

LINDFIELD VILLAGE HUB



Community Briefing
December 2017

- **House Keeping**
- **Meeting Expectations**
- **Meeting Objectives**

INTRODUCTION

JOHN MCKEE – GENERAL MANAGER, KU-RING-GAI COUCIL

ACTIVATE KU-RING-GAI – LOCAL CENTRE REVITALISATION PROGRAM



Lindfield Hub (target 2021)



Turramurra Hub (target 2023)



Gordon Hub (target 2025)



Lindfield Library



Lindfield Village Green (target 2019)



St Ives Hub (target tbd)

INTRODUCTION

ANDREW WATSON – DIRECTOR, STRATEGY & ENVIRONMENT, KU-RING-GAI COUCIL



VIDEO

LINDFIELD VILLAGE HUB – MASTER PLAN





Staging & Timeline of Project



PROJECT TIMELINE -GOVERNANCE

TIMELINE

2012-13

PLANNING PROPOSAL FOR RECLASSIFICATION OF LAND AND COMMENCEMENT OF LAND ACQUISITION PROGRAM

2014

COUNCIL RESOLUTION TO ENGAGE ARCHITECTS FOR PREPARATION OF CONCEPT PLAN

2015

COUNCIL RESOLUTION TO ADOPT THE MASTER PLAN

2016

DEVELOPMENT OF BUSINESS CASE

2017

ASSESSMENT OF BUSINESS CASE

2017-18

PROJECT REFINEMENT THROUGH VALUE ENHANCEMENT

2018

CALLS FOR EOI AND SELECTION OF DELIVERY PARTNER

2019

DETAILED DESIGN, SUBMIT DA DA APPROVAL

2019-22

CONSTRUCTION PHASE

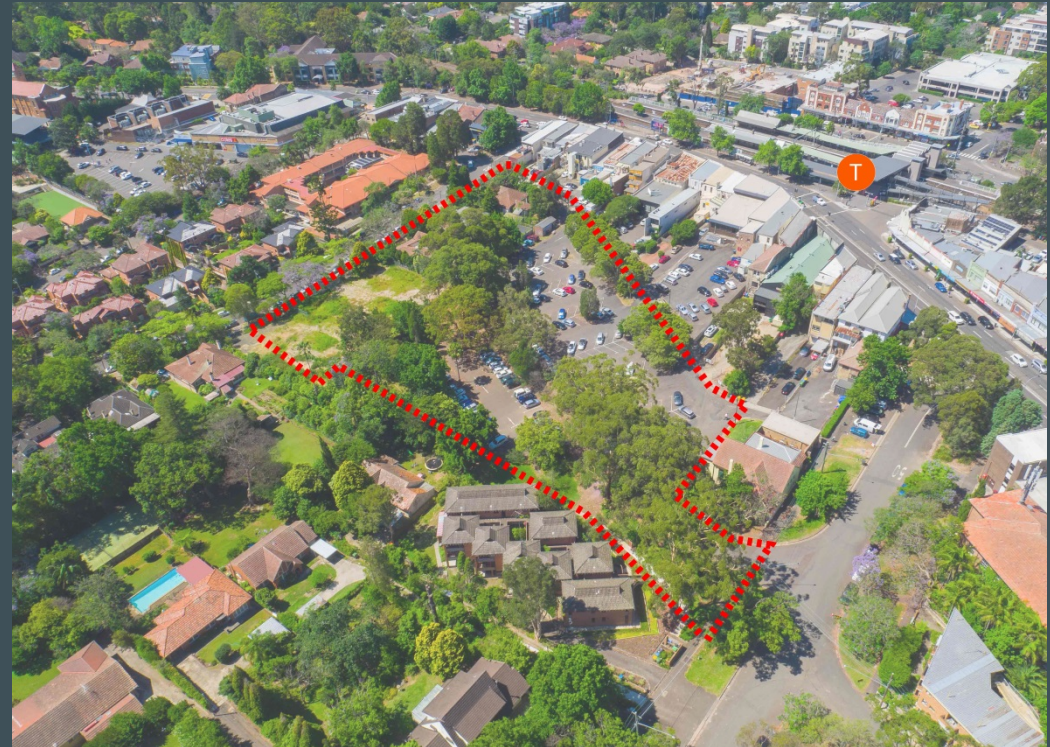
1. OMC – 26 June 2012 – GB.9 - Council Car Park – Woodford Lane, Lindfield – Reclassification
2. OMC – 26 February 2013 – GB.16 - Woodford Lane, Lindfield Commuter Car Park
3. OMC – 28 May 2013 – GB.10 - Lindfield Community Hub and Commuter Car Park – Next Steps
4. OMC – 30 July 2013 – GB.5 – Proposed Reclassification of 1B Beaconsfield Parade and 19 Drovers Way, Lindfield (Woodford Lane Car Park) to Operational Land Following the Exhibition and Public Hearing Process
5. OMC – 12 November 2013 – C.1 - Potential Property Acquisition – Lindfield
6. OMC - 10 December 2013 - GB.19 - Lindfield Village Green - Tryon Road - Project Update
7. OMC – 24 June 2014 – C.1 - Property Acquisition - Lindfield
8. OMC – 9 September 2014 – GB.4 – Lindfield Community Hub – Woodford Lane – Report on Progress
9. OMC - 11 November 2014 – GB.7 – Lindfield Community Hub – Probity Matters
10. OMC – 25 November 2014 – GB.8 – Lindfield Community Hub – Probity Management Plan
11. OMC – 9 December 2014 – Tender No. RFT22/2014 – Lindfield Community Hub – Tender For Consultants to Prepare Illustrative Development Options and Master Plan
12. OMC – 21 April 2015 – GB.5 – Compulsory Acquisition of Roads – Lindfield
13. OMC – 8 September 2015 – GB.9 – Lindfield Community Hub Preferred Option
14. OMC - 6 October 2015 – GB.10 – Lindfield Community Hub - Update Report
15. OMC - 10 November 2015 – GB.11 - Lindfield Community Hub – Planning Proposal and Site-Specific DCP
16. OMC – 10 November 2015 – GB.9 - Lindfield Local Centre – Commuter Car Parking
17. OMC - 8 December 2015 – GB.8 – Lindfield Community Hub – Project Delivery
18. OMC - 19 July 2016 – C.2 – Update On Discussions With 2nd 3rd Lindfield Scout Group at 1A Beaconsfield Parade, Lindfield
19. OMC - 6 September 2016 – GB.9 - Consideration of Submissions - Planning Proposal to Amend KLEP(LC) 2012 to Change the Zoning, Height, FSR at Woodford Lane and Drovers Way, Lindfield - Lindfield Community Hub Site
20. OMC - 6 September 2016 – GB.13 – Public Roads Within Lindfield Major Project Sites
21. OMC - 28 February 2017 – C.1 – Initial Assessment of Project Proposal by the Office of Local Government
22. OMC - 23 May 2017 – C.1 – Legal Advice for Procurement and Delivery Options
23. OMC – 27 June 2017 – Lindfield Community Hub –Update
24. OMC – 27 June – GB.7/1 – Public Roads Within Major Projects Sites
25. OMC – 18 July 2017 – GB.7 – Legal Services Tender
26. OMC – 14 November 2017 – C.2 – Legal Services Tender

