



Gold Creek Homestead Community and Stakeholder Panel

Terms of Reference

Purpose

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 determine 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.

Membership

Members of the Panel have been selected as a result of an expression of interest process which was open to the public.

Community members were selected to achieve as much as possible a representative spread, both geographically and demographically, from the expressions of interest.

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 during three Saturdays (26 October, 9 and 30 November 2019).

Terms of Reference

In relation to the Gold Creek Homestead site, the Panel will be working with place planning consultants who are preparing the *Precinct Development Brief* based on the Panel's discussion and input. The *Precinct Development Brief* aims to:

- Clearly state the community values of the site; and
- Identify non-financial site objectives and development principles.

In participating in Panel discussions and developing the *Precinct Development Brief* with assistance from the place planning consultants, the Panel is noting the following site context the Suburban Land Agency is bound by:

- The site is currently zoned [Community Facilities](#) under the [Territory Plan](#) and Panel discussions are not considering any changes to the existing [development controls](#) under this zoning.
- The [Indicative Land Release Program 2019-20 to 2022-23](#) identifies 45 residential dwellings to be released in 2019-20 on Ngunnawal Block 109 Section 23 that forms part of the Government's financial revenue goal.
- All residential dwellings are required to be identified either as supportive housing, retirement village or residential care accommodation under the existing zoning.
- The Gold Creek Homestead is not heritage listed and registration has been rejected by the ACT Heritage Council on several occasions. The Panel process is accepting the Council's decision and will not consider another heritage nomination.

Panel support

The Suburban Land Agency provides the following independent services to support the Panel in its deliberations:

- Consultants to independently facilitate the work of the Panel (*Communication Link*).
- Specialist consultants to provide advice with respect to adaptive reuse and built form considerations of the site (*Philip Leeson Architects*).
- Specialist consultants to provide technical assistance in place planning and to prepare the *Precinct Development Brief* (*Place Laboratory*).

The Suburban Land Agency will provide non-confidential information and documentation to the Panel as required to support its discussions. If confidential information is distributed throughout the Panel process, it will be highlighted on documents and to Panel members.

The Suburban Land Agency commits to release the Panel outcomes, in particular the *Precinct Development Brief*, as part of the public tender and to refer to them in the evaluation of the non-financial tender criteria.

Timeframe

The Panel is required to complete its work contributions by the end of 2019 with an information follow-up expected in early 2020.