of the extension of Lonsdale Street to Bunda Street.

Nigel recommended that Magdy Youssef be invited to the next meeting to make a presentation on the Central Canberra Project.

Development Assessment

Ravi Singh gave an update on behalf of the Development Assessment team. She reported on the following development assessments:

- Block 80/65 Belconnen - DA was approved for restaurants, offices and residential units. However, the applicant withdrew the office and residential unit component during mediation. Applicant has submitted amended drawings to give effect to AAT Consent Decision, which is for 1160m² of restaurant and 299m² of shop. The applicant has been asked to submit revised plans consistent with the GFA restriction in the lease (which is 250m² for shop).
- Macgregor Local Centre - Pool DA is being assessed for a Learn to Swim Facility.
- 25/143 Florey Recently released small block within the Local Centre - at pre-application stage. 80m² on ground floor and 40m² of sub-floor.
- 1/14 Gungahlin, mixed use development, including Big W. Minister approved the original DA. The proponent is in the process of lodging amendments under S 245 & S 247.
- 1/13 Gungahlin, mixed use development, including Coles. Awaiting amendments under S245.
- 75/6 Mitchell, pre DA validation for a 2-storey plant & equipment hire & other light industrial use.
- S.88 City, approved by the Minister, 28000sqm of mainly office space.
- 1/4 City, Worker's Club, mixed use with mainly residential, current DA.
- Part Block 6/16 Greenway, mixed use, II stage.
- 1/13 Greenway (Centrelink), recently approved.
- Part Block 7/16 Greenway, 161 residential units, stage 1
- 3/9 Phillip, Veteran's Affairs, 16000sqm of office space, amendments approved.
- Phillip, Sky Plaza, 21-storey redevelopment, residential use with commercial on ground floor.
- 4/19 Phillip, Trademan's Club wants more land to expand into the car park.
- 2/35 Deakin, mixed use development for old Deakin Inn, consisting of 124 residential units and 684sqm of commercial use.
- 22/22 Kingston, lease variation, now going to AAT.

9. Other business.

The next meeting will be held on Thursday 25 November 2004.

Hill, Diana

From: Hill, Diana
Sent: Tuesday, 7 February 2012 5:22 PM
To: Steward, Fay
Subject: RE: Shopping Centre Upgrade Program
Attachments: All Centres Matrix for Precinct Management Program (2001-05).xls; Shop U-G Program Update 2012.doc; Brisbane SCIP ProgramModel.docx; Agenda 2012-02-09.docx

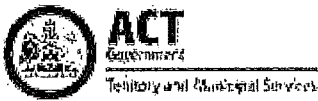
Fay

Documents and draft agenda are attached for your review and then circulation prior to Fridays meeting.

Thanks

Di

Diana Hill | Manager Design & Development |
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 PARKS & CONSERVATION | PARKS & CITY SERVICES | TERRITORY & MUNICIPAL SERVICES |
 Macarthur House | 12 Wattle St LYNEHAM | GPO Box 158 Canberra ACT 2601 | www.TAMS.act.gov.au



From: Steward, Fay
Sent: Tuesday, 31 January 2012 11:32 AM
To: Quirk, Mike; Williamson, Gay; McNulty, Hamish; Baxter, Rod; Hill, Diana
Cc: Murray, Chris; Dawes, David; Reid, Rachel
Subject: Shopping Centre Upgrade Program

Hi Everyone,

We're about to action a decision made by our former TAMS Minister (Corbell) that TAMS reconvenes the Retail Activity Coordination Group to lead a review of the shopping centre upgrade program focussing on:

- identifying alternative (funding) models for delivery of the program;
- a reassessment of the criteria used to prioritise upgrades; and
- report back to Government on the various options and their cost/benefit implications.

David Dawes kindly provided me with some background information on the group and suggested that Hamish and Rod would be the best people to represent EDD in the discussion. I also have it on good advice that Mike and Gay – you would be the most appropriate ESDD reps. Could you please confirm your interest and availability to meet with Di and I sometime next week to discuss the above issues? I anticipate we'll need to meet only twice, and TAMS will take responsibility for preparing necessary briefs to the CM. We'll also provide you a copy of the current shopping centre upgrade program ahead of the first meeting.

Cheers

Fay

Fay Steward

Executive Director
 Parks and City Services Division
 Territory and Municipal Services
 PH: (02) 6207 6399 | FAX: (02) 6207 6034

Precinct Upgrade Program Update February 2012

The precinct upgrade program (shopping centre refurbishments) has been running for over ten years and has seen refurbishments take place in Hughes, Narrabundah, O'Connor, Rivett, Curtin, Yarralumla, Watson, Weston, Dickson, Kippax, Charnwood, Hawker, Kingston, Manuka, Hall, Griffith, Mawson, Jamison, Kambah Village, Higgins, Holder, Holt, Melba, Garran, Deakin, Lyons and Ainslie.

Shopping centres are selected for upgrade from a Precinct Management Program - Priority List which was prepared by ACTPLA (Retail Activity Coordination Group) in 2000. Shopping Centres were assessed for a ranking on this list according to a range of criteria, including the age and condition of their infrastructure, relevant health and safety issues, local crime statistics.

The Retail Activity Coordination Group which consisted of representatives from TAMS and the ACT Planning and Land Authority, gives advice to assist with the prioritising of centres for upgrade.

The refurbishment program generally involves capital works expenditure over a minimum of two financial years. The Forward Design stage, involving extensive public consultation, is conducted in the initial year and is generally followed by Final Design and Construction stage in the following year/s.

The priority list is a working list is used as a guide to determine the shopping centre locations for upgrade each year when funding allocated. Some flexibility is provided to allow adjustment to accommodate changing circumstances ie. major changes to elements of infrastructure, urgent health and safety issues, trader/lessee contributions.

Current program

Construction of the Scullin Shops Upgrade is currently underway. Red Hill Shops Upgrade is on hold pending a decision in response to a direct sale application for one of the blocks.

Forward Designs have been prepared for Waramanga and Farrer shops.

Program Review

The ACT Government is in the process of reviewing the approach to Program and investigating approaches in other municipalities such as Brisbane City Council.

