

## SELECT COMMITTEES ON ESTIMATES 2008-2009

### Question on Notice

#### Chief Minister - LDA

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*Land Development Agency*

**Dr Foskey:** To ask the Chief Minister –

Regarding the Land Development Agency (LDA):

1. What is the LDA doing to ensure optimal solar access to building sites?
  - a. Are there any examples of solar oriented street designs that we can visit?
2. In light of the Epicentre development and the Auditors report, has the LDA identified which Agency has responsibility for ensuring that all bidders receive equal treatment in terms of being informed of market sensitive Government information?
  - a. What steps has the LDA taken to ensure that full market disclosure happens in the future?
3. Please outline clearly the LDA's role in identification of an appropriate site for the proposed data centre and power station and detail the proposed sites.
4. With regard to the demonstration projects and villages showcasing affordable housing mentioned in Attachment 2 of the LDA Statement of Intent, could the Minister please advise if energy efficiency measures are included in the contract with the development company?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:–

1. The LDA is actively incorporating solar orientation into residential subdivision designs to meet the principles contained in the new Territory Plan and other Government policies and initiatives. Residential blocks are required to meet increasingly stringent measures for solar orientation, energy efficiency and private open space solar access to allow for the design of more sustainable housing. ACTPLA as the approving agency is responsible for ensuring compliance and environmental measures are met prior to issuing development approval. An example of the LDA showcasing new housing products to the market is the Harrison Display Village. Twenty one houses built by the private sector demonstrate the ACT Housing Energy Rating Scheme 5 star requirement as determined by ACTPLA's accredited private certifiers.
2. As outlined in the Government response to the Auditor-General's report, the LDA is now the single point of contact for the Government in its dealings with land sales and details of how the LDA will disclose information for land sales are outlined in the Government response and have been implemented.
3. This question has been answered in detail in reply to Question No 253 from Zed Seselja MLA.
4. Energy efficiency measures are included in the agreement for demonstration housing between the LDA and Village Building Co. Ltd. The agreement includes that all homes will include electric boost solar hot water systems, a minimum of 10 homes will be fitted with grid interactive photo-voltaic electricity generated systems and that homes will be built with improved solar orientation.

*Affordable Housing Action Plan*

**Dr Foskey:** To ask the Chief Minister

In relation to : **the implementation of the Affordable Housing Action Plan**

In regard to the implementation of the Affordable Housing Action Plan

1. How are you informed about the economic realities facing target purchasers?
2. Do you conduct or commission long term research into the experience of financial stress in the ACT?
3. How do you ensure the affordable housing initiatives meet the needs of, and fit within the capacities, of those target purchasers?
4. How will the risk be shared between individual home purchasers, Government, and funding partners in (Housing ACT's) shared equity and the land rent initiatives?
5. Will the Government ensure there are reasonable exit strategies to protect those people who by definition will find themselves on fine line when it comes to buying a house?

**Ms Gallagher:** I am advised that the answer to the Member's question is as follows:—

1. The Affordable Housing Steering Committee undertook detailed analysis of housing needs, based upon ABS and other relevant data sources, and undertook a comprehensive consultation strategy that included submissions from a broad range of stakeholders.
2. See question 1. This information is also supplemented by information and reports commissioned through Commonwealth State arrangements, and in particular those undertaken by the Australian Housing and Urban Research Institute.
3. The Chief Minister's Department works closely with other departments and agencies to tailor specific affordable housing initiatives, such as the land rent scheme, to meet the needs of targeted income groups.
4. In relation to the Land Rent Scheme there will be a concessional rate of interest on the land component (at 2%) which is lower than the normal rate (4%). Also, prospective participants will have to undertake a relevant education course to advise them of the relevant advantages and disadvantages of the scheme. Participants will also have to deal with their financial providers in relation to the house component of the arrangement. Housing ACT's shared equity initiative is still being finalised and requests for further information should be addressed to the Minister for Housing.
5. See the answer to question 4. The Government will not encourage people into home ownership if there is a high probability of failure and will take all reasonable steps to ensure that people who participate in Government schemes meet their obligations.

*Narrabundah long stay park*

**Dr Foskey:** To ask the Chief Minister

In relation to : **full breakdown of the costs of the land swap with the owner of the Narrabundah Long Stay Park including:**

1. the cost of capital works on the new block of land;
2. an estimated cost of making the Territory plan variation so that the new owners could run a caravan park on the site - if they had wanted to;
3. an estimated cost to the NCA of the variation to the National Capital plan that had to be done as well;
4. the estimated value of the block of land as eventually handed over;
5. an estimated cost in terms of staff time to negotiate the land swap;
6. total compensation paid to the owner for income forgone;
7. the cost of any work conducted on the Long Stay Park from May 06 until the land swap was finalised;
8. total cost of running the Long Stay Park up until the land swap was finalised including estimated staff costs;
9. total income received including site fees and electricity recoveries; and
10. total income received as reimbursement from Koomarri.

**Ms Gallagher:** I am advised that the answer to the Member's question is as follows:—

1. The Territory has agreed to provide infrastructure connections to the new block and to provide upgraded fencing. This is estimated to cost \$263,000.
2. The ACT Planning Authority's estimated staffing and on-costs and advertising for the Territory Plan variation are approximately \$22,000. The Land Development Agency (LDA) has also paid approximately \$98,000 to date on legal and administrative expenses, fencing and a range of studies associated with its work on the land swap, including the Territory's referral under the *Environmental Protection and Biodiversity Conservation Act 1999*.
3. The National Capital Authority estimates that the variation to the National Capital Plan cost the NCA approximately \$35,000.
4. The value of the new block of land is \$2 million, which is broadly equivalent to the cost of the value of the existing caravan park site including infrastructure, which was returned to the Territory.
5. It is estimated that the staffing cost from August 2006 to end-April 2008 for the Chief Minister's Department, the LDA and the Department of Justice and Community Safety to undertake the land swap was approximately \$200,000.
6. Total payments to date from the Territory to Dytin Pty Ltd for income foregone between August 2006 to end-April 2008 was \$481, 924.
7. Housing ACT only took over operation of the Park from August 2006. Any works such as repairs and maintenance are included in the figure in the answer to question 8 below.

8. Housing ACT estimates that its total running costs from August 2006 to April 2008 to operate the existing caravan park was \$448,103.
9. Housing ACT collected licence fees ('rents') of \$548,785 from the residents from August 2006 to April 2008.
10. Koomarri has paid a sum of \$750,000 to the Territory.

