

SELECT COMMITTEES ON ESTIMATES 2009-2010

Question on Notice

Chief Minister - LDA

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Sustainability

Caroline Le Couteur: To ask the Land and Development Agency

In relation to: sustainability reporting

- (1) How much energy is it estimated the LDA used for office functions in 2008-09 per FTE and /or per square metre of office space?
- (2) How does this compare with the Commonwealth benchmark/target of 7,500 megajoules /person / per year?
- (3) How will you contribute to meeting the Government's target of zero net emissions? What steps do you have in place to reduce Agency energy use?
- (4) How much is your Agency spending on energy efficiency measures?
- (5) Is your Agency eligible for the ACT Government energy efficiency loan fund?
 - a. If not, why not?
 - b. If yes, have you applied, or will you?
- (6) How much waste is it estimated your agency generated per FTE in 2008-09?
- (7) What systems do you have in place for recycling of waste?
- (8) How much water is it estimated that your Agency used in 2008-09? How much water will you use in 2009-10?
- (9) Do you use any benchmarks to assess your environment performance? If yes, please detail.
- (10) What financial savings have you made to date from improvements in your environmental resource efficiency?
- (11) Do you have a target for future reductions – across energy, water, waste?
- (12) Does your agency have a Sustainability Action Plan or a Resource Management Plan?
- (13) What other initiatives / measures are you undertaking to become carbon neutral as required under Action 2 of Weathering the Change?
- (14) Can you please provide all these answers in terms of office use and other, recognising that some Agencies have specific service delivery needs that are not comparable to other Agencies – ie schools, hospitals, public facilities

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

1. It is not yet known how much energy will be used by the LDA in the 2008-09 period. This information will be available in September 2009 with the completion of the LDA's Annual Report for 2008-09.
2. See above

3. The LDA is in the process of producing a Resource Management Plan, required under Action 2 of the ACT Government Climate Change Strategy, *Weathering the Change*. This document will outline a number of important energy efficiency measures.
4. The LDA has recently moved from its former headquarters in Kingston, to two floors of TransACT House. These floors underwent a re-fit, which includes energy efficient lighting and sensor lights. However, it is not possible to separate the costs of these energy efficiency measures from the general fit-out.
5. Yes. The LDA has not applied to the fund but used it's own funds to re-fit the new office space in TransACT House.
6. Waste generation data will be available in September 2009 with the release of the LDA Annual Report.
7. The LDA has recently entered into a Memorandum of Understanding with Department of the Environment , Climate Change, Energy and Water (DECCEW), joining the OfficeSmart program. This program will provide:
 - A waste assessment undertaken by a representative of DECCEW;
 - Guidance on the development of an effective waste management system;
 - Ongoing assistance with program implementation; and
 - *A Best Practice Waste Office Guide*
8. Water consumption data for 2008-09 will be available in September 2009 with the release of the LDA Annual Report. This will establish baseline data which can be used to estimate water use for 2009-10.
9. Benchmarks will be established as part of the LDA Environmental Management Plan.
10. The LDA has recently moved headquarters. Once baseline data has been established for the new building, financial savings will be able to be estimated.
11. The LDA will establish baseline data for energy, water, waste in the 2008-09 Annual Report. This data will be used to set future targets.
12. A Resource Management Plan is currently being developed.
13. The LDA is developing an *Environmental Management Plan* to integrate environmental sustainability into our operations.

Englobo release

Caroline Le Couteur: To ask the Land Development Agency

In relation to: Englobo release

- 1) What is the proportion of englobo land sales to single block sales:
 - a) by area?
 - b) by cost?

- 2) What standard conditions are placed on the private sector developers for englobo releases?
 - a) Is there a minimum ratio of park area to housing area?
 - b) Does it include:
 - i) Solar orientation?
 - ii) Pedestrian friendly design?
 - iii) Common garden areas?
 - iv) Public transport friendly design?
 - v) Minimum and maximum yield?

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

1.
 - a) To date for 2008-09 the proportion of land sold by LDA by area was 72% for englobo and 28% for single residential.

 - b) To date for 2008-09 the proportion of land sold by LDA by price payable to LDA was 40% for englobo and 60% for single residential. It should be noted that the englobo parcels are unserviced land without internal roads and other infrastructure services. The single residential blocks are serviced, ready for construction of the individual homes.