BRISBANE CITY COUNCIL SCIP MODEL

Under the Brisbane City Act, Council is able to apply a "benefit levy" to property owners where improvement works are deemed to generate a benefit. The boundaries of "benefited areas" are determined on a project basis by council.

The program commenced in 1996 with 41 completed projects for a \$25 million dollar investment. The suburban centre improvement program seeks to achieve set objects:

- Improvement to centre amenity and comfort
- Improvement public safety
- Improvement to centre attractiveness
- Improvement to centre accessibility
- Improvement to local cultural identity
- Improvement to economic viability

The city council provides the total budget upfront to undertake the project. However, a "special rate levy" is used to recoup 50% of the project costs from "benefited" property owners over a 10 year period. The property owners within the defined benefitted area vote on the establishment of a special rate and a single majority determines whether the project proceeds. No interest is charged over the 10 year period. The special rate is calculated on the "unapproved" value of the property based on the last 3 years average. The total amount recouped by council over the 10 years is fixed.

Note

- Where 50% of the project costs would mean an increase in annual rates is greater than 50%, the council will pick up the additional costs. No one pays more than 50% increase in rates.
- There is 1 vote per property owner ie. if you own 5 properties you get 5 votes.

Effective consultation is the key element of the program.

Additional recurrent funds are provided to achieve a higher level of maintenance for new SCIP works once completed. There has been limited success in getting property owners to assist with maintenance.

The local councillor is critical in getting projects over the line with active lobbying needed to get property owners to sign on to the project. This can be an issue where there are high numbers of absentee property owners. Issues can also arise where traders want improvements but property owners don't.

If a 51% vote is not achieved, the project does not proceed and the money is returned to the program for the next project.

Issues for consideration if the SCIP model was to be applied in the ACT

The Rates Act in the ACT could be used to apply a "special levy" for defined areas. This is the case with the Canberra CBD levy. A new levy would be required to schedule one of the Act to determine further "improvement areas". A determination is a disallowable instrument.

It might be possible to develop a single formula so that there would be a single levy in the Act, rather than amending the Act for each separate levy each time a shopping centre is due for upgrading. This could possibly be achieved through a series of disallowable instruments where the minister sets the area and declares the amount to be recouped. Discussions would be required with Treasury to develop this proposal.

The level of consultation and potential voting would need careful consideration. The Government would need to determine whether it wished to operate a similar arrangement to Brisbane City Council with a 51% voting majority necessary for shopping centre improvement projects to proceed, based upon a 50% cost recovery from property owners over 10 years.

Consultation

There has been no consultation outside of TAMS at this time. Extensive discussions will be required with Treasury to develop this proposal in detail. There would then need to be formal discussions and consultation with the property industry.

Financial

Introduction of a similar scheme to the Brisbane SCIP would recoup 50% of capital funds used for shopping centre improvements over a 10 year period. This return of funds could reduce the governments capital outlays or be applied to accelerate further shopping centre upgrades, contingent upon majority support from property owners within the defined benefit area.

Tasker, Karen

Subject: Shopping Centre Upgrade Program Meeting
Location: Fay's office
Start: Fri 10/02/2012 9:00 AM
End: Fri 10/02/2012 10:00 AM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Steward, Fay
Required Attendees: Quirk, Mike; Williamson, Gay; McNulty, Hamish; Baxter, Rod; Hill, Diana



Shopping Centre
Upgrade Progra...

Background papers:

Untitled



B201100580
Attachment C.pdf



B201100580
Brief.pdf



B201100580
Attachment A.pdf



B201100580
Attachment B.pdf

>>>>>

There is one hour parking out the front of the building. In case you cannot find any spots, there is also parking available along Wattle Street and Berrigan Cres.

When you arrive, you can advise reception of your meeting with Fay, and they will organise for someone to come collect you. Otherwise, you can contact me directly (my number is in my signature block) and I shall come to the foyer.



Rachel Reid

EA to Fay Steward (Executive Director)

Parks and City Services Division

Territory & Municipal Services

(P) 62077624 (F) 62076034

Level 5, Macarthur House

Tasker, Karen

From: Steward, Fay
Sent: Tuesday, 31 January 2012 11:32 AM
To: Quirk, Mike; Williamson, Gay; McNulty, Hamish; Baxter, Rod; Hill, Diana
Cc: Murray, Chris; Dawes, David; Reid, Rachel
Subject: Shopping Centre Upgrade Program

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Chase for Fay

Hi Everyone,

We're about to action a decision made by our former TAMS Minister (Corbell) that TAMS reconvenes the Retail Activity Coordination Group to lead a review of the shopping centre upgrade program focussing on:

- identifying alternative (funding) models for delivery of the program;
- a reassessment of the criteria used to prioritise upgrades; and
- report back to Government on the various options and their cost/benefit implications.

David Dawes kindly provided me with some background information on the group and suggested that Hamish and Rod would be the best people to represent EDD in the discussion. I also have it on good advice that Mike and Gay – you would be the most appropriate ESDD reps. Could you please confirm your interest and availability to meet with Di and I sometime next week to discuss the above issues? I anticipate we'll need to meet only twice, and TAMS will take responsibility for preparing necessary briefs to the CM. We'll also provide you a copy of the current shopping centre upgrade program ahead of the first meeting.

Cheers

Fay

Fay Steward

Executive Director
Parks and City Services Division
Territory and Municipal Services
Tel: (02) 6207 6399 | FAX: (02) 6207 6034

Tasker, Karen

From: Hill, Diana
Sent: Tuesday, 31 January 2012 4:17 PM
To: Reid, Rachel
Attachments: All Centres Matrix for Precinct Management Program (2001-05).xls

Rachel

As requested – the current Shop Upgrade priority list is attached. This table was prepared by ACTPLA in 2001.

Di

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



ACT
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Territory and Municipal Services

RECEIVED

04 OCT 2011

Minister for TAMS

Submission No 2011 00580

Schedule No 2011 00 11 89

Date Rec'd Minister's Office ... / ... / ...

UNCLASSIFIED

To: Minister for Territory and Municipal Services

From: Acting Director, Parks and Conservation Service

Subject: Shopping Centre Upgrades

Critical Date: 6 October 2011 Routine Briefing.