*Land development agency marketing and advertising*

**Mr Seselja MLA:** To ask the Chief Minister

In relation to : **Land Development Agency Marketing and Advertising**

1. What is the budgeted provision for marketing, advertising and communications costs for the LDA for 2008-09 and how do these figures compare to the estimated previous year outcomes in 2007-08?
2. How many staff in the LDA worked on marketing, advertising and communications activities in 2006-07, how many are working in those areas at present and how many are budgeted to work in that area in 2008-09?
3. In the marketing budgets for 2007-08 and 2008-09 respectively, what is the ratio of broadcast marketing to all Canberrans, versus narrowcast marketing only to parties who have expressed an interest in buying land or housing?
4. How many television, radio or newspaper advertisements are planned in the period before 19 October 2008? What are the respective production and distribution budgets for each of those advertisements? Which of these advertisements will refer to ACT-wide policy issues such as “investment in infrastructure” or “housing affordability”?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member’s question is as follows:–

1. The budgeted figure for marketing, advertising and communications costs for the LDA for 2008-09 is \$2.6m. This was also the budgeted figure for 2007-08.
2. During 2006-07 a number of staff were employed in the Marketing and Communications Section, although it never exceeded 4 staff at one time. Currently there are 3 staff plus one Graduate Administrative Assistant employed in the section and the final complement of marketing and communications staff for 2008-09 will be determined in line with the Agency’s total staff allowance.
3. In 2007-08, the ratio of broadcast marketing (press, radio, television) to all Canberrans was 45%. The remaining 55% of marketing relates directly to production of all other marketing activities (including narrowcast marketing). The figures for 2008-09 have not been determined.
4. **Television advertising** - planned for the LDA/HIA Display Village and Bonner land release. Advertising of the Display Village will occur approximately 4-7 days per month (depending on ballot activity) and advertising for Bonner will occur 3-4 weeks leading up to each ballot.

**Radio advertising** – Radio bookings are planned for Bonner only, with ads running approximately 2 weeks leading up to a ballot with live reads for 5 days prior to registration closing.

**Press advertising** – estimates for press advertising are as follows:

Commercial Auctions - approximately 18 advertisement placements

Aged care land releases- approximately 6 advertisement placements

Bonner Ballot 1 - approximately 7 advertisement placements

Bonner Ballot 2 - approximately 7 advertisement placements

Bridgewater - approximately 4 advertisement placements

Ginninderra Ponds - approximately 6 advertisement placements

Display Village - 33 advertisement placements

OwnPlace - approximately 8-10 advertisement placements

### **Production and Distribution Budgets**

Television – initial costs to shoot and produce an advertisement are approximately \$25,000 to \$40,000. Television distribution costs for the Display Village are approximately \$15,000 per month and Bonner 1 approximately \$27,000 leading up to the first ballot.

Radio – initial costs to produce various commercials are \$2,000. Radio distribution costs for Bonner 1 are approximately \$17,000.

Press – production and dispatch of ads is between \$300 to \$800 depending on content, size and quantity.

The advertisements relating to OwnPlace will refer to the Affordable Housing initiative.



*Forde Brochure*

**Zed Seselja:** To ask the Chief Minister

In relation to : **Land Development Agency - Forde Brochure**

1. To how many suburbs did the LDA distribute the A3 brochure advertising the suburb of Forde, what number of copies were printed and what number of copies have been distributed?
2. What other LDA land releases have been advertised on this scale through printed material since the establishment of the LDA?
3. How many further mailouts will be distributed by the LDA between now and the 18 October 2008 ACT election?
4. Who made the decision that this advertising would refer to the whole-of-government themes of investment in infrastructure and solving the housing affordability problem? Why was the decision made to conflate the policy importance of the Forde development in the headlines and in the text of the brochure, as constituting a solution to ACT-wide policy pressures?
5. When was the decision made on the scale of the brochure's distribution?
6. When were decisions made on the on the content of the brochure?
7. Other than officials at the LDA, its joint venture partners and the printers, which persons from what organisations saw content from the brochure before it was distributed?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:—

1. The Forde Visions community newsletter for May 2008 was distributed to 46,000 households in North Canberra.
2. None.
3. Forde will produce three more of these community newsletters between now and the end of 2008.
4. The Forde Visions community newsletter for May 2008 was approved by the Forde Developments Project Manager who under the terms of the Forde Joint Venture Agreement is employed to manage and deliver the project on behalf of the Joint Venture.
5. November 2007.
6. March 2008.
7. None.

*Marketing decision*

**Zed Seselja:** To ask the Chief Minister

In relation to : **Land Development Agency - Marketing Decisions**

1. During 2008 on how many occasions did LDA officials have discussions with and exchange correspondence with officers at the Chief Minister's Department regarding the marketing and advertising program of the LDA?
2. During 2008 how often did officials of the LDA have discussions with and exchange correspondence with ACT Government Ministers regarding the marketing and advertising program of the LDA? Which Ministers did officials engage with on this issue?
3. When did Ministers or Chief Minister's Department officials last hold discussions or correspond with representatives of the LDA in relation to the Expectations of the LDA's shareholders or the LDA's Statement of Intent? When did these communications last cover the matters relating to marketing and advertising?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:–

1. During 2008 there was only one occasion where the marketing team met with the Chief Minister's Department. This related to the promotion of the Affordable Housing campaign via the websites for both Land Development Agency and Chief Minister's Department.
2. No meetings between LDA officials and ACT Government Ministers occurred in 2008 regarding the advertising program of the LDA.
3. Close liaison continued with the Chief Minister's Department over the course of developing the 2008-09 Statement of Intent. No specific discussions were held with CMD in relation to LDA's marketing and advertising costs.

*ANU Exchange*

**Mr Seselja:** To ask the Chief Minister

In relation to: **ANU Exchange**

1. How much has the government invested in and committed to invest in development of land in the City West Childers Street area, as broken down by actual and estimated investment in water infrastructure, sewerage, stormwater, electricity, gas, telecommunications and in streetscape works? How does this investment compare to the total amounts obtained in revenue from land sales in the precinct?
2. How many blocks of land have been purchased under the Deed of Agreement between the ACT Government and the ANU, what is the size of each block, what are the permitted uses for each block, what was the price paid for each block and what are the development rights including permissible building heights?
3. What are the obligations under the Deed of Agreement for timing of payments for transferred blocks? Are the payments conditional on any trigger events including approvals by ACT Government agencies or infrastructure works by ACT Government agencies? How often have such arrangements been provided to other developers?
4. What are the obligations under the Deed of Agreement for timing of Stamp Duty payments for transferred blocks? Are the payments conditional on any trigger events including approvals by ACT Government agencies or infrastructure works by ACT Government agencies? How often have such arrangements been provided to other developers?
5. What are the arrangements for determining or negotiating prices on blocks of land to be transferred?