2. This question is being answered by ACTPLA under QON E09-303.

Affordable Housing Action Plan – Institutional investors

Caroline Le Couteur: To ask the Land Development Agency

In relation to: **Affordable Housing Action Plan – Institutional investors**

- 1) Does this process involve LDA dealing directly with institutional investors?
- 2) Are the investors invited to check out the sites by Chief Minister's Department?
- 3) How does that process occur?

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

- 1) Yes.
- 2) Yes.
- 3) In April 2008 the Territory sought submissions through a publicly advertised Expression of Interest (EOI) for the: Planning, design, construction, financial management and property management of a significant number of private dwellings as part of the ACT Government's Affordable Housing Action Plan. The working title for the project was the Private Rental Initiative (PRI).

The EOI was followed by the short listing of three suitable proponents. Staff from CMD and the LDA provided a briefing to the short listed proponents on 3 April 2009. The presentation described the land being made available for the Private Rental Initiative and relevant documentation pertaining to the land was provided to proponents.

Tenders closed on 11 June 2009 and are currently being assessed in accordance with the Evaluation Criteria contained in the Request for Tender.

Clarrie Hermes Drive

Caroline Le Couteur: To ask the Land Development Agency

In relation to: **Clarrie Hermes Drive** - Link to Barton Highway

- 1) What is the LDA's role in construction projects like roads?
- 2) And in particular - the extension to Clarrie Hermes Drive?
- 3) What consultation, especially with Hall residents, has been undertaken?

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

1. The Land Development Agency's role in construction projects is generally limited to works necessary to service its estates. In the case of roads this would include entry roads and access roads to the individual blocks.
2. None.
3. Expenditure in 2009-10 will be primarily on design. TaMS will undertake consultation with the Hall Residents Association during the design preparation process.

Kingston Foreshore

Caroline Le Couteur: To ask the Land Development Agency

In relation to: Kingston Foreshore

- 1) What are the specialist facilities for the boat harbour at Kingston Foreshore?
- 2) What is envisaged for the “enhancement of the cultural precinct and market facilities”?
- 3) What is the LDA’s role in these projects?

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

1. The specialist facilities to be provided at the boat harbour will be designed and constructed to meet the obligations of the Territory under the Land Exchange Agreement with the Commonwealth. The design process of the facilities will include extensive consultation with project stakeholders which includes the current commercial boat operators and the Canberra Lakes and Black Mountain Rowing Clubs. Facilities to be provided may include jetties for mooring the vessels, a slipway, pump out equipment, power, space to perform maintenance and equipment storage. Other facilities may be provided and will determined following the consultation process.
2. The LDA is currently undertaking a study to examine options for the cultural precinct within the Kingston Foreshore development. The study includes various site investigations including geotechnical, site contamination, building condition assessments and future sustainable development opportunities. This, and related work, will help ensure the ongoing operation of market activities in the precinct.
3. LDA role in these projects is as the developer. In regards to the Harbour facilities LDA will be engaging suitably qualified consultants and contractors to design and construct the harbour facilities. The design process will include extensive consultation with project stakeholders. In regards to the Cultural Precinct the LDA will Master Plan the precinct and undertake early stages of the precinct development including the site servicing infrastructure.

Urban waterways project

Caroline Le Couteur: To ask the Land Development Agency

In relation to: urban waterways project

- 1) What liaison has there been between the LDA and the Urban Waterways Project which is replacing drains to revive creeks? This is a particular issue in places like Woden East, where the creek runs straight through the area which is being redeveloped. It is likely that the development will prevent the creek being fully restored.

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

The LDA has not been a participant in the Urban Waterways Project to date.

Contaminated land

Caroline Le Couteur: To ask the Land Development Agency

In relation to: contaminated land

- 1) What is the LDA's role in ensuring that areas on the Land release schedule are clear of contamination?
- 2) What is the LDA policy on acceptable contamination levels?
- 3) What is the LDA doing in Eastlake and in Lawson to ensure that land will be acceptable for residential use?

