



## FAQS | The Gold Creek Homestead Community & Stakeholder Panel

### What is the Gold Creek Homestead Community and Stakeholder Panel?

The **Gold Creek Homestead Community and Stakeholder Panel (the Panel)** has been established by the Suburban Land Agency to bring together a variety of community expertise and views to develop a *Precinct Development Brief* for Ngunnawal Block 109, Section 23.

The site is bound by Monty Place, Gungahlin Drive and neighbouring residences and includes the Gold Creek Homestead and gardens.

The *Precinct Development Brief* will outline non-financial objectives and principles for the broader site, including how to recognise the values of the Gold Creek Homestead. The document will form part of the tender documentation and evaluation for the sale of the land in 2020.

### How were the Community & Stakeholder Panel members selected?

Members of the Panel have been selected as a result of an expression of interest process which was open to the public from 17 September until 1 October 2019. Community members were selected to achieve as much as possible a representative spread, both geographically and demographically.

Stakeholder groups were selected based on their ability to provide representative views of relevant community sectors. Community members and stakeholders were also selected based on their availability to attend meetings from 9am to 4pm over three Saturdays (26 October, 9 and 30 November 2019).

### The panel were selected through a process. How will *my* views help shape the outcome of the Gold Creek Homestead Precinct site?

The panel will meet three times from October until end of November 2019. The outcomes of each meeting will be made available on the Suburban Land Agency's website.

Two 'Walking Workshops' are being run in November on 1<sup>st</sup> and 4<sup>th</sup> November between the first and second panel meetings. These are open to members of the community to attend by registration. Attendees are requested to complete a feedback form with information on site values they wish the Panel to consider.

The broader community is also invited to email their values, stories and objectives for the site to [suburbanland@act.gov.au](mailto:suburbanland@act.gov.au). Your input will be forwarded to the Panel.

### Does the land need to be sold?

Yes. The ACT Government's [Indicative Land Release Program 2019-20 to 2022-23](#) identifies residential dwellings (to a maximum of 45 dwellings) to be released in 2019-20 on Ngunnawal Block 109 Section 23. Residential development within the site's community facilities zoning is limited to one or more of the following residential uses: residential care accommodation, retirement village and supportive housing.

The site has not yet been sold. A tender will be released to the market before July 2020.

### **Can the Homestead be renovated and used?**

The Gold Creek Homestead is not heritage listed and registration has been rejected by the ACT Heritage Council on several occasions. Much of the original cottage has been lost or compromised by unsympathetic modifications. The majority of the building is in very poor condition and very little of the original homestead building fabric remains.

Adaptive re-use strategies for parts or the entirety of the existing homestead structures would require substantial investment and depend on the broader commercial viability options that could come with the redevelopment of the broader site. How well the potential developers of the site balance the values of the site, as defined in the Precinct Development Brief, and the commercial outcomes will be assessed as part of the tender evaluation process.

### **Does development need to happen on the land, can the space be left as an open recreation area?**

The land is zoned as Community Facilities Zone (CFZ) and not as an open space. The site has been earmarked for ACT Government to sell to the market and no assets or open spaces will be returned to ACT Government for further management and maintenance after the sale. It is therefore very likely that development will occur in line with the uses allowed under the zoning.

### **Can the zoning of the site be confirmed?**

The site is designated as a Community Facilities Zone (CFZ).

### **What development is allowed?**

Permitted uses under the Community Facilities Zone (CFZ) of the Territory Plan are:

- Residential Care Accommodation
- Retirement Village
- Supportive Housing
- Child-care centre
- Community activity centre
- Cultural facility and community theatre
- Educational establishment
- Health facility, emergency services and hospital
- Office, business agency and public agency
- Indoor and outdoor recreation, parkland
- Place of worship or religious associated use

### **When does development start...what's the timeframe?**

Once the site is released through a tender process by mid-2020, it will take some time to undertake the evaluation in line with the financial and non-financial objectives of the site. Once a preferred tenderer is confirmed, contract negotiations will start. Once a contract is exchanged, the developer can start the planning and design process and only after all planning approvals have been achieved, the developer can start construction. Construction is unlikely to occur before 2022.

### **Will the Homestead be demolished?**

The Homestead is currently not heritage-listed, so there is no obligation to conserve the historic structures on the site. The *Precinct Development Brief* that will be developed by the Panel will outline non-financial objectives for the broader site, including how to recognise the values of the Gold Creek Homestead.

The opportunities for retention of all, any or no part of the Homestead will be better understood once tender proposals are submitted.

### **The Homestead site is fenced off. Can I get access to the land?**

The site is not publicly accessible. Several supervised site visits have been arranged as part of the Panel process and the dates and times of these are on the SLA website.

As a matter of protocol, industry site visits will be organised as part of the industry briefing session once the tender is out to the market in 2020.

### **How will the Government ensure that the community values for the site are reflected in the final development?**

The Panel will explore what are the community values about the site through the Panel process. The resulting Precinct Development Brief will inform the tender evaluation criteria. This means that all Proponents wishing to tender for the development will be required to address the Precinct Development Brief and related evaluation criteria in their submissions.

### **How will the Indigenous values of the site be taken into consideration?**

Through the expression of interest for participation in the Panel we have actively sought feedback from a diverse range of views, including indigenous representation. Two panel members have been selected to participate in the Panel representing indigenous views.