**Ms Gallagher:** I am advised that the answer to the Member's question is as follows:–

1. The Government has invested approximately \$6.6 million in Childers Street. This includes \$600,000 for design documentation fees, \$60,000 for sewage, \$1.15 million for stormwater, \$570,000 for utilities and \$4.22 million for art and streetscape works. The Government is committed to a further \$3.85 million for infrastructure and streetscape works, with approximately \$200,000 of this required for sewer augmentation. The total investment will be in the order of \$10.3 million. The investment was planned and oversighted by the ACT Planning and Land Authority.

The Authority's investment in Childers Street was planned before the Government entered into the Deed of Agreement (known as the Precinct Deed) with the Australian National University (ANU). The Precinct Deed deals with the purchase by the University of unleased Territory land in part of City West. It does not deal with infrastructure works in Childers Street except insofar as such works are required as part of any development proposal for buildings fronting Childers Street.

To date, the Territory has received over \$14 million in land sale revenue for the three blocks purchased by the ANU (see following).

2. Three blocks of land have to date been purchased under the Precinct Deed. These blocks are Block 4 Section 21 City with a site area of 8,535 square metres; Block 4 Section 30 City with a site area of 5,365 square metres; and Block 8 Section 68 City with a site area of 5,784 square metres. All of these blocks are in the CZ1 Core Zone of the Territory

Plan and hence the permitted uses in this Zone apply, with the addition on Section 21 of Scientific Research Establishment, subject to assessment.

The price paid for each block was:

- Block 4 Section 21 City: \$1,215,800 + \$121,580 (GST)
- Block 4 Section 30 City: \$ 884,000 + \$ 88,400 (GST)
- Block 8 Section 68 City: \$11,534,859 + \$1,153,485 (GST).

As is normal, the above amounts are reduced by the value of infrastructure works the proponent does on behalf of the Territory.

The development approvals were assessed under the previous Territory Plan which provides that buildings fronting Childers, Hutton and Kingsley Streets can have a maximum building height up to 7 storeys where development meets all of the following:

- a) Building elements higher than 4 storeys are set back from the front boundary;
- b) Floor to floor height of the ground floor level of buildings facing Childers Street is 4.8 metres; and
- c) Awnings along Childers Street provide shelter and establish a pedestrian scale at street level.

For buildings fronting Marcus Clarke Street (between Barry Drive and University Avenue) maximum building heights up to RL 617 (approximately 12 storeys) may be considered where development meets all of the following:

- a) The built form is configured to establish a defined parapet at the 9th storey level
- b) Building elements higher than 9 storeys are visually recessed
- c) Floor to floor height of the ground floor level of buildings facing Marcus Clarke Street is 4.8 metres
- d) Building elevations along Marcus Clarke Street are articulated with awnings or similar to provide shelter for pedestrians

3. The Precinct Deed stipulates that it is a condition of the grant of the Lease that the purchase price be paid. The purchase price for a Lease is determined as at the date the draft form of that Lease has been approved by the ACT Planning and Land Authority (ACTPLA). This arrangement is not inconsistent with that used by the Government for other direct sales of land.
4. The Precinct Deed does not address the timing of Stamp Duty payments for transferred blocks.
5. The Precinct Deed stipulates that the Territory must request a valuer to value the Lease once it has been approved by ACTPLA [see the response to question 3 above] and complete that valuation within 20 business days. The amount stated in the Territory Valuation is the Purchase Price for the relevant Lease unless the ANU informs the Territory that a valuer who has been appointed by the ANU has determined a different value. The ANU Valuer and the Territory's Valuer must jointly determine the Purchase Price of the relevant Lease within 30 business days. In determining the Purchase Price, the Territory Valuer and ANU Valuer must determine the open market value assuming that a buyer of the relevant Lease would be a willing but not anxious buyer and the seller of the relevant Lease would be a willing but not anxious seller. There is provision for the appointment of an umpire if the valuers do not agree on the Purchase Price of a relevant Lease; this provision has not been used to date.

*Agency costs*

**Zed Seselja:** To ask the Chief Minister

**In relation to :** LDA Agency Costs

1. Why is Land Development Agency staffing in the 2007-08 year at 75 positions, 23% above the budgeted 61 positions? Why is staffing expected to grow further to 83 in 2008-09? What will the extra staff be working on, as broken down by function or units within the LDA?
2. How many of the new staff positions created over the 2007-08 year been taken by former consultants to the LDA?
3. What is utilisation of leave like in the LDA and how much is the agency above or below target for the efficient use of leave accruals?
4. How do operating costs and staffing for the agency compare against land developers of similar size interstate and overseas?
5. Why does the agency own an office in Kingston rather than lease offices to suit its changing needs and changing areas of operations? What is the value of the Kingston office?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:-

1. At 30 June 2008, it is expected that LDA's actual staff numbers will be 70 FTE. The increase in staff number is due to the increase in land development/supply to market as a result of increased demand. Staffing levels are forecast to grow to 83 FTE by 30 June 2009 to resource the increased land supply program announced by the Government. This figure will also include the conversion of a number of contract staff to permanent ACT Public Servants. Staff will mainly be working on operational land development functions but it cannot be precisely specified in which areas at this point in time.
2. One
3. Approximately one third of staff have leave credits above the desired level. This is being addressed by LDA management to bring leave credits back to acceptable levels.
4. Due to the different roles and objectives of other state land development agencies and private sector developers, it is difficult to provide an accurate comparison of both operating costs and staffing levels. However recent analysis of other state agencies and some private sector developers has shown LDA to be performing within industry benchmarks for both financial and human resource costs.
5. The LDA does not own the Kingston Office. The LDA is a tenant of an ACT Government owned property and therefore does not have information on the building's value.