- Director General
- Acting ED, Parks and City Services

4/10/11
27/9/11

Recommendation

1. It is recommended that you:
 - a. note the status of current shopping centre upgrade program; and
 - b. agree that TAMS initiates the process to reconvene the Retail Activity Coordination (RAC) Group to re-evaluate the criteria and program.

Background

2. There are approximately 90 shopping Centres throughout the Territory, the earliest centre established being Kingston in the mid 1920s and new centres are being progressively built in line with current estate development works.
3. Since 1995 the ACT Government has supported a shopping centre upgrade program. The upgrades aim to improve safety, accessibility, increase the activity and vitality of the centres, and encourage greater community involvement and pride in their centres.
4. A refurbishment project for a shopping centre involves capital works expenditure over a minimum of two financial years. The forward design stage, involving extensive public consultation, is conducted in the initial year to develop a concept design for the upgrade. This is then followed by a detailed design and construction stage undertaken over the next 12 to 18 months.

Status of the Program

5. Since 1995, 28 shopping centres have been upgraded under this program - with Garran, Deakin, Ainslie and Lyons centres most recently completed over the past three years.
6. Upgrades to the Red Hill centre was scheduled to commence construction in May 2011, however, a late request by the lessee of the supermarket lease for direct sale of an adjacent block has placed the project on hold whilst the request is given due consideration. The Scullin Shops upgrade is due to commence construction by November 2011, with completion scheduled for June 2012.
7. Forward Design Studies have been completed for the Farrer and Waramanga Centres with construction scheduled to be delivered via the current appropriation in 2012-13 and 2013-14.

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Selection Criteria

8. Centres are selected for upgrade from a *Precinct Management Program Priority List Attachment A*, prepared in 2000 by ACTPLA and an inter-agency Retail Activity Coordination (RAC) Group. These priorities were determined according to assessments against a range of criteria, including the age and condition of their infrastructure, relevant health and safety issues and local crime statistics.

2008 Election Commitment

9. In 2008 the Government made an election commitment to invest a further \$11.5 million towards upgrades to 13 local centres (*Attachment B*). Subsequently \$8.0 million of the \$11.5 million commitment was appropriated in the 2009-10 Budget for new capital works.

10. Whilst the program has delivered successful upgrades for a number of shopping centres, it is now timely to review the criteria used to prioritise works and to explore other potential models for delivering the program.

Issues

11. In 2009, the then Chief Minister considered alternative models for delivery of shopping centre upgrades, such as that used by the Brisbane City Council (BCC). The BCC provides the total budget upfront to undertake the upgrades and then recoups 50 per cent of the costs over the following 10 years via a "special rate levy" on centre leaseholders.

12. The idea is attractive in principle. However, there are a number of logistical, legal and financial questions to be considered.

13. It is recommended that the Territory and Municipal Services (TAMS) Directorate initiate the reconvening of the RAC, as an inter-agency committee, to lead a review of the program which would focus on:

- identifying alternative models for delivery of the program;
- a reassessment of the criteria used to prioritise upgrades; and
- report back to Government on the various options and their cost/benefit implications.

Financial Implications

14. Following the 2008 election commitment to provide \$11.5 million towards the upgrade of shopping centres \$8.0 million was appropriated in the 2009-10 Budget. Of this appropriation, \$1.5 million is remaining in 2011-12, \$3.6 million in 2012-13 and \$1.5 million in 2013-14. A summary of the financial breakdown (by shopping centre) is at *Attachment C*.

15. There is a short fall of \$3.2 million between the budget mentioned in the 2008 election commitment and the funding appropriated for the program in 2009-10. To deliver upgrades to the centres listed in the election commitment, additional funds are likely to be required.

16. Reconvening the RAC Group will be achieved within existing agency resources.

Internal Consultation

17. Inter-agency consultation will be undertaken as part of a review of the current program through the reconvened RAC inter-agency group. The RAC Group will involve the Environment and Sustainable Development, Economic Development and TAMS Directorates.

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External Consultation

18. Extensive consultation is undertaken at the forward design stage for each centre upgrade.

19. Consultation with ACT community and business interests such as the ACT Chamber of Commerce may be required in the development of a new program model.

Benefits/Sensitivities

20. Nil currently.

Media Implications

21. Nil currently.



Stephen Alegria

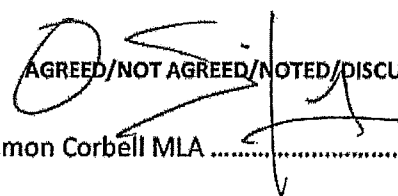
Acting Director, Parks and Conservation

Phone 6207 6997

27 September 2011

Action Officer: Diana Hill, Design & Development

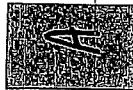
Phone 6207 6911

AGREED/NOT AGREED/NOTED/DISCUSS

Simon Corbell MLA 3. 11. 11
... / ... / ...

Performance Assessment

- ☐ Satisfactory
☐ Unsatisfactory
-

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CRITERIA FOR PRECINCT MANAGEMENT PROG