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

1. The Land Development Agency undertakes such assessments as are required to obtain the appropriate clearances from the relevant environmental regulators to allow land to be presented to the market or for the LDA to commence estate development planning. This includes the undertaking of site contamination assessments to identify whether any contamination may be present.

If contamination is identified, there is consultation with the Department of Environment, Climate Change, Energy and Water to determine the appropriate action to be taken. A Remediation Action Plan is then prepared by the LDA and submitted to the Environmental Protection Unit for approval. The approved plan is then implemented with the work being overseen by an independent environmental auditor. The independent auditor must be satisfied with the remediation undertaken before issuing a Site Audit Statement which must also be signed off by the Environmental Protection Unit prior to the site being made available for development.

2. The LDA does not establish policy on acceptable contamination levels as it is not a regulatory agency. The LDA adheres to the legislative requirements and standards established by the Environmental Protection Unit.

3. Eastlake and Lawson are both currently the subject of concept planning being undertaken by the ACT Planning and Land Authority. When the planning phase is complete, in preparing the land for release the Land Development Agency will implement the site contamination process described in (1) above.

Industrial land release

Caroline Le Couteur: To ask the Land Development Agency

In relation to: industrial land release

- 1) What is the LDA's role in the initial identification of land, and development of the industrial land release program?
- 2) How is the LDA involved in the development of the Eastern Broadacre Study?
- 3) What is the progress of the West Hume industrial area?
- 4) Is the LDA involved in identifying land for potential geo thermal projects?

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

1. The industrial land sites are initially identified by the Chief Ministers Department (CMD). CMD consults with the LDA during the subsequent preparation of the Industrial Land Release Program. During this consultation the LDA provides advice to CMD regarding the readiness of sites for land release. In providing this advice the LDA considers, amongst other issues, potential constraints to meeting release target dates and quantities. These issues include appropriate regulatory approvals from Territory and Commonwealth Authorities relating to Planning, Environment, Heritage together with the timing of constructing lead-in infrastructure such as water, sewer, electricity and major roads.
2. The Eastern Broadacre Study is being undertaken by ACTPLA. The LDA's involvement is limited to being a stakeholder in ACTPLA's standard consultation process. LDA has not undertaken any studies, analysis or provided any detailed input into the Eastern Broadacre Study.
3. Over the past 18 months the LDA has undertaken an extensive range of studies for the Hume West industrial estate in order to advance the site to Release Ready Status and support the Industrial Land Release Program. These studies include traffic, bushfire, archaeological, environmental, ecological, geotechnical, together with the preparation of Estate Development Plan (EDP). These studies were required to support numerous planning, heritage and environmental regulatory approvals by the Territory and Commonwealth.

An application to the Department of Environment, Water, Heritage and Arts (DEWHA), under the Environmental Protection and Biodiversity Conservation Act 1999, has been made and determined that the proposed development is a Controlled Action. Subsequently, the LDA is preparing additional information for DEWHA including the identification of environmental offsets.

A public consultation forum was held on 7 April 2009. This event was well received by participants with positive feedback and no significant issues being raised.

LDA expects that it will receive final approval of the Estate Development Plan (EDP) after resolution of the remaining environmental issues.

4. The LDA is not involved in identifying land across the ACT that may be suitable for geo thermal projects. However, the LDA has undertaken some preliminary Geo Thermal Conductivity testing at the Hume West industrial site. The testing identified that the use of geo thermal technology at the Hume West site is feasible subject to the specific needs and business activities on individual sites within the estate. Accordingly LDA intends to support the use of this sustainable energy source at Hume West by sharing the findings of the Geo Thermal Conductivity testing with land purchasers.

Aged care

Caroline Le Couteur: To ask the Land Development Agency

In relation to: Aged Care

- 1) Where are the sites for the 200 dwellings for aged care accommodation?
- 2) Who are you talking to about these projects?
- 3) Is direct sale of land likely in these situations?

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

- 1) The site referred to as the Gold Creek Homestead (Block 1 Section 23 and Block 2 Section 354 Ngunnawal) is being investigated for possible release in 2009-10 by the Land Development Agency. The site has a potential yield of in excess of 200 independent living units and may include 100 beds. If this site is not deemed suitable, other sites in the land bank will be prepared for sale.
- 2) The land release is currently being discussed within the ACT Government. Issues around the retention of the Gold Creek Homestead buildings are being resolved with ACT Heritage and then the Heritage Council. Following resolution of these issues there will be discussions with community representatives. There has been public consultation on this site which determined its suitability for aged persons care and accommodation.
- 3) The method of release is yet to be determined.