*Business model*

**Mr Seselja:** To ask the Chief Minister

**In relation to :** LDA Business Model

6. When were assessments last made of the competitive neutrality of the LDA's operations, the efficiency of its activities and the comparison of its pricing to market prices? For each review or assessment, who was the author, what was their association with the LDA and what were the principal findings of those assessments?
7. How many single select contracts have been let in 2007-08 to date including for construction contracts, what is the total value of those contracts and what does this represent as a share of the value of all contracts let by the LDA?
8. How many construction firms are anticipated to be involved in land development of each of the suburbs on the LDA's current forward program of land development, as broken down by suburb?
9. How does the LDA determine whether to do land development in a suburb as single a joint venture, or to do a suburb in sections with different developers?
10. What involvement does the LDA have in providing advice or making decisions on the volume of the annual land release program and the sizes of blocks released to market?
11. When did the LDA last survey would-be home buyers on their preferred block sizes, their satisfaction with the stock offered through the land release program and the speed of land release? What does the LDA's research show about home buyer preferences and satisfaction?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:—

1. The LDA has not made any assessments of the competitive neutrality of its operations, the efficiency of its activities and the comparison of its pricing to market prices.
2. This information will be collated for the 2007-08 LDA Annual Report.
3. This information is not known until tenders for land development works are let.
4. These decisions are made by the LDA and LDA Board in consultation with the Chief Minister's Department in line with the Land Release Strategy.
5. The LDA works closely with the Chief Minister's Department on the volume of the annual land released program. Block sizes released to the market are determined by the estate development plans as approved by ACTPLA.
6. The LDA commissioned a detailed report by Orima Research into housing preferences in the ACT and received the report in November 2007. Home buyer preferences were understandably different across a range of different variables such as age, family income, household composition and purpose of purchase.

*Site sheds and sales offices*

**Zed Seselja:** To ask the Chief Minister

**In relation to :** LDA Site Sheds and Sales Offices

1. Since the creation of the LDA, how many display buildings, sheds or offices has the LDA built for purposes of sales and marketing?
2. How much has each of these sites cost as broken down by land costs, construction and landscaping expenses?
3. How much of the cost for each of these sites has been recovered through sale of the buildings, land and materials and what was the net gain or loss in each case?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:–

1. Two
2. The temporary site office at Wells Station cost \$123,615 (ex GST) to build and the landscaping cost was \$72,700 (ex GST). The current LDA Sales Office at the Harrison Display Village cost \$660,000 to build and the landscaping cost was \$30,000.
3. The temporary sales office at Wells Station was dismantled and not sold after it closed. The current Sales Office will be sold to the market once the display village is closed.

*Land release program*

**Mr Seselja:** To ask the Chief Minister

In relation to the Land Release Program

1. When did the Land Development Agency (LDA) first recognise that a larger land release program was required?
2. How was the increased number of blocks for release in 2008 and the forward years determined?
3. How confident is the LDA that the forward land release program outlined by the government will not overheat the market and how will the Agency assess and measure changes in levels of demand?
4. In what month in 2008 does the LDA anticipate that supply will at least match or exceed demand?
5. How will supply in 2008 be sped up to meet the government's new target and how could this supply stream be accelerated further in 2008 if required by government?

**Ms Gallagher:** I am advised that the answer to the Member's question is as follows:–

1. The LDA identified the need to accelerate the land supply program in June 2006 after the announcement in the 2006/07 Federal Budget about the expansion of the Commonwealth Public Service.
2. The 2008/09 Land Release Program was developed by CMD in co-operation with ACTPLA, LDA, Treasury and advice from the private sector including the Residential Advisory Committee. The residential program was aimed at meeting current levels of demand, establish an inventory of serviced land and have a positive impact on housing affordability. The program also accounts for additional demand generated by the release of land in Molonglo, the introduction of the Land Rent Scheme and other affordable housing initiatives that will allow new households to enter the housing market.
3. a. The five year Land Release Program is an indicative program and will be adjusted to account for changes in demand.  
b. LDA, CMD and Treasury will continue to monitor property market indicators and will continue to consult with the private sector.
4. As the Government's policy is to release one third of land on an englobo basis to the private sector, it is difficult to determine the timing of the release of this land to the market. LDA is however expecting that the overall market will return to equilibrium before the end of 2008, and that a reasonable inventory of serviced land will be available for purchase within the same timeframe.
5. During 2007/08, the residential land release program was increased by 1,000 dwelling sites to 3,200 to meet the increased demand. The Government not only delivered this increased land supply program but is expected to exceed it by some 250 dwelling sites. Planning work for the land programmed for release during 2008/09 has commenced and is on track for delivery within the desired timeframe. The program also includes the preparation of estates to be 'release ready' should further supply be required.



*Kingston foreshore commercial areas and arts precinct*

**Zed Seselja:** To ask the Chief Minister

**In relation to :** Kingston Foreshore commercial areas and arts precinct

1. When will the land in the Kingston Foreshore commercial area (inclusive of waterfront food, entertainment and retail spaces) be fully developed and released to the market?
2. What is the expected range of land sale prices per square metre in the commercial areas adjoining the Foreshore?
3. When will the land in the Kingston Foreshore arts precinct be fully developed and released to the market?
4. What is the expected range of land sale prices per square metre in the arts precinct?
5. How many carparks in the Kingston Foreshore area will be displaced by the remaining land development activities and how many replacement carparks will be provided on the redeveloped land?
6. How many taxi zones will be provided in the in the Kingston Foreshore area through the remaining land development activities and how many taxis will be able to use the taxi zones at any one time?
7. How many bus parks will be provided in the in the Kingston Foreshore area through the remaining land development activities?
8. How many mooring points will be provided in the new working boat harbour at the Kingston Foreshore area through the remaining land development activities and how many boats will be able to use the harbour at any one time?
9. How many more residential dwellings and land sites will be released in Kingston before the much promised Foreshore commercial blocks are released to market?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:–

1. As detailed in the ACT Commercial Land Supply Strategy and Indicative Land Release Program 2008-09 to 2012-13, the land in the Kingston Foreshore commercial area is anticipated to be fully developed and released to the market by 2010-11.
2. Future land sales prices will be determined by market forces. However, as a guide, the most recent commercial releases at Kingston Foreshore (Section 54) sold for \$1,600 per m<sup>2</sup>.
3. Development and release of the land in the Cultural Precinct will be subject to the identification of appropriate uses and users.
4. Land sales prices per square metre in the Cultural Precinct will be influenced by the land uses identified. The detailed planning of the precinct has yet to be completed.
5. Temporary car parking areas contain 376 spaces which will be displaced by future development. As development occurs car parking is provided. Demand for parking depends on land uses. The Kingston Foreshore Parking Strategy provides for future parking requirements in either building basement structures, structured carparks or on-street parking. Final car parking space numbers will depend on the final level and nature of development.
6. Detailed site planning for taxi zones has not yet been undertaken for Kingston Foreshore. This work will occur following the completion of the civil earthworks for the harbour, scheduled for December 2008.