Criteria	ONE		TWO		THREE		FOUR		FIVE		SIX		SEVEN		EIGHT	
	Age-of-Centre-and-the condition of existing infrastructure and landscaping warrants the spending of additional public funds	TAMS 25%	Consideration-of Occupational Health & Safety (OH&S) Issues and claims	TAMS 25%	Role and importance of the Centre	ACIPLA 12.5%	ACIPLA 12.5%	Master-plan-study-or completion of new public places will not be subject to change in the foreseeable future	ACIPLA 5%	The performance of the centre is likely to be significantly impacted as a result of new development approvals in nearby centres and the upgrade of public places can assist that centre in decreasing such impact	ACIPLA 5%	Reasonable level of trader and lessee support known to exist for the centre.	TAMS/ACTPLA 2.5%	Information coming from community groups (through consultations, ministerials or media) on issues related to centres support public works	ACTPLA 2.5%	Statistics related to crime that indicate a need for public place improvements for community safety
North Canberra	Considerations				Consider whether the centre provides good accessibility such that no similar nearby services are available	ACIPLA 12.5%	ACIPLA 12.5%	Consider demographic and socio-economic characteristics of the catchment population				Consider vacancy rates at Centre	TAMS/ACTPLA 2.5%	Information and "Self-Help" Improvements coming from owners and traders		
	Responsibility															
	Weighting															
	Atisile	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	-1.0	0.0	0.0	0.0	2.0	0.03
	Braddon	-1.0	0.0	0.0	0.0	2.0	-1.0	0.0	0.0	0.0	2.0	0.0	0.0	1.0	0.0	-0.03
	Campbell	-1.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	-2.0	0.0	0.0	1.0	0.0	-0.03
	Dickson	-1.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	-2.0	0.0	0.0	1.0	0.0	-0.20
	Downer	-1.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	-2.0	0.0	0.0	2.0	-1.0	0.00
	Hackett	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	2.0	0.10
	Lynham	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	2.0	0.10
South Canberra	O'Connor	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Watson	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Barton	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Deakin	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Forrest	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Griffith	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Kinston	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Narabundah	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Red Hill	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Xarralumia	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
Belconnen	Aranda	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Charnwood (Group)	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Charnwood (Local)	1.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Cook	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.00
	Dunlop**	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.00
	Evatt	-1.0	0.0	0.0	0.0	0.0	-1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Florey	1.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Fraser	1.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Girralang	1.0	0.0	0.0	0.0	1.0	-1.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00
	Hawker	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
Belconnen	Higgins	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Holt	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Kaleen (Group)	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Kaleen East (Local)	1.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Kaleen South (Local)	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Latham	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	McKellar	-1.0	0.0	0.0	0.0	1.0	-1.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00
	Macgregor	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Macquarie (Group)	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Macquarie (Local)	0.0	0.0	0.0	0.0	-2.0	2.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00
Belconnen	Melba	0.0	0.0	0.0	0.0	-1.0	1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.00
	Page	0.0	0.0	0.0	0.0	-2.0	2.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00
	Scullin	1.0	0.0	0.0	0.0	-2.0	2.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00
	Spence NW (Local)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.00
	Spence SE (Local)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.00
	Westangara	1.0	0.0	0.0	0.0	-2.0	2.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00
	Westangara	1.0	0.0	0.0	0.0	-2.0	2.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00
	Westangara	1.0	0.0	0.0	0.0	-2.0	2.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00
	Westangara	1.0	0.0	0.0	0.0	-2.0	2.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00
	Westangara	1.0	0.0	0.0	0.0	-2.0	2.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	0.0	0.00

CRITERIA FOR PRECINCT MANAGEMENT PROGRAM

ONE	TWO	THREE		FOUR	FIVE	SIX		SEVEN	EIGHT
		Role and importance of the Centre	Consider whether the centre provides good accessibility such that no similar nearby services are available	Master plan study or Neighbourhood plan is complete or not planned and the existing public places will not be subject to change in the foreseeable future	This performance of the centre is likely to be significantly impacted as a result of new development approvals in nearby centres and the upgrade of public places can assist that centre in decreasing such impact	Reasonable level of trader and lessee support known to exist for the centre.	Information coming from community groups (through consultations, ministerials or media) on issues related to centres support public works		
Criteria	TAMS 25%	TAMS 25%	ACTPLA 12.5%	ACTPLA 5%	ACTPLA 5%	TAMS/ACTPLA 2.5%	TAMS/ACTPLA 5%	TAMS/ACTPLA 5%	ACTPLA 2.5%
Age of Centre and the condition of existing infrastructure and landscaping warrants the spending of additional public funds									
Occupational Health & Safety (OH&S) issues and claims									
Considerations									
Responsibility									
Weighting									
Chifley	-1.3	0.0	-2.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Gurran	0.5	0.0	-1.0	0.0	0.0	-2.0	1.0	2.0	-2.0
Garran									
Hughes									
Isaacs	0.0	0.0	-1.0	0.0	0.0	2.0	0.0	0.0	-1.0
Lyons	1.5	0.0	-1.0	0.0	0.0	-2.0	0.0	2.0	1.0
Mawson									
Pearce	0.0	0.0	-2.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Phillip	0.0	0.0	-2.0	0.0	0.0	-2.0	0.0	0.0	2.0
Torrens	1.3	0.0	-1.0	0.0	0.0	-2.0	1.0	1.0	-1.0
Chapman	1.5	1.0	0.0	0.0	0.0	2.0	0.0	0.0	-1.0
Duffy	0.0	0.0	0.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Fisher	0.0	0.0	0.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Holder	0.0	0.0	-2.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Rivett									
Waramanga	1.3	1.0	-2.0	0.0	0.0	2.0	1.0	1.0	0.0
Weston									
Banks	0.0	1.0	0.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Bonython	0.0	0.0	-1.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Calwell (Group)	-0.5	0.0	-2.0	0.0	0.0	2.0	0.0	0.0	-1.0
Calwell (Local)	0.0	0.0	-1.0	0.0	0.0	0.0	0.0	0.0	0.0
Chisholm	-1.0	0.0	-1.0	0.0	0.0	1.0	0.0	0.0	-1.0
Conder	0.0	0.0	1.0	0.0	0.0	2.0	0.0	0.0	-1.0
Fadden	0.5	0.0	-1.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Gordon	-1.0	0.0	1.0	0.0	0.0	2.0	0.0	0.0	-1.0
Gowrie	0.0	0.0	-2.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Greenway	0.0	0.0	1.0	0.0	0.0	2.0	0.0	0.0	2.0
Isabella Plains	0.5	0.0	-1.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Kambah (Group)									
Kambah Livingston Ave (Local)	0.0	0.0	-2.0	0.0	0.0	-2.0	0.0	0.0	-1.0
Kambah O'Halloran St (Local)	0.0	0.0	-2.0	0.0	0.0	2.0	0.0	0.0	-1.0
Kambah Castley Cct (Local)	0.0	0.0	-2.0	0.0	0.0	2.0	0.0	0.0	-1.0
Kambah Carleton St (Local)	0.0	0.0	-2.0	0.0	0.0	2.0	0.0	0.0	-1.0
Kambah Marconi Cres (Local)	0.0	0.0	-2.0	0.0	0.0	2.0	0.0	0.0	-1.0
Kambah Mannheim St (Local)	-0.5	0.0	-2.0	0.0	0.0	1.0	0.0	0.0	-1.0
Kambah Jenke Cct (Local)	1.5	1.0	-2.0	0.0	0.0	2.0	0.0	0.0	-1.0
Monash	0.0	0.0	-1.0	0.0	0.0	2.0	0.0	0.0	-1.0
Richardson	-0.5	0.0	-1.0	0.0	0.0	2.0	0.0	0.0	-1.0
Theodore	0.0	0.0	2.0	0.0	0.0	2.0	0.0	0.0	-1.0
Wanniasa (Group)	0.0	0.0	-1.0	0.0	0.0	-1.0	0.0	0.0	0.0
Wanniasa (Local)	0.0	0.0	-1.0	0.0	0.0	-2.0	0.0	0.0	0.0
Wanniasa Erindale (Group)	-1.8	0.3	-2.0	0.0	0.0	2.0	0.0	0.0	0.0
Wanniasa Erindale (STA)	0.0	0.0	-2.0	0.0	0.0	2.0	0.0	1.0	0.0
Score									
Rank									
Chifley									67
Gurran									
Garran									26
Hughes									
Isaacs									58
Lyons									
Mawson									
Pearce									62
Phillip									52
Torrens									12
Chapman									4
Duffy									40
Fisher									29
Holder									62
Rivett									
Waramanga									1
Weston									
Banks									7
Bonython									55
Calwell (Group)									65
Calwell (Local)									22
Chisholm									60
Conder									17
Fadden									55
Gordon									44
Gowrie									62
Greenway									12
Isabella Plains									40
Kambah (Group)									
Kambah Livingston Ave (Local)									55
Kambah O'Halloran St (Local)									44
Kambah Castley Cct (Local)									44
Kambah Carleton St (Local)									44
Kambah Marconi Cres (Local)									44
Kambah Mannheim St (Local)									60
Kambah Jenke Cct (Local)									4
Monash									38
Richardson									27
Theodore									9
Wanniasa (Group)									34
Wanniasa (Local)									37
Wanniasa Erindale (Group)									66
Wanniasa Erindale (STA)									35