Infill land release

Caroline Le Couteur: To ask the Land Development Agency

In relation to: Infill land release

- 1) I note that the Hawker Shops carpark is on the LDA land release agenda again, what is the status of the community consultation on this issue?
- 2) What is the process generally for land release in existing and older suburbs?
- 3) What community consultation is part of this process?
- 4) What neighbourhood planning informs which areas are released?
- 5) What is the difference between urban renewal and infill land release?

MR STANHOPE: The answer to the Member's questions are as follows:-

1. Following the completion of additional traffic studies for Block 8 Section 34 Hawker, the Land Development Agency will commence the consultation process with relevant stakeholders including the Hawker community. It is expected that this consultation will be finalised by the end of September 2009 with a report to the Assembly in December 2009. Following those actions, a decision will be taken on the nature and scale of development, if any, that may be undertaken on the site and whether or not the site will actually be released.
2. Land identified for release in existing and older suburbs on the Chief Minister's Department's five year Residential, Commercial and Industrial Land Release Program is often done in consultation with members of peak industry bodies and is based upon market demand and whether there is a need to meet particular policy objectives, eg. Provision of aged care accommodation. In future the LDA will be consulting with a broader range of stakeholders, prior to the release of land within older and established suburbs.
3. In the past, community consultation has been undertaken on those sites where the proposed use is potentially inconsistent with the Territory Plan land use zones or the potential scale of development may be contentious. Therefore, as most land releases are consistent with the Territory Plan land use zone, the community consultation has been conducted during the development application process. However, as mentioned above, the LDA is now preparing a community consultation strategy for sites within older and established areas and will engage more effectively with the community.
4. Neighbourhood Planning has typically informed the redevelopment of existing areas through urban renewal and urban infill. Existing suburbs have generally been 'released' some time in the past and generally the release of isolated sites in existing suburbs have not been the subject of extensive neighbourhood planning.
5. Urban renewal is the redevelopment of previously developed sites, such as Kingston Foreshore. Urban infill is the release of undeveloped land within older and established suburbs.

Sustainability

Caroline Le Couteur: To ask the Land Development Agency

In relation to: Sustainability Unit

1. I understand that there is a new Sustainability Unit in the LDA. What is it working on? What are its priorities?
2. Is Greenfield land release planned around an evaluation of vegetation types in these areas?
3. What role does the LDA play in the development of ACT maps? Will the LDA be incorporating the mapping information from the ecosystem connectivity map (Action 34 of Weathering the Change) into its land release planning documentation?

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

1. The LDA has established a new Sustainability and Innovation Unit with the appointment of a Project Director in early April following a recruitment process. A sustainability framework and work plan is currently being developed which will cover the environmental, economic and social and cultural aspects of sustainability. The environmental component will include topics such as energy, water, biodiversity and landscape, and materials and waste, both in the construction phase and in the ongoing operation of new developments.
2. Yes.
3. None.

North Weston

Caroline Le Couteur: To ask the Land Development Agency

In relation to: North Weston

1. Will the North Weston land release include the CIT arboretum, orchard and vineyard sites?
2. Will a Govt Dept ensure that kangaroos are able to move off the site, rather than them being hit by cars on the adjacent roads, and creating traffic hazards, as development progresses?
3. What is the LDA doing to ensure that the Aprasia (Pink-tailed worm lizard) habitat on the site is being protected?

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

1. No.
2. The advice of Parks, Conservation and Lands is that there is no feasible method for guaranteeing the safe passage of kangaroos across roads. However, as there will be a staged increase in development activity in the area, over time the kangaroos will move on to other areas of the Molonglo Valley. North Weston is connected to large expanses of suitable habitat for kangaroos. In these circumstances the risk of collision with vehicles on roads is no higher than the inherent risk arising from the situation commonly found throughout Canberra where there is a juxtaposition of urban areas with nature reserves and other feed sources for wildlife.
3. There has been a referral under the Commonwealth's Environmental Protection and Biodiversity Conservation Act. The detailed assessments undertaken identified a small area of potential habitat for Aprasia. The retention of this area as open space has been included as an Important Planning Requirement and incorporated in relevant sales documents by the LDA. The requirements will be enforced by the ACT Planning and Land Authority under the Holding Lease and Development Deed for the area.