7. Detailed site planning for bus parking has not yet been undertaken for Kingston Foreshore. This work will occur following the completion of the civil earthworks for the harbour, scheduled for December 2008.
8. Detailed site planning for mooring points in the harbour has not yet been undertaken for Kingston Foreshore. This work will occur following the completion of the civil earthworks for the harbour, scheduled for December 2008. The number of boats able to use the harbour at any one time will depend on their size.
9. As detailed in the ACT Commercial Land Supply Strategy and Indicative Land Release Program 2008-09 to 2012-13, sites 2A, 18 and 19 are to be released in 2008/09. In the same financial year 100 residential dwellings are anticipated to be released at Kingston Foreshore.

*Staffing*

**Zed Seselja:** To ask the Chief Minister

**In relation to :** Land Development Agency Staffing

1. What are the estimated numbers of casual and contractor staff in 2007-08 in full-time equivalent terms?
2. What amount is estimated to be spent in 2007-08 on contract staff?
3. What are the estimated numbers of casual and contractor staff for 2008-09 in full-time equivalent terms?
4. What amount is budgeted to be spent in 2008-09 on contract staff?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:-

1. This information will be consolidated and reported in the 2007-08 LDA Annual Report.
2. This information will be consolidated and reported in the 2007-08 LDA Annual Report.
3. The number of casual and contractor staff for 2008-09 is yet to be determined.
4. The cost of casual and contractor staff for 2008-09 is yet to be determined.

*Sale of the Former QEII site*

**Mr Seselja:** To ask the Chief Minister

In relation to : **Sale of the Former QEII Site**

1. What agreements did the LDA enter into with the eventual purchaser of the former QEII site in relation to both negotiation processes and agreed outcomes for the transfer of the former QEII site, and on what date was each agreement entered into and when did each agreement take effect?
2. When was the LDA aware of each of the following matters (a) the identity of the Commonwealth agency that was in negotiations with the developer to build an office on the site (b) the size of the building proposed to be built by the Commonwealth tenant (c) the number of occupants proposed to be housed in the new building (d) the 15 year term of the lease agreed by the Commonwealth agency (e) the absence of a review against the market until the 8<sup>th</sup> year of the lease?
3. When were valuations provided for purposes of determining an agreed sale price or the basis for an agreed sale price for the former QEII site?
4. When were the valuers who provided valuations for purposes of ascertaining an agreed sale price for the former QEII site given advice of each of the following matters (a) the identity of the Commonwealth agency that was in negotiations with the developer to build an office on the site (b) the size of the building proposed to be built by the Commonwealth tenant (c) the number of occupants proposed to be housed in the new building (d) the 15 year term of the lease agreed by the Commonwealth agency (e) the absence of a review against the market until the 8<sup>th</sup> year of the lease (f) the permissible height for development on the block? What was the extent of information given to the valuers on each of these matters?
5. What was the obligation under the sale arrangement for timing of payment for the site, what is the total sale price and what amounts have or will be paid on what dates? How often have such arrangements been provided to other developers?
6. What was the obligation under the sale arrangement for timing of payment for the site, what is the total obligation and what amounts have or will be paid on what dates? How often have such arrangements been provided to other developers?
7. How many discussions did LDA officials have with ACT Government Ministers and Ministerial Advisers regarding the sale, prior to entry into a final binding agreement with the purchaser? When did those discussions occur, who was involved and were minutes taken?
8. How many items of correspondence did LDA officials receive from ACT Government Ministers and Ministerial Advisers regarding the sale, prior to entry into a final binding agreement with the purchaser? When were those items of correspondence written and which Ministerial offices did the correspondence come from?
9. How many meetings did LDA officials have with other ACT Government departments and agencies regarding the sale, prior to entry into a final binding agreement with the purchaser? When did those meetings occur, who attended and were minutes taken?
10. On what date was the former QEII site first specifically identified to the general public as being offered for sale or subject to negotiations, either by advertisement or via the news media? At that time, at what stage were negotiations with the eventual purchaser of the site? From that time, what was the LDA's response to other interested parties which inquired about the site, made offers on the site, or sought to negotiate over the possible sale or use of the site?
11. Did the LDA reject any offers for purchase of the site from parties other than the eventual purchaser of the site? If so, what amounts were offered and on what dates?

12. What rules and procedures does the LDA need to comply with for the sale of the former QEII site? When were each of those documents last promulgated or revised prior to sale of the former QEII site?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:—

1. Following an expressions of interest and tender process, the Land Development Agency granted preferred tenderer status to Walker Corporation on 10 April 2006. A Put and call Option Deed was entered into between LDA and Walker Corporation on 5 May 2006.
2. (a) The identity of the Commonwealth Agency became known to the LDA in December 2005 when United Group Services on behalf of the Commonwealth Department of Education Science and Training, sought expressions of interest (EOI) for the provision of leased office accommodation. (b) The size of the accommodation required was disclosed by the Commonwealth to all respondents to the EOI. It was further refined in their Request For Proposals (RFP) issued in September 2006. (c) The identity of the Commonwealth agency disclosed in the EOI gave an indication of the staffing levels and the RFP included further detailed information on the fit out and staff accommodation requirements. (d) The LDA became aware of the Commonwealth's position on lease terms when the Commonwealth released its RFP in September 2006. (e) The terms of the agreement for lease were progressively negotiated with the Commonwealth up until the parties completed negotiations and agreed to proceed on 9 October 2007.
3. The market valuation was undertaken in February 2006. The final sale price was the outcome of tenders submitted. The price of the selected tenderer exceeded the valuer's valuation.
4. Information on (a) the identity of the Commonwealth agency, (b) the size of building required and (c) staffing requirements were first derived from the Commonwealth's call for EOIs in December 2005. Detailed lease terms referred to in (d) and (e) were the subject of negotiations with the Commonwealth up to the point of the Commonwealth signing an agreement to lease. In responding to the EOI the LDA relied upon the Commonwealth's standard agreement to lease as known to the property industry. The maximum building height and other factors determining the development potential of the site were contained within the Territory Plan and related planning policies. These were known from the outset. The valuers were aware only of that material provided in the Commonwealth's EOI and the Territory Plan.
5. The timing obligation under the sale agreement was settlement at the earliest possible date but subject to certain conditions precedent. These included a cleared site, a signed Agreement to Design Construct and Lease (ADCL) with the Commonwealth and an approved Development Application. The total sale price was \$39,600,000. 10% was paid upon the signing of the ADCL and the remainder upon settlement on 23 May 2008. This is the first time that such a process has been used to capture additional value over and above the land value for the Territory.
6. As for 5 above.
7. The previous Chief Executive Officer of the LDA held weekly meetings with the then Minister for Planning on a wide range of issues including the release of the former QE II site. Minutes of these meetings were not taken and dates and people who attended each meeting are also not available.
8. Apart from Ministerial agreement and noting of LDA briefs on the sale of the QE II site, the LDA has no record of correspondence directly from Ministers or Ministerial advisors regarding the sale.