CRITERIA FOR PRECINCT MANAGEMENT PROG.

Criteria	ONE		TWO		THREE		FOUR		FIVE		SIX		SEVEN		EIGHT	
	Age of Centre and the condition of existing Infrastructure and landscaping warrants the spending of additional public funds		Consideration of Occupational Health & Safety (OH&S) issues and claims		Role and importance of the Centre		Master plan study or Neighbourhood plan is completed or not planned and the existing public places will not be subject to change in the foreseeable future		The performance of the centre is likely to be significantly impacted as a result of new development approvals in nearby centres and the upgrade of public places can assist that centre in decreasing such impact		Reasonable level of trader and lessee support known to exist for the centre.		Information coming from community groups (through consultations, newsletters or media) on issues related to centres support public works		Statistics related to crime that indicate a need for public place improvements for community safety	
	TAMS	25%	TAMS	25%	ACTPLA	12.5%	ACTPLA	5%	ACTPLA	5%	TAMS/ACTPLA	2.5%	TAMS/ACTPLA	5%	ACTPLA	2.5%
Considerations																
Responsibility																
Weighting																
Amaroo**	0.0	0.0	0.0	0.0	1.0	12.5%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Ngunnawal (Local)	-1.0	0.0	0.0	0.0	0.0	-1.0	-1.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	-1.0	-0.35
Ngunnawal Platypus (Local)	-1.5	0.0	0.0	0.0	-1.0	-1.0	-1.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	-1.0	-0.70
Nicholls	-1.5	0.0	0.0	0.0	1.0	-1.0	-1.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	1.0	-0.33
Palmerston	0.0	0.0	0.0	0.0	1.0	-1.0	-1.0	0.0	0.0	0.0	-2.0	0.0	0.0	0.0	-1.0	-0.08

Construction upgrade completed within the past 5 years

Canberra's **best team** for the future

Media release

12 October 2008

Better parks, better shopping centres and more community involvement in looking after our city

A re-elected ACT Labor team will invest \$21.6 million in a major program of upgrades to our parks, playgrounds and neighbourhood shopping centres and to Civic's shopping precinct around the Sydney and Melbourne Buildings.

Minister for Territory and Municipal Services John Hargreaves and Minister for Planning Andrew Barr made the announcement today.

"A re-elected ACT Labor team will invest in a major program of upgrades to our amenities, creating greater opportunities for Canberra families to get out and enjoy our fantastic city," Mr Hargreaves said.

"Right across the ACT, dozens of parks, playgrounds and shops will benefit from these upgrades, which will build on the substantial works already undertaken by ACT Labor."

ACT Labor will invest \$8.1 million to improve town and district parks:

- Tuggeranong District Park will get an outdoor performance venue at a cost of \$200,000, new pedestrian and cycle paths and covered play equipment. The carpark, BBQ and picnic areas will be upgraded.
- Black Mountain Peninsula District Park will get new pedestrian and cycle paths and new covered play equipment that caters for children with a disability. The carparks, BBQ area and lookout point will be upgraded and more trees will be planted in Nara Grove.
- Eddison Park will get new pedestrian paths, a play and BBQ area and a bridge connection over the pond.
- Weston Park Yarralumla will get new pedestrian and cycle paths and new covered play equipment. The carpark, BBQ and picnic areas will be upgraded.
- Haig Park will get new outdoor furniture, additional trees and upgrades to the landscaping, BBQs and public toilets.

Mr Barr said ACT Labor is committed to ensuring Canberrans have more choice and benefit from more competition in retail, particularly in the supermarket sector.

"ACT Labor has already committed that if re-elected we will deliver new master plans to ensure the communities of Dickson and Kingston have better access to supermarkets and retail, transport, housing and parking," Mr Barr said. "Today, Labor commits to continuing our program of upgrades to Canberra's neighbourhood shopping centres."

Canberra's **best team** for the future



Media release

ACT Labor will invest \$11.5 million over the next term to deliver shopping centre upgrades at:

- Griffith
- Lyons
- Red Hill
- Farrer
- Banks
- Waramanga
- Cook
- Scullin
- Lyneham
- Charnwood (local)
- Theodore
- Chapman
- Torrens

The pavement and street furniture around the Sydney and Melbourne Buildings will also be upgraded as a cost of \$2 million per year.