Molonglo – third pipeline

Caroline Le Couteur: To ask the Land Development Agency

In relation to: Molonglo – third pipeline

1. I note that potable water pipelines are being constructed for Wright this year. Will a third pipeline for non-potable water also be put in before their release?

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

1. ACTPLA is presently designing a stormwater harvesting system from the proposed Weston Creek pond which would supply water to playing fields in Weston Creek and parts of the Molonglo Valley development.

ACT Government agencies are currently assessing the feasibility of utilising the North Weston pond to provide water to several hundred dwellings in Wright or Coombes. Depending on the availability of non potable water, health considerations and costings, a third pipe connection could be provided to each block for toilets and outdoor irrigation in gardens, as part of the initial servicing of the block. It is important to note that this initial work would be a demonstration project only for a limited number of houses. Even if feasible, it is unlikely that there would be sufficient yield of stormwater to expand beyond selected areas.

Direct sales

Caroline Le Couteur: (redirected from ACTPLA)

In relation to: direct sales

1. What are the roles and who are the people who are on the cross-government committee which looks at each direct sale application?
2. Are the decisions of the committee, including those for commercial direct sales, made public as a matter of course?
3. How long till an organisation knows whether they have had their application for a direct sale approved?
4. How are commercial direct sales treated differently to direct sales for community organisations?

Mr Stanhope: I am responding to this question as the responsibility for land supply is within my portfolio and recent reforms to the direct sale process, including an interdepartmental "Assessment Panel", have been developed and implemented by the Chief Minister's Department. The answer to the Member's question is as follows:—

1. The role of the interdepartmental "Assessment Panel" as detailed in the Direct Sales Information package available on the Land Development Agency website, is essentially to:
 - Assess the eligibility of applicants and their proposed use of land;
 - Assess from a whole of government perspective how a proposed use of land will benefit the community and meet or contribute to the achievement of government policy objectives;
 - Identify alternative means to a direct sale where appropriate (eg: expression of interest, auction etc); and
 - Make a recommendation to Government on applicant eligibility after considering these issues.

The Assessment Panel is chaired by the Chief Minister's Department and represented at senior level by:

- Treasury;
- Department of Territory and Municipal Services;
- Department of Disability, Housing and Community Services;
- ACT Planning and Land Authority;

- Department of Environment Climate Change, Energy and Water;
- ACT Health;
- Department of Education;
- Land Development Agency.

2. The Assessment Panel does not make decisions, rather it makes recommendations on the eligibility or otherwise of applicants for direct sale. These recommendations are not made public, however any direct sale of land by the Land Development Agency, following the Government's agreement to proceed with a direct sale application is made public in accordance with section 242 of the *Planning and Development Act 2007* (Planning Act). Under section 242 of the Planning Act, information about direct sales granted must be provided by the Minister for Planning to the Legislative Assembly each quarter.

3. While there are no statutory timeframes associated with applications for the direct sale of land, depending on the complexity of issues involved it is intended that applicants will have their eligibility confirmed within 8 - 14 weeks. Confirmation of applicant eligibility for a direct sale is part of a broader process reform for direct sales introduced in late 2008 following the commencement of the Planning Act. Under the reforms it is intended that direct sale applications will be concluded within a year of lodgement. Ongoing process refinements are being made to ensure these timeframes can be met.

4. The points of difference between how community and commercial organisations are treated are based on the statutory eligibility requirements.

Eligibility Criteria for the direct sale of land to community organisations exists under the *Planning and Development Regulations 2008* and recognises the important and historic provision of community infrastructure and services by these groups that may not be achieved if land were offered for sale through a competitive open market process (eg: auction). Conversely, the sale of land to commercial entities has typically and appropriately occurred through a competitive sales process.

There are, however, some circumstances where the direct sale of land commercial use can be considered. The business case for an eligibility application by a commercial entity must demonstrate how the direct sale would meet one or more specific policy objectives under section 240(2) of the Planning Act and in particular, how the benefits to the ACT community could not otherwise be achieved if land were sold through a competitive process.

