LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

QON No. 14

STANDING COMMITTEE ON PLANNING AND URBAN RENEWAL
CAROLINE LE COUTEUR MLA (CHAIR), MARK PARTON MLA, MICHAEL PETTERSSON MLA

Inquiry into referred 2018–19 Annual and Financial Reports
ANSWER TO QUESTION ON NOTICE

Asked by Mr Alistair Coe MLA:

In relation to: Land Release

1. Why was Block 40 Section 54 Belconnen withdrawn from the Indicative Land Release program?
    i. Please provide a map of this block.

2. What issues were associated with the Braddon and Turner tender processes?

3. What lessons were learnt from the Braddon and Turner tender process?
    i. How have these lessons been implemented in the Directorate to ensure that tender processes are better executed?

4. What is the status of the ACAT appeal regarding the Strathnairn land release?

5. Why was there was a 17% variance between the community land target and the amount released?

6. What are the specific reasons that the follow blocks were removed from the program:
    a. Blocks 3 & 4 Section 235 Gungahlin
    b. Block 3 Section 17 Coombs

7. What is the proposed time period for these blocks to be released?

8. What are the specific reasons behind the deferral of Block 3 Section 29 Wright?

9. What date will this block be released?

MINISTER BERRY: The answer to the Member's question is as follows:–

1. Blocks 40 and 41 Section 54 Belconnen are now Block 45 Section 54 Belconnen. The Minister for Planning and Land Management agreed to delay the release of this site to 2019-20 for release as part of the request for proposals stage of the Demonstration Housing Project.
    i. A map of this block is included below:

2. The tender for the sale of Braddon and Turner on Northbourne sites was concluded without sale as the reserve price for the land was not achieved. Section 246 of the *Planning and Development Act 2007* requires *'payment of an amount that is not less than the market value of a lease'*. Independent market valuations were undertaken to establish the reserve price for the land. Negotiations with the preferred Tenderer were not able to result in a revised financial offer that met the established reserve price.

3. The following lessons were learnt from the Braddon and Turner tender process:
   - A sale process based on tender is an approach to obtain high quality tender responses that:
     - address design and building quality;
     - assemble highly qualified, experienced and capable design teams; and
     - demonstrate an appreciation of the significance of the sites along the main approach route into the ACT.
   - Publishing the expected land price as a way of reinforcing Government expectations is being considered for future similar tenders.

4. The ACAT appeal regarding the Strathnairn land release has been finalised.

5. The community housing target for 2018-19 was 20 dwellings. This target was comprised of two sites located in Giralang and Scullin with targets of 5 dwellings and 15 dwellings respectively. These sites were not ready to be released during 2018-19. Land for additional affordable and community housing was released in Taylor to address delays for release of other sites.

6. The specific reasons that the following blocks were removed from the program is as follows:
   a. Blocks 3 and 4 Section 235 Gungahlin – The Minister for Planning and Land Management agreed to delay the release of these blocks pending a decision on the future use of the land. The sites were not included on the subsequent 2019-20 to 2022-23 ILRP pending completion of this work.

b. Block 3 Section 17 Coombs – The Minister for Planning and Land Management agreed to delay the release of the site to investigate future use of the land through a targeted community needs assessment. The site was not included on the subsequent 2019-20 to 2022-23 ILRP pending completion of this work.

7. The release timing for Blocks 3 and 4 Section 235 Gungahlin and Block 3 Section 17 Coombs will be informed by the outcome of investigations into the future use of the land and targeted community needs assessments.

8. Block 3 Section 29 Wright was deferred to allow time to inform the community of the proposed sales process and how the outcomes of the 2017 consultation with Wright residents resulted in a site specific Territory Plan Variation, and the requirement for a publicly available community activity centre of a minimum of 130 square metres.

9. Block 3 Section 29 Wright was released by sale for tender in September 2019, with the tender process closing on 14 November 2019.

Approved for circulation to the Standing Committee on Planning and Urban Renewal

Signature: Date: 10/12/19.

By the Minister for Housing and Suburban Development, Yvette Berry MLA