"These upgrades will add to the work already done by ACT Labor to upgrade shopping centres at Melba, Garran and Ainslie, and the consultation we have undertaken in relation to Deakin Shopping Centre," Mr Hargreaves said.

"A re-elected ACT Labor team will create a new online community feedback service for Canberrans to report problems such as graffiti, potholes, broken paving and street lighting.

"*Fix My Street* will be a simple, one-stop point for the community to alert the government about municipal problems in their neighbourhood.

"ACT Labor's responsible economic management has put the ACT's finances on a sustainable footing allowing Labor to make this commitment to upgrade our parks and shopping centres and to give Canberrans more control over how their city is run. Only Labor has the experience, stability and record of responsible financial management to ensure Canberra remains the best city in Australia in which to live," Mr Hargreaves said.

Statement Ends

Media Contact:

Paul Kindermann 6205 1690 0403 600 955
(Minister Barr's Office)

paul.kindermann@act.gov.au

Kim Fischer 6205 0300 0434 020 498
(Minister Hargreaves' Office)

kim.fischer@act.gov.au

Campaign Media Release 075/08

SHOPPING CENTRES UPGRADE 2009 TO 2014 PROGRAM (PROJECT 39186)

Attachment C

Original Four Year Program
\$8,000,000.00
Various project No's

		Construction Scheduled for	
		Construction to Commence	Completion or Completed
Lyons			2011
Project Construction Costs	\$1,000,000.00		
Artwork	\$120,000.00		
Grand Total	\$1,120,000.00		
Red Hill		2012*	tbc
Project Construction Costs	\$1,000,000.00	*dependent on outcome direct sale application.	
Artwork	\$120,000.00		
Grand Total	\$1,120,000.00		
Scullin		2011	2012
Project Construction Costs	\$1,000,000.00		
Artwork	\$120,000.00		
Grand Total	\$1,120,000.00		
Waramanga		2012-13	
Project Construction Costs	\$880,000.00		
Artwork	\$120,000.00		
Grand Total	\$1,000,000.00		
Farrer		2012-13	
Project Construction Costs	\$1,100,000.00		
Artwork	\$120,000.00		
Grand Total	\$1,220,000.00		
Various			
Future Projects			
Banks			
Lyneham			
Charnwood (local centre)			
Theodore			
Chapman			
Cook			
Griffith			
Torrens			
Grand Total	\$2,420,000.00		
TOTAL PROJECT COSTS FROM NEW WORKS		\$8,000,000.00	

MEETINGS	Shap Upgrade Program - Priorities / Assessment		
COMPANY	DATE 10.2.12		
CONTACTS			
VENUE	F. Sturds office		
PERSONS ATTENDING	F. Sturds, M. Beale, C. Wilkinson, H. McNulty, R. Bardsley, D. Hall		
	DISCUSSION / OBJECTIVES	DELEGATED TO	DEADLINE
	<u>Issues:</u>		
	• Some upgrades have had problems due to Direct sales requests. ie: Red Hill & Lyons.		
	↳ ∴ data/info on Direct sales requests needs to be considered.		
	• The last Priority Listing was prepared in 2000/2002 old info re: demographics / development.		
	<u>Re assessment needed:</u>		
	• assessment of 1. condition 2. other S 3. role & importance of the centre		
	- Fail to initiate a condition assessment by City Services	FS	
	- EDO to provide relevant current data		
	↳ Direct sales		
	↳ potential interest from developers to invest in centres	RB	
	Meeting in March to continue discussion re:	DG	
	review approach to Upgrade finding model		
	↳ review assess. criteria / weightings		
	↳ report on condition assessment		
	↳ Discuss other options		
	Annual meeting to be established to review progress in light of any changes	FS	

Hill, Diana

From: Hill, Diana
Sent: Friday, 10 February 2012 5:45 PM
To: Tasker, Karen; Gordon, Libby
Subject: Shopping Centre Upgrade Program

Follow Up Flag: Follow up
Due By: Friday, 10 February 2012 4:00 PM
Flag Status: Flagged

Karen

There should be old files about previous shop centre condition assessments – please see if you can track these down – may be held here or in Central Registry.

If you have trouble finding them then talk with Libby. By COB Monday please

Libby

You may be able to help - Do you recall the shopping centre condition assessment that was undertaken by this unit back in 2000?

Please provide some guidance to Karen to help her track these down if needed.

Thanks

Di

-----Original Appointment-----

From: Steward, Fay
Sent: Friday, 10 February 2012 10:31 AM
To: Steward, Fay; Hill, Diana; Carder, Jane; Flanery, Fleur
Subject: Shopping Centre Upgrade Program
When: Tuesday, 14 February 2012 2:30 PM-3:00 PM (UTC+10:00) Canberra, Melbourne, Sydney.
Where: Fay's Office
Importance: High

Dear Everyone,

Di and I met with reps from EDD and ESDD this morning to commence a review of the shopping centre upgrade program. One of the criterion we'll use relates to the asset condition, public safety risks from either a) social/crime behaviour and b) physical injury arising from condition of the asset (paving, rails, broken street furniture etc). The purpose of our meeting is to give you the current list and provide more information about the review and explore how we can quickly and easily gather insight into the condition of current shopping centres (based on current data and anecdotal information) without having to commit huge amounts of time.

Thanks

Fay

Thanks

Di

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



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Hill, Diana

From: Gordon, Libby
Sent: Monday, 13 February 2012 8:45 AM
To: Hill, Diana; Tasker, Karen
Subject: RE: Shopping Centre Upgrade Program

Karen – there was definitely an audit completed where asset condition and public safety issues were assessed at a number of shopping centres. Sorry don't know where it would be saved try searching files titled 'shopping centre audits' or more generally, 'shopping centre upgrade program' around that period of time, it may have been a bit later than 2000 – suggest 2001 or 2002.

Libby

From: Hill, Diana
Sent: Friday, 10 February 2012 5:45 PM
To: Tasker, Karen; Gordon, Libby
Subject: Shopping Centre Upgrade Program

Karen

There should be old files about previous shop centre condition assessments – please see if you can track these down – may be held here or in Central Registry.