Eligibility applications by both community and commercial entities for "contiguous land" are treated the same, based on the applicant's ability to meet the relevant statutory eligibility criteria.

Hawker Group Centre

VICKI DUNNE MLA : To ask the Chief Minister

In relation to : **Hawker Group Centre**

1. Is Block 8 Section 34 Hawker (a car park at the Hawker Group Centre) listed for release for sale and development?
2. In accordance with a motion of the Assembly, agreed to on 25 February 2009, has a planning study into the Hawker Group Centre begun?
3. If no, why and when will it begin?
4. If yes, has public consultation taken place and what is the nature and scope of that consultation?
5. If none, why, when will it be undertaken and what will be its nature and scope?
6. If the block is listed for release, why is it listed when its release is subject to a planning study for the Hawker Group Centre?

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

1. Block 8 Section 34 Hawker is included on the Indicative Commercial Land Release Program for 2009-10.
2. The planning study has commenced, with the initial focus on updating earlier traffic studies.
3. See above.
4. Public consultation has not yet commenced.
5. Consultation will be undertaken upon completion of the studies on how the development of the site might impact on existing tenants, operators and others in the precinct. The studies and consultation will assist in determining the nature and level of development, if any that may be appropriate on the site. Following completion of that work, there will be consultation with the local community on the results of the studies and their feedback will be sought.

It is proposed to share that information with the community by advising the existing lessees within Hawker shops and adjacent residents by direct mail, and via the Government's Community Notice Board that the information is available either as a hard copy available from LDA offices or via our web site. Interested persons will be accorded a reasonable period to consider the material. This will then be followed with a public information evening at a suitable venue in or near Hawker. The public meeting will afford an opportunity to provide further explanation and clarification if necessary and to seek feedback. It is intended that feedback will be sought both on the night and by subsequent written feedback.

Allowing appropriate timeframes it is anticipated the information sharing would occur in August with the public meeting/feedback in September. A period will then be allowed to address any issues that might arise and any subsequent follow up required. A full consultation report will then be provided in order to meet the required December 2009 date for submission to the Assembly.

6. The site is included on the Indicative Commercial Land Release Program. After consideration of the consultation report by the Assembly, a decision will be taken on whether or not the block is actually released in 2009-10 and if so, the level and nature of any development that may be allowed on the site.

Promotions

Zed Seselja : To ask the Chief Minister

In relation to : LDA promotions

1. How much has been spent to date in the 2008-09 financial year on advertising – separated into signs, newspaper advertisements, brochures, television, and radio for:
 - a. Bonner
 - b. Bridgewater at Franklin
 - c. Forde
 - d. Ginninderra Ponds
 - e. Kingston Foreshore
 - f. Wells Station

2. For all those listed in (1), how much is expected to be spent by the end of the 2008-09 financial year?

3. How much is budgeted for each in (1) for the 2009-10 financial year?

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

1.

Estate	Signs	Newspaper Ads	Brochures	Television	Radio
Bonner	\$4,606.80	\$37,587.78	\$22,787.60	\$0.00	\$2,337.50
Bridgewater at Franklin	\$8,719.15	\$11,868.15	\$4,095.30	\$0.00	\$0.00
Forde	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ginninderra Ponds	\$11,302.50	\$8,574.76	\$1,999.80	\$0.00	\$0.00
Kingston Foreshore	\$0.00	\$0.00	\$50,327.97	\$0.00	\$0.00
Wells Station	\$4,125.00	\$0.00	\$0.00	\$0.00	\$0.00

2.

Estate	Signs	Newspaper Ads	Brochures	Television	Radio
Bonner	\$16,000.00	\$40,000.00	\$40,000.00	\$0.00	\$2,337.50
Bridgewater at Franklin	\$8,719.15	\$13,000.00	\$5,000.00	\$0.00	\$0.00
Forde	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ginninderra Ponds	\$13,000.00	\$8,574.76	\$1,999.80	\$0.00	\$0.00
Kingston Foreshore	\$8,200.00	\$0.00	\$69,000.00 ¹	\$0.00	\$0.00
Wells Station	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00

¹ The cost of brochures for Kingston Foreshore is mainly attributed to the production and distribution of the "Shoreline" newsletter which is distributed to existing residents and key stakeholders of Kingston Foreshore.