PROJECT TIMELINE – (2012-13)

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PLANNING PROPOSAL FOR RECLASSIFICATION OF LAND AND COMMENCEMENT OF LAND ACQUISITION PROGRAM



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COUNCIL RESOLUTION TO ENGAGE ARCHITECTS FOR PREPARATION OF CONCEPT PLAN



Option 1



Option 2



Option 3



Option 4

PROJECT TIMELINE – (2015)

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Community Consultation



Aerial View of the Adopted Master Plan

PROJECT TIMELINE – (2016)

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CONSTRUCTION PHASE

Development of Business Case

- Feasibility Report (JLL)
- Valuation (PRP)
- Cost Estimates (RLB & MBM)
- Business Case (Capital Insight)

Jan-Aug 2016

Business Case Findings

- Councillors briefed on draft Business Case report
- Marginal project viability
- Capital and Operational deficits
- Optimal development outcome departures from adopted master plan and commercial structure

Sep-Dec 2016

Council reassessed optimum procurement and delivery methodology

PROJECT TIMELINE – (2016)

TIMELINE



State Government Gateways

- Project Proposal to OLG
- Project Review Committee (PRC) assessment against PPP guidelines
- TfNSW negotiations unresolved
- TfNSW change of funding structure (grant vs PPP)
- Lindfield transport network model remained under assessment by RMS
- Forced council amalgamations caused delays

Jan-Aug 2016

Gateway Assessments

- OLG/PRC PPP assessment concluded a “significant variation” to the adopted master plan
- TfNSW and RMS negotiations continue
- Uncertainty on outcome of forced amalgamations

Sep-Dec 2016

Council reassessed optimum procurement and delivery methodology

PROJECT TIMELINE – (2017)

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COUNCIL RECONSIDERS OBJECTIVES

- RETAIN AN INTEREST OVER COUNCIL LAND.
- GENERATE INCOME STREAM BY GRANTING DEVELOPMENT RIGHTS, SUFFICIENT TO COVER OPERATIONAL COSTS.
- NOT TO OUTSOURCE MANAGEMENT OF THE COMMUNITY ASSETS
- TO RESPOND TO TFNSW'S PREFERRED FUNDING SOURCE (GRANT PAYMENT RATHER THAN PPP)

PROJECT TIMELINE – (2017)

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COUNCIL RESOLUTION 23 MAY 2017

Council Resolves the Project is no longer a PPP



PROJECT TIMELINE – (2017)

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Project Delivery & Asset Strategy Evaluation of Options (CBRE)

- Strategic Objectives
- Risk Assessment and Matrix
- Future Tenure & Commercial Structure
- Retail Supply/Demand Gap Analysis
- Analysis of Financial Assumptions
 - a. Capital Cost
 - b. Operational Revenue & Expenditure
 - c. Impact on Council P & L Statements
- Evaluation of Funding Mechanisms
- Recommendations

PROJECT TIMELINE – (2017)

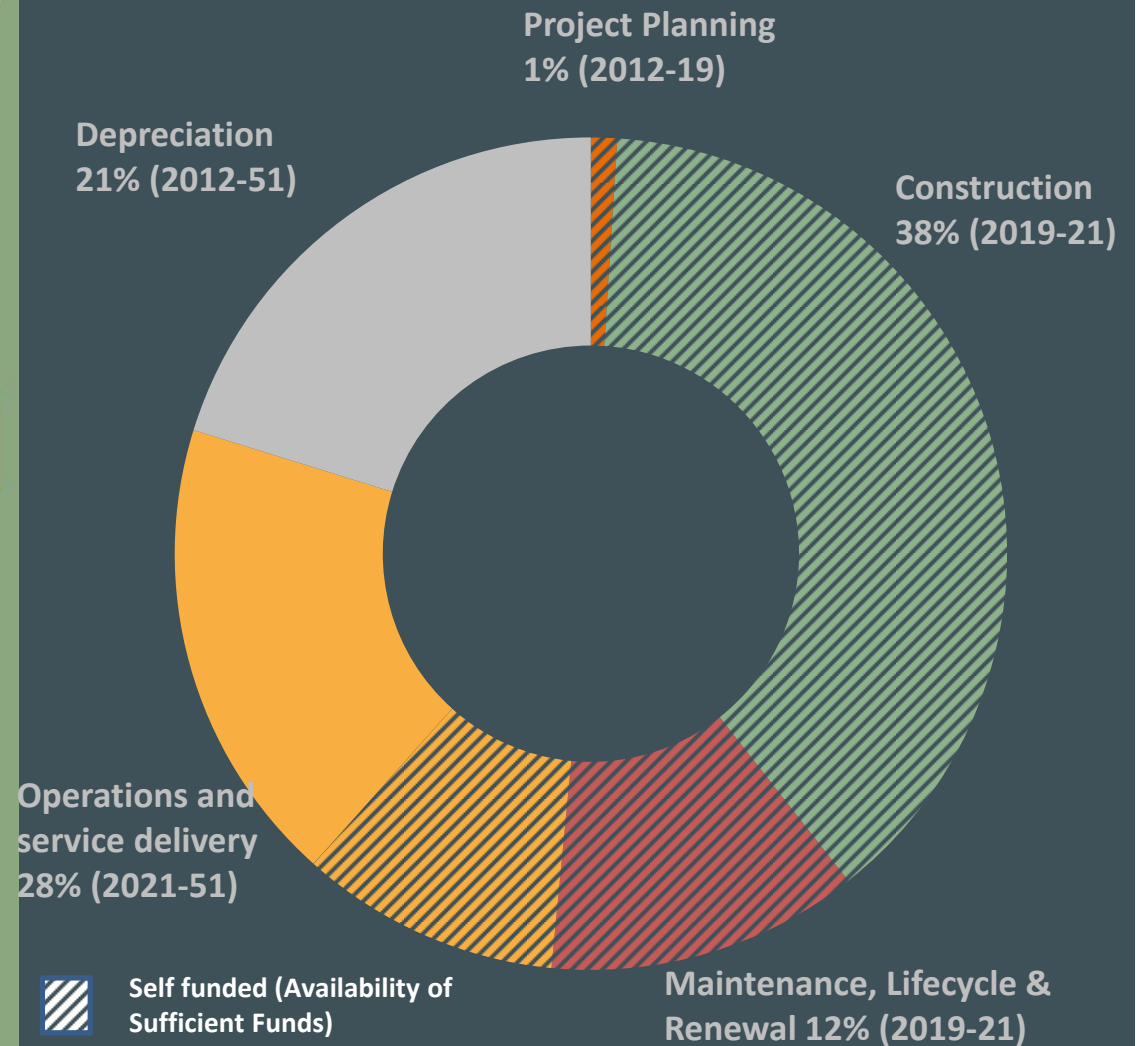
TIMELINE



CBRE Project Delivery and Asset Strategy Findings

Total Cost Split Over the Life of the Project (40 years)

Note: percentages are based on the indicative estimate & nominal forecasts



PROJECT TIMELINE – (2017-18)

TIMELINE



Current Focus



KEY CHALLENGES

Project Performance Indicators

RESOURCING STRATEGY (RS)

- Commercially feasible projects
 - Self-funded
 - OPEX & CAPEX
 - Depreciation
 - Life Cycle Costs (LCC)
- Fund specific projects through the sale of under-utilised or surplus strategically aligned assets
- No disposal of other unrelated assets
- No impact on ordinary rates revenue.

LONG TERM FINANCIAL PLAN (LTFP)