If you have trouble finding them then talk with Libby. By COB Monday please

Libby

You may be able to help - Do you recall the shopping centre condition assessment that was undertaken by this unit back in 2000?

Please provide some guidance to Karen to help her track these down if needed.

Thanks

Di

-----Original Appointment-----

From: Steward, Fay
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Dear Everyone,

Di and I met with reps from EDD and ESDD this morning to commence a review of the shopping centre upgrade program. One of the criterion we'll use relates to the asset condition, public safety risks from either a) social/crime behaviour and b) physical injury arising from condition of the asset (paving, rails, broken street furniture etc). The purpose of our meeting is to give you the current list and provide more information about the review and explore how we can quickly and easily gather insight into the condition of current shopping centres (based on current data and anecdotal information) without having to commit huge amounts of time.

Thanks

Fay

Thanks

Di

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

Hill, Diana

Subject: Shopping Centre Upgrade Program
Location: Fay's Office

Start: Tue 14/02/2012 2:30 PM
End: Tue 14/02/2012 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Steward, Fay
Required Attendees: Hill, Diana; Carder, Jane; Flanery, Fleur

Importance: High

Dear Everyone,

Di and I met with reps from EDD and ESDD this morning to commence a review of the shopping centre upgrade program. One of the criterion we'll use relates to the asset condition, public safety risks from either a) social/crime behaviour and b) physical injury arising from condition of the asset (paving, rails, broken street furniture etc). The purpose of our meeting is to give you the current list and provide more information about the review and explore how we can quickly and easily gather insight into the condition of current shopping centres (based on current data and anecdotal information) without having to commit huge amounts of time.

Thanks

Fay

Hill, Diana

From: Baxter, Rod
Sent: Tuesday, 21 February 2012 2:26 PM
To: Hill, Diana
Cc: Quirk, Mike; McNulty, Hamish; Steward, Fay; Azzopardi, Adam
Subject: LOCAL AND GROUP CENTRE UPGRADES

Di,

Information on centres following on from our meeting a couple of weeks ago:

1. Centres with active applications for direct sales
 - Red Hill
 - Hackett
 - Kambah Group Centre
 - Kaleen Group Centre
 - Jamison Group Centre
2. Centres identified for possible supermarket extensions
 - Dickson
 - Kingston
 - Weston Creek
 - Erindale
 - Curtin
 - Charnwood
 - Chisholm
 - Wanniasa
 - Hawker
 - Holt
3. Centres land for sale by public auction
 - Banks
 - Charnwood
 - Dickson
 - Kingston

There are some centres that have terminal problems, such as Page and Scullin. These centres would fall into a group where fundamental restructuring through master planning would be appropriate before investment in more superficial improvements.

Barbara Davis' 2011 Floorspace Inventory would be useful in conducting a desk top evaluation of centre occupancy.

Happy to discuss

Rod Baxter | Senior Manager | Economic Development Directorate
 T: 02 6205 2663 | F: 02 6207 0123 | M: 0400 441 103

490 Northbourne Avenue Dickson ACT 2604
 GPO Box 158 Canberra City ACT 2601

Hill, Diana

Subject: Shopping Centre Upgrade Program Meeting
Location: Fay's office

Start: Wed 18/04/2012 2:30 PM
End: Wed 18/04/2012 3:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Hill, Diana
Required Attendees: Steward, Fay; Quirk, Mike; Williamson, Gay; McNulty, Hamish; Baxter, Rod

Hello all

Following on from our Feb meeting (notes attached) your input into the next meeting would be appreciated to discuss the following:

- PACS to report on progress with the condition assessment
- Review assessment criteria and weightings
- Discuss possibility of applying a levy to leaseholders towards 50/50 Govt and Private funding for centre upgrade – what are the merits of such a scheme / what are the practicalities /how would it be received
- Determine best time of year for the annual meeting



Shopping Centre
Upgrade Progra...

Please let me know asap if this time does not suit.

Thank you

Diana

Diana Hill | Manager Design & Development |
 t: 02 6207 6911 | f: 02 6207 5366 | m: 0417 494 841 |
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Territory & Municipal Services

Hill, Diana

From: Hill, Diana
Sent: Wednesday, 21 March 2012 6:16 PM
To: Steward, Fay; Quirk, Mike; McNulty, Hamish; Baxter, Rod
Subject: Shopping Centre Upgrade Program - Review
Attachments: Meeting Notes 10-2-2012.doc

Hello all

Please find attached summary notes from our meeting last month re Shops Upgrade Program. I apologies for the delay in sending these, a couple of health issues arose and distracted me from the task.

Note that the following tasks have been progressed:

- Rod provided direct sale application and other development info – thank you
- Demographic, socio-economic and retail vacancy info has been provided by Mike – thank you
- Development of the condition assessment methodology is underway

It is likely we will need to meet early in April to consider all this info. Please await a meeting request soon.

Regards

Di

Diana Hill | Manager Design & Development |
p: 02 6207 6911 | f: 02 6207 5366 | m: 0417 494 841 |
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SHOP UPGRADE PROGRAM - REVIEW OF PRIORITY LISTING

10/2/12

Issues discuss:

Requests for Direct Sale - Some centre upgrade projects have run into problems where leaseholders have submitted late requests for direct sale of land which has then held up, increased costs for or compromised the upgrade design projects. ie Lyons, Red Hill

The last condition/amenity assessment was undertaken in 2000/2002. Old demographic development information also requires updating.

Next steps:

1. Re-assessment of the criteria is required FAY STEWARD
Fay to initiate a new condition assessment of the shopping centres by City Services. This Condition assessment will consider a range of elements –asset condition, safety issues and amenity.
2. A brief to the Minister will be prepared to advice on process of review and re-assessment DIANA HILL
3. EDD to provide most recent information about that might influence a centres priority for upgrade:
 - a. direct sale applications
 - b. potential interest from developers to invest in centres ROD BAXTER
4. Meeting to be organised in March to review progress DIANA HILL
 - o Review assessment criteria and weightings
 - o Report on progress of the condition assessment
 - o Discuss possibility of applying a levy to leaseholders towards 50/50 Govt and Private funding for centre upgrade – what are the merits of such a scheme / what are the practicalities /how would it be received
5. Annual meeting to be established to review the Program regularly FAY STEWARD

11

Hill, Diana

From: Hill, Diana
Sent: Wednesday, 18 April 2012 3:48 PM
To: Steward, Fay
Subject: Shops - Criteria
Attachments: Doc1.doc

Fay

Attached is the list of criteria used for previous 2000 assessment and priority listing.