3. The 2009-10 marketing budget is a budget allocation. At this time, the LDA is unable to provide a detailed breakdown as actual expenditure will be dependent on a range of factors including market conditions, take-up of blocks offered to the market and the individual composition of actual releases.

Land Rent and Own Place

Zed Seselja : To ask the Chief Minister

In relation to : Land Rent and OwnPlace

1. How many people have completed the Land Rent information course?
2. What future Land Rent courses are planned?
3. To date, how much has been spent on running the courses?
4. How much has been spent to date on advertising – separated into newspaper advertisements, brochures, television, and radio for:
 - a. Land Rent
 - b. OwnPlace

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

1. 407 people have attended the course to date.
2. Future courses have been scheduled for 20 June 2009 and 1 August 2009. Between the session in June and August the CIT teachers have exams, board of review, enrolments, induction sessions, class preparation and holidays, so courses have not been scheduled for July 2009.
3. \$38,900.
- 4.

OwnPlace (GST Inclusive)

Newspaper advertisement	\$12,861.87
Brochures	\$3,212.00
Television	\$0.00
Radio	\$0.00

Land Rent (GST Inclusive)

Newspapers advertisement	\$15,101.73
Brochures	\$0.00
Television	\$0.00
Radio	\$0.00

Expenditure in the LDA

Zed Seselja : To ask the Chief Minister

In relation to : Expenditure in the LDA

1. How much has been budgeted for 2009-10 for advertising and marketing?
2. For 2009-10, provide details - including costs, length of contract, name of contractor, services provided, how they will be awarded (tender etc.) - of any planned advertising and marketing contracts.

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

1. \$2,000,000
2. The budgeted amount is a budget allocation. At this time, the LDA is unable to provide a detailed breakdown as actual expenditure will be dependent on a range of factors including market conditions, take-up of blocks offered to the market and the individual composition of actual releases. The LDA has a panel contract of providers of marketing services. This panel was established by a public tender process. The details of the panel members, and associated contracts are listed on the ACT Government's Central Contracts Register. The Register is available online for public scrutiny.

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Expenditure – hospitality

Zed Seselja : To ask the Chief Minister

In relation to : Expenditure in the LDA

1. How much has been budgeted for 2009-10 for hospitality?

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

\$20,000. This includes provision for catering at Board meetings, public consultation events and working lunches with industry associations, professional organisations and other government agencies.

Expenditure – rent

Zed Seselja : To ask the Chief Minister

In relation to : Expenditure in the LDA

1. How much has been budgeted for rent in the 2009-10 budget?
2. For 2009-10, provide details - including costs, length of contract, property size and location – of any proposed rental properties.

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

1. \$864,000, comprising office premises at 470 Northbourne Avenue, Dickson (\$851,000 per annum) and storage space at Griffith Park Depot for storage of records and other material.
2. The LDA has no intentions to rent any other properties during 2009-10, or move from the existing office location at Transact House, 470 Northbourne Avenue, Dickson.

Expenditure – training

Zed Seselja : To ask the Chief Minister

In relation to : Training Expenditure in the LDA

1. How much has been budgeted for 2009-10 for staff training?
2. Detail any training courses that are already planned for 2009-10.
3. For each training course in (2), what are the objectives of the course?
4. For each training course in (2), what is the cost of each course?
5. For each course in (2), detail all staff – from both the Minister’s office and the department – who will participate.

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

1. \$520,000.
2. Whilst exact courses have not yet been determined for 2009-10 they will address training and development needs such as occupational health and safety (Greencard); leadership training (Leaders of the Future); writing for the public sector; performance management; Freedom of Information and privacy principles; fraud and risk awareness; and project, financial, construction and contract management.
3. The key objectives for individual courses will include increasing staff understanding of relevant matters and enhancing the capability of staff to deliver the business objectives of LDA.
4. Not known at this stage.
5. Ministerial staff do not participate in LDA training courses.

The individual LDA staff who may participate in any particular course have not been determined at this point in time. This will in part be determined in the course of preparing individual personal development plans over coming months.

Expenditure – travel

Zed Seselja : To ask the Chief Minister

In relation to : Travel Expenditure in the LDA

1. How much has been budgeted for 2009-10 for:
 - a. Interstate travel
 - b. Overseas travel
2. Detail any trips that are already planned for 2009-10.
3. For each trip in (2), what are the objectives of the trip?
4. For each trip in (2), detail all staff – from both the Minister’s office and the department – who will participate in the trip.

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

1.

a) Interstate travel	\$150,000.
b) Overseas travel	Nil
2. It is anticipated that the Chairman and the Chief Executive Officer will attend a proposed meeting of Government Land Organisations in Sydney in November 2009.
3. Discussion with peer organisations on current and emerging issues including impact of market conditions on activity, Commonwealth programs, affordable housing initiatives and actions to enhance the sustainability of development activities.
4. Ministerial and departmental staff – Nil
Chairman and Chief Executive Officer

Expenditure – web design

Zed Seselja : To ask the Chief Minister

In relation to : Expenditure in the LDA

1. How much has been budgeted for 2009-10 for web design and web hosting?
2. How much was spent on these services in 2008-09?
3. For 2008-09, provide details - including costs, length of contract, name of contractor, services provided, how they were awarded (tender etc.) - of any web design and web hosting contract.
4. For 2009-10, provide details - including costs, length of contract, name of contractor, services provided, how they will be awarded (tender etc.) - of any planned web design and web hosting contract.

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

1. \$224,000 incl GST. This increase from the 2008-09 budget is due to the requirement for the LDA to redevelop its corporate website. This will include the creation of new web pages for new projects and the upgrade of existing web pages for current projects. There will also be an increase in the rate for web hosting due to the large increase in hits to the LDA website.
2. \$74,523 incl GST
3.

Costs	\$74,523.10 including GST
Length of contract	2 years from 2007
Name of Contractor	Grey Canberra Pty Ltd
Services provided	Web design and development, web hosting
How awarded	Public Request for Tender - Marketing Services Panel
4.

Costs (estimated)	Web hosting - \$5,000
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Web design, development and maintenance (Main LDA website and 9 project web pages) - \$219,000

Length of contract	2 years from April 2009
Name of Contractors	Grey Canberra Pty Ltd, Cre8tive Australasia Pty Ltd, Martins Design Pty Ltd
Services provided	Web design and development, web hosting
How awarded	Public Request for Tender - Marketing Services Panel

National Press Club

BRENDAN SMYTH: To ask the Chief Minister:

In relation to the Land Development Agency:

1. Did the National Press Club submit a proposal to the Stanhope Gallagher Government to purchase a lease on a block of land on which to build a new press club and a National Media and Journalist Museum
2. (a) When was this proposal submitted; (b) what was the block that was the subject of this proposal.
3. (a) Did the developer for this proposed project offer \$15 million for the preferred block; (b) if this amount was not offered, was another amount offered for the purchase of a lease.
4. (a) What role did the Project Facilitation Unit have with respect to this proposal; (b) if it did not have any role, why was this so.
5. What advice was received from the Project Facilitation unit.
6. What was the decision of the Stanhope Gallagher Government on this proposal.
7. Why was this decision made.
8. (a) Did the Stanhope Gallagher Government reject the offer for the purchase of a lease in the context of this proposal; (b) if so, why was this offer rejected.
9. (a) Is the Stanhope Gallagher Government now proposing to auction the block that was the subject of the proposal from the National Press Club; (b) what is the estimated reserve for this block.

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

1. No. Nicex Limited (Nicex), a commercial entity, submitted an eligibility application for the direct sale of land for a new National Press Club Facility, several high profile media organisations, at least one major Australian Government tenant and a new National Museum of Journalism.
2. (a) Nicex submitted its direct sale eligibility application on 23 July 2008 and in December 2008, asked for its application to be reconsidered.

(b) Block 11 Section 30 Forrest.
3. (a) No. The direct sale eligibility application requires proponents to demonstrate financial capacity to purchase and develop land, which includes providing an estimate of the amount they would expect to pay for the land in the event of a direct sale. This estimate is based on the full market value of the land. In its application Nicex estimated a land value of \$16m, subject to valuation.