9. Time limits in which to reply to questions on notice did not allow for a complete review of LDA records regarding meetings specific to the sale of the land. There were meetings with agencies relating to the circulation and approval of lease and development conditions for the land and in relation to the preparation and submission of development applications consistent with standard procedures.
10. The site was made available for purchase and development via a two stage process. The first was a publicly advertised call for Expressions of Interest to entities interested in undertaking commercial development opportunities with the LDA on a range of possible sites throughout Canberra. Submissions closed on 27 May 2005. The second was a select tender process, drawing on short listed respondents, closing on 20 February 2006 with each tenderer seeking to win the right to purchase and develop the site to standards required by the nominated Commonwealth tenant. The sales contract with the preferred tenderer then followed and is described in (5) above. Responses to enquiries from other parties about the site stated that the site was the subject of a commercial opportunity being pursued by the LDA. The LDA conducted no negotiations with parties outside of the EOI/tender process described above.
11. On 4 September 2006 the Chief Minister rejected a proposal from a developer outside of the EOI/tender process seeking to purchase the land subject to that entity securing a pre-commitment from a government department. That proposal was rejected by the Chief Minister as it constituted a direct sale and was outside of the EOI/tender process. The offer was made by the developer on 10 August 2006 and the amount offered was \$38m.
12. Prior to 31 May 2008 the sale of any land was required to comply with the relevant provisions of the Land (Planning and Environment) Act 1991 and subsequently with the Planning and Development Act 2007.

*Section 8 block 3 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of Section 8 Block 3 in Hume**

1. Did the Land Development Agency (LDA) consider offering Section 8 Block 3 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Block 3 Section 8 Hume forms part of the yet to be developed Hume West Industrial Estate. The Estate is currently in the design phase. The site has been identified in the Government's Land Release Program for release in 2009/10.
4. Refer to Question 3
5. No. An agistment licence to Barron BM & LM Stonyhurst expires 31 May 2009.
6. No

*Section 7 block 44 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Section 7 Block 44 in Hume

1. Did the Land Development Agency (LDA) consider offering Section 7 Block 44 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

Block 44 Section 7 Hume is currently identified as Block 42 Section 7

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. Currently leased to Granson Pty Ltd - lease granted 28 June 2007.
6. No



*Section 19 block 4 in Hume*

In relation to : **LDA consideration of** Section 19 Block 4 in Hume

1. Did the Land Development Agency (LDA) consider offering Section 19 Block 4 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

Block 4 Section 19 Hume is currently known as Block 5 Section 19 Hume.

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. No. Currently under licence to Mark Dallas Pty Ltd – licence granted 21 January 2008.
6. No

*Section 19 block 3 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Section 19 Block 3 in Hume

1. Did the Land Development Agency (LDA) consider offering Section 19 Block 3 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. No. Currently under licence to Mark Dallas Pty Ltd – licence granted 21 January 2008.
6. No

*Section 3 block 6 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of Section 3 Block 6 in Hume**

1. Did the Land Development Agency (LDA) consider offering Section 3 Block 6 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements and this site abuts Monaro Highway, with main avenues and approach route under the National Capital Plan. Any development within 200 metres of the centreline of the Monaro Highway would require NCA approval.
4. See answer 3
5. No
6. No

*Section 17 block 7 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Section 17 Block 7 in Hume

1. Did the Land Development Agency (LDA) consider offering Section 17 Block 7 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. No
6. No

*Section 18 block 15 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of Section 18 Block 15 in Hume**

1. Did the Land Development Agency (LDA) consider offering Section 18 Block 15 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements. This site also abuts Monaro Highway, with main avenues and approach route under the National Capital Plan. Any development within 200 metres of the centre line of the Monaro Highway would require NCA approval.
4. See answer 3
5. No
6. No

*Section 18 block 6 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Section 18 Block 6 in Hume

1. Did the Land Development Agency (LDA) consider offering Section 18 Block 6 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements and it is also currently under licence
4. See answer 3
5. Currently under licence to Mrs M. D. Campbell - licence commenced 1 May 1990.
6. No

*Section 24 block 1 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Section 24 Block 1 in Hume

1. Did the Land Development Agency (LDA) consider offering Section 24 Block 1 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met ACTEW/AGL's requirements and it is also currently under licence.
4. See answer 3
5. No. Currently under licence to Martha Campbell – licence granted on 20 December 2005.
6. No

*Section 24 block 7 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Section 24 Block 7 in Hume

1. Did the Land Development Agency (LDA) consider offering Section 24 Block 7 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. No
6. No



*Section 24 block 4 and 5 in Hume*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Section 24 Blocks 4 and 5 in Hume

1. Did the Land Development Agency (LDA) consider offering Section 24 Blocks 4 and 5 in Hume to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements, and both sites are under agistment lease or licence
4. See answer 3
5. Currently under lease or licence to Mrs M.D.Campbell – licence commenced 25 August 2000.
6. No

*Block 2227 in Jerrabomberra*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Block 2227 in the District of Jerrabomberra

1. Did the Land Development Agency (LDA) consider offering all or part of Block 2227 in the District of Jerrabomberra to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. Currently under Crown lease to Margaret Barron – lease commenced 29 June 2006
6. No

*Block 2224 in Jerrabomberra*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Block 2224 in the District of Jerrabomberra

1. Did the Land Development Agency (LDA) consider offering all or part of Block 2224 in the District of Jerrabomberra to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. Currently under lease to Elizabeth Caudle – lease commenced 11 December 2006.
6. No

*Block 2228 in Jerrabomberra*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Block 2228 in the District of Jerrabomberra

1. Did the Land Development Agency (LDA) consider offering all or part of Block 2228 in the District of Jerrabomberra to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. No
6. No

*Block 2229 in Jerrabomberra*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Block 2229 in the District of Jerrabomberra

1. Did the Land Development Agency (LDA) consider offering all or part of Block 2229 in the District of Jerrabomberra to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. Currently under lease to Kay Ipkendanz and Colleen Brae - lease granted 11 May 2006
6. No

*Block 2231 in Jerrabomberra*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Block 2231 in the District of Jerrabomberra

1. Did the Land Development Agency (LDA) consider offering all or part of Block 2231 in the District of Jerrabomberra to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. No
6. No

*Block 2232 in Jerrabomberra*

**Mr Seselja:** To ask the Chief Minister

In relation to : **LDA consideration of** Block 2232 in the District of Jerrabomberra

1. Did the Land Development Agency (LDA) consider offering all or part of Block 2232 in the District of Jerrabomberra to the proponents of the data centre and power facilities?
2. If so, what attributes of the block were considered potentially appropriate to the needs of the proponents and the nature of the proposed facilities?
3. If the block was not given preliminary consideration, why did the LDA determine or assume that the attributes of the block were inappropriate to the needs of the proponents and the nature of the proposed facilities?
4. If the block was not given preliminary consideration, on what other grounds was the block ruled out, including for environmental reasons, economic reasons and social reasons, such as loss of amenity for people and land users in the vicinity of the block?
5. Is the block currently leased, when was it leased and what is the name of the lessee?
6. Has the LDA had discussions with any parties regarding potential industrial activities on the block, what was the nature of the proposed industrial use, who were the entities concerned and when did the discussions occur?

**Mr Stanhope:** The answer to the Member's question is as follows:–

1. No
2. n/a
3. Alternative blocks had been already identified which met Actew/AGL's requirements.
4. See answer 3
5. Currently under Crown Lease to Canberra Model Aircraft Club Incorporated - granted 20 October 2006 for 25 years.
6. No

*Data centre and power facilities*

**Mr Seselja:** To ask the Chief Minister

In relation to : **Data Centre and Power Facilities within a Kilometre of Macarthur**

1. When was the Land Development Agency (LDA) first contacted by the proponent regarding the power generation and data centre proposal and what was the nature of the first inquiry or approach regarding the proposal?
2. How many sites were initially considered by the LDA before ActewAGL was offered a choice of four sites?
3. What factors were considered when sites were first considered prior to the offer of four sites to ActewAGL?
4. Of the sites, which were initially considered by the LDA before ActewAGL was offered a choice of four sites, which sites did the LDA consider that were even closer to residential dwellings than Block 1671 in the District of Tuggeranong?
5. How many of those sites, which were initially considered by the LDA before ActewAGL was offered a choice of four sites, were in each of the following four suburbs or districts: (1) Hume (2) Tuggeranong (3) Jerrabomberra (4) Symonston?
6. How many of those sites, which were initially considered by the LDA before ActewAGL was offered a choice of four sites, were outside the following four suburbs or districts: (1) Hume (2) Tuggeranong (3) Jerrabomberra (4) Symonston? In which suburbs or districts were those sites and how many sites were considered in each of those suburbs or districts?
7. How many broadacre sites have previously been leased by the LDA for purposes of industrial developments, what were the section and block numbers, who were the lessees and when did the transactions occur?
8. What was the price for Block 1671 in the District of Tuggeranong? When was the amount paid or when will it be paid and what are the conditions attaching to the liability to pay the amount?
9. What is the length for the lease on Block 1671 in the District of Tuggeranong? Are there any special conditions attaching to the term or renewal of the term and what are those conditions?
10. When did or when will the purchasers of Block 1671 in the District of Tuggeranong pay Stamp Duty and what are the conditions attaching to the liability to pay Stamp Duty?
11. What other conditions were attached to the sale of Block 1671 in the District of Tuggeranong, including conditions for the benefit of the purchasers and for the benefit of the LDA?
12. What would be the approximate cost range for undertaking land development at Block 1671 in the District of Tuggeranong?
13. What would be the approximate cost range for undertaking land development at an undeveloped site with industrial zoning that has similar dimensions to Block 1671 in the District of Tuggeranong?
14. How are the proposed data centre and power facilities consistent with the broadacre zoning of Block 1671 in the District of Tuggeranong?
15. Were there any conditions on the direct grant of land for Block 1671, and if so, what were they?

**Mr Stanhope:** The answer to the Member's question is as follows:–



1. The Land Development Agency (LDA) was first approached in May 2007 by ActewAGL. That approach was a meeting to discuss ActewAGL's interest in a site for the proposed integrated power station and data centre.
2. Potential sites were considered in sequence. The first site identified by ActewAGL was Block 7 Section 21 Hume. However, this site is being prepared for development as a green industrial estate. LDA, in consultation with ACTPLA, referred ActewAGL to Block 18 Section 23 Hume, adjacent to the proposed resources recovery estate, but given the identification of potentially significant archaeological elements, this site was seen as too constrained. The third site, Part Block 1672, Tuggeranong, bounded by Monaro Highway and Mugga land, was identified by ActewAGL's consultants but investigations indicated that it may be flood prone and affected by future road works. The final site was also part of Block 1672, but following subdivision is now Block 1671 Tuggeranong.
3. There was no offer of four sites and the sequence in which sites were considered is given above. From the LDA's perspective, the initial factors in considering potential sites were suitable zoning, adequate site area and access to gas and power distribution infrastructure. As stated above, detailed investigations were undertaken and, subject to the outcomes, sites were discounted and alternatives sought.
4. There were no other sites considered.
5. There were no other sites considered.
6. There were no other sites considered.
7. No broad acre sites have been sold by the LDA for industrial purposes.
8. The price for Block 1671 Tuggeranong has not yet been determined. The price will be determined when ActewAGL has satisfied the condition precedent under the Deed of Option. This condition requires approval of a Development Application by the relevant regulatory authority.
9. The draft Crown lease provides for a term of 99 years. The term or renewal of the term of the lease is subject to the standard covenants, conditions and agreements applicable to a commercial lease.
10. ActewAGL as the buyer is responsible for paying any stamp duty payable on the Deed of Option, the Contract of Sale or on the exercise of the Option. Stamp duty has not yet been paid, as exercise of these documents has not yet occurred.
11. The sale of the land is subject to a Deed of Option and Sale Contract. Upon execution of the Deed an option fee of \$40,000 (exclusive of GST) is payable. A 10% deposit is payable upon execution of the Sale Contract. The exercise of the Deed is subject to the Sellers conditions precedent. These conditions include the provision of a copy of the Development Application prior to its submission, the approval of a Development Application by the relevant regulatory authority, undertaking a Preliminary Assessment or such other environmental assessments as may be required by law, demonstrating that appropriate commercial arrangements are in place to deliver the development and satisfying the relevant disallowable instruments.
12. This has not been calculated by LDA as services are adjacent to the site. The costs of providing ties to these services will fall to ActewAGL.
13. The other sites considered by ActewAGL in Hume also had roads and other services available. Consequently it is not anticipated that development costs for these sites would be significantly higher.
14. The proposed uses are defined under the Territory Plan as a 'Communications facility' and 'Power Generation Station' and such uses are permissible within the Broadacre Land Use Policy.
15. See response to Question 11 above.

*Hospitality*

**Mr Seselja:** To ask the Chief Minister

In relation to : **Hospitality in the Land Development Agency**

1. What is the Land Development Agency spending on hospitality costs (including catering, venue hire, promotion and accommodation) in the 2007-08 year and what is the provision for expenditure in 2008-09?
2. How many such events were hosted by the Land Development Agency in the 2007-08 year to date involving hospitality expenditure of over \$500 (including catering, venue hire, promotion and accommodation)? When and where were each of those events held, how many people attended each event and what was the total expenditure for each event?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:–

1. To date the LDA has spent \$81,624 on event hospitality costs (including catering, venue hire, promotion and accommodation) in 2007-08. The provision for hospitality expenditure in 2008-09 is not known at this stage as it is included in the overall marketing budget for 2008-09.
2. Details of the events hosted by the LDA in 2007-08 are listed below.  
Details of the number of people who attended each event are not available.

<b>Event Date</b>	<b>Description and Location Amount (incl GST)</b>	<b>\$</b>
July 2007	Display Village Event - Family Fun Day - Harrison	8,132
August 2007	Kevin Godkin Memorial Service - Harrison	1,888
August 2007	Kingston Foreshore Harbour Works Event - Kingston	12,415
September 2007	Display Village Event - Frontyard Blitz - Harrison	9,190
October 2007	Display Village Event - Clever Interiors - Harrison	9,920
November 2007	Mullion Park Event - Wells Station	8,042
December 2007	Christmas in Gungahlin Event – Yerrabi Ponds	7,141
December 2007	Display Village Twilight Event - Harrison	20,400
December 2007	Section 52 Belconnen Westfield Event - Belconnen	4,136
<b>Total Event expenditure</b>		<b>81,624</b>

QTON - Narrabundah Caravan Park

**Dr Foskey:** To ask the Chief Minister

In relation to : Narrabundah Caravan park

And the things that I can identify where money would have been allotted or will be allotted is, and you might have to take it on notice:

- a. the cost of capital works on the new block of land;
- b. the cost of the Territory Plan variations so that the new owners can run a caravan park on the site, if that is indeed what they intend to do;
- c. the cost to the NCA of the variation to the National Capital Plan that had to be done as well;
- d. estimated cost in staff time of the complex and extensive negotiating period;
- e. total net running costs or net profit for housing ACT;
- f. the value of the block of land that was eventually handed over; and
- g. total reimbursement from Koomarri.

**Ms Gallagher:** I am advised that the answer to the Member's question is as follows:—

- (a) The Territory has agreed to provide infrastructure connections to the new block and to provide upgraded fencing. This is estimated to cost \$263,000.
- (b) The ACT Planning Authority's estimated staffing and on-costs and advertising for the Territory Plan variation are approximately \$22,000. The Land Development Agency (LDA) has also paid approximately \$98,000 to date on legal and administrative expenses, fencing and a range of studies associated with its work on the land swap, including the Territory's referral under the *Environmental Protection and Biodiversity Conservation Act 1999*.
- (c) The National Capital Authority estimates that the variation to the National Capital Plan cost the NCA approximately \$35,000.
- (d) It is estimated that the staffing costs for the Chief Minister's Department, the LDA and the Department of Justice and Community Safety to undertake the land swap was approximately \$200,000.
- (e) It is estimated that the net cost to operate the existing caravan park over the period August 2006 to April 2008 was a net \$381,000, taking into account cash revenues received, Housing ACT running costs and the monthly payments to date to Dytin Pty Ltd for the cost of revenues foregone.
- (f) The value of the new block of land and payment for infrastructure is \$2 million, which is broadly equivalent to the cost of the value of the existing caravan park site including infrastructure, which was returned to the Territory.
- (g) Koomarri has paid a sum of \$750,000 to the Territory.

*QTON - ANU development in City West - blocks considered for release*

**Mr Smyth:** To ask the Chief Minister

In relation to : ANU developments in City West

What blocks are now being considered for release to the ANU? What have they requested?

**Ms Gallagher:** I am advised that the answer to the Member's question is as follows:—

Under the Precinct Agreement between the Territory and the ANU, the following blocks of land remain available for purchase by the ANU (within the next six years). Note that the ANU has not yet sought to purchase any of the blocks:

- Section 20 blocks 2 and 3
- Section 4 Blocks 2 and 7
- Section 30 block 5
- Section 21 Block 5

413 Chief Minister - LDA Smyth

*QTON - ANU developments in City West - sale price*

**Mr Smyth:** To ask the Chief Minister

In relation to : ANU developments in City West

What is the sale price per square metre for section 68?

**Ms Gallagher:** I am advised that the answer to the Member's question is as follows:—

The sale price per square metre for Block 2 Section 68 was \$427.81

416 Chief Minister - LDA Dunne

*QTON - Affordable housing in Forde*

Mrs Dunne: To ask the Chief Minister

In relation to : Forde

How much affordable housing is there in Forde?

**Ms Gallagher:** I am advised that the answer to the Member's question is as follows:–

The formation of the Forde Joint Venture, and its associated Joint Venture Agreement, pre-dates the establishment of the Affordable Housing Action Plan in April 2007.

Notwithstanding, the Forde Joint Venture has undertaken to deliver a minimum of 10% of all dwelling allotments/sites, including multi-unit sites, as affordable housing. This includes a minimum of 55 dwellings delivered as Community Housing or house and land packages at or below \$300,000.

*QTON - LDA - triple-bottom-line reporting framework*

**Dr Foskey:** To ask the Chief Minister

I was very pleased to see that LDA has adopted a triple-bottom-line reporting framework, in which performance indicators are being developed relating to energy conservation, reduction in greenhouse gas emissions, water cycle management, waste and materials reuse, and improved urban design. I am interested in how that is going.

1. Has the framework been put to use yet?
2. Would you recommend it to other agencies who seem to be floundering in this regard?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:–

1. The LDA is close to finalising the framework and it is envisaged that this will be reported in the 2008-2009 Annual Report for LDA.
2. The LDA is not in a position to comment on whether the LDA reporting framework is suitable for other agencies.

458 Chief Minister - LDA Pratt

*QTON - ActewAGL plume data analysis*

**Mr Pratt:** To ask the Chief Minister

1. When did LDA get any information at all from ActewAGL about its plume data analysis?

**Ms Gallagher:** I am advised by the LDA that the answer to the Member's question is as follows:–

1. The LDA did not receive any plume data analysis from ActewAGL. The production of the EIS data is a requirement of the development application to be lodged with ACTPLA. Any issues relating to plume data would need to be considered under the development application requirements.