Di

**SHOPPING CENTRE – PRIORITY FOR UPGRADE
ASSESSMENT CRITERIA**

1. Age of Centre and the condition of existing infrastructure and landscaping warrants the spending of additional public funds
25%
2. Consideration of Occupational Health & Safety (OH&S) issues and claims
25%
3. Role and importance of the Centre
 - a) Consider whether the centre provides good accessibility such that no similar nearby services are available
15.5%
 - b) Consider demographic and socio-economic characteristics of the catchment population
15.5%
4. Master plan study or Neighbourhood plan is complete/near completion or not planned and the existing public places will not be subject to change in the foreseeable future
5. The performance of the centre is likely to be significantly impacted as a result of new development approvals in nearby centres and the upgrade of public places can assist that centre in decreasing such impact
6. Reasonable level of trader and lessee support known to exist for the centre.
 - a) Consider vacancy rates at Centre
 - b) Information and "Self-help" improvements coming from owners and traders
7. Information coming from community groups (through consultations, ministerials or media) on issues related to centres support public works
8. Statistics related to crime that indicate a need for public place improvements for community safety

MEETINGS	Shop Upgrade Program - Assessment		
COMPANY	DATE 18.4.2012		
CONTACTS			
VENUE	F. Skwards office		
PERSONS ATTENDING	F. Skward, M Quirk, H. McNelly, R. Bask, D. Hall		
DISCUSSION / OBJECTIVES	DELEGATED TO	DEADLINE	
- Approach to Higher level selections: ↳ ESDD to provide Strategic directions for: - Broad Regional Planning - Find centres where potential for partnership opportunities exist - provide a list by district & centre type (excel)	MLH	25.4.12	
- Approach to be applied: - prioritise using criteria that indicates where best investment of \$ will provide local centre amenity to best serve greater number of people ↳ held if direct sale underway ↳ held if master planning underway or planned for.			
<u>Outcomes will be:</u> - a priority list for full upgrade - or minor upgrade - or small fix in interior.			
<u>Criteria revision:</u> update 3-5	FS		
<u>Re assessment</u> - Step 1. First filter based on 34.5. 2. Visual assessment - Condition assessment			
<u>Discussion</u> Look at one element (key element) ie: Lighting / Furniture.			

Hill, Diana

From: Quirk, Mike
Sent: Thursday, 19 April 2012 9:50 AM
To: Hill, Diana
Cc: Steward, Fay; Williamson, Gay
Subject: Centres in canberra
Attachments: 2011 Floorspace Inventory.xlsx

Di

Following our discussion please find attached a summary of the 2011 Floorspace Inventory showing centres by District and Hierarchy level. It provides data on the level and type of floorspace (including vacancy) by centre.

Since the inventory was undertaken the Bonner local centre has opened in Gungahlin.

It terms of the matrix, it would be worth adding suburb population forecasts to 2021 (available on CMCD website).

(Mike Quirk
Team leader
Urban Research and Policy Unit
ESDD
16 Challis St DICKSON ACT 2602
Ph 02 6207 1635

Hill, Diana

From: Hill, Diana
Sent: Thursday, 19 April 2012 2:35 PM
To: Herd, Brenda
Subject: RE: Spreadsheet for shopping centres
Attachments: Shops - Criteria; Centres in canberra; All Centres Matrix for Precinct Management Program (2001-05).xls

Brenda

The criteria descriptions are listed on the attached word doc i sent to Fay yesterday. Fay was going to rework these slightly.

Mike Quirk from ESDD has sent the attached spreadsheet that provides the list of centres.

I have also attached the previous assessment sheet. Your choice as to which is easier to use.

Note: Mike's SS will have the most up to date list of centres.

Give me a call if any of this needs clarification.

Thanks

Di

Diana Hill | Manager Design & Development |
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ACT
 GOVERNMENT

Territory and Municipal Services

From: Herd, Brenda
Sent: Thursday, 19 April 2012 12:39 PM
To: Hill, Diana
Subject: Spreadsheet for shopping centres

Hi Di

Fay has asked me to follow up after yesterday's meeting on the spreadsheet for the above. It seems that it needs the criteria headings changed. Would you please do this and send it to me with the marked up changes so that I can show it to Fay.

Thank you,

Brenda Herd

A/EA to Fay Steward (Executive Director)

Parks and City Services Division

Territory & Municipal Services

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Level 5, Macarthur House

Hill, Diana

From: Steward, Fay
Sent: Tuesday, 7 August 2012 12:27 PM
To: McNulty, Hamish; Hill, Diana
Subject: Shopping Centre Upgrade Program

Follow Up Flag: Follow up
Flag Status: Flagged

Di and Hamish,

Heads up I just had a chat with the CM's office – we need to put together a priority list of shopping centres to target under the forward shopping centre upgrade program. I recall ESDD provided demographic information and shopping centre hierarchy, and we agreed on the amended criterion for the purpose of ranking the shopping centres. I'll be sending a meeting invitation shortly to finalise the list, and will include the information developed from previous meetings. We should overlay this with the findings of ESDD's current shopping centre master planning program priorities, indicative potential future private sector opportunity sites and the shopping centre asset condition report (work done by Jane Carder and Fleur Flanery). This is a strategic planning exercise out of which we should aim to identify a priority list of about 10 centres, with 4 to 5 candidate sites as the top priority for inclusion in the 2112/14 program. This shouldn't take too long.

Cheers

Fay

Hill, Diana

From: Carder, Jane
Sent: Friday, 10 August 2012 8:49 AM
To: Hill, Diana
Subject: FW: shopping centre upgrade program

Importance: High

Hi Di,

Are you able to come up with an initial list based on previous discussions with Anne and I will ask my team to comment.

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

Dear Everyone,

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

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

Thanks

Fay

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

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

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

Di,

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

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

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

Thanks

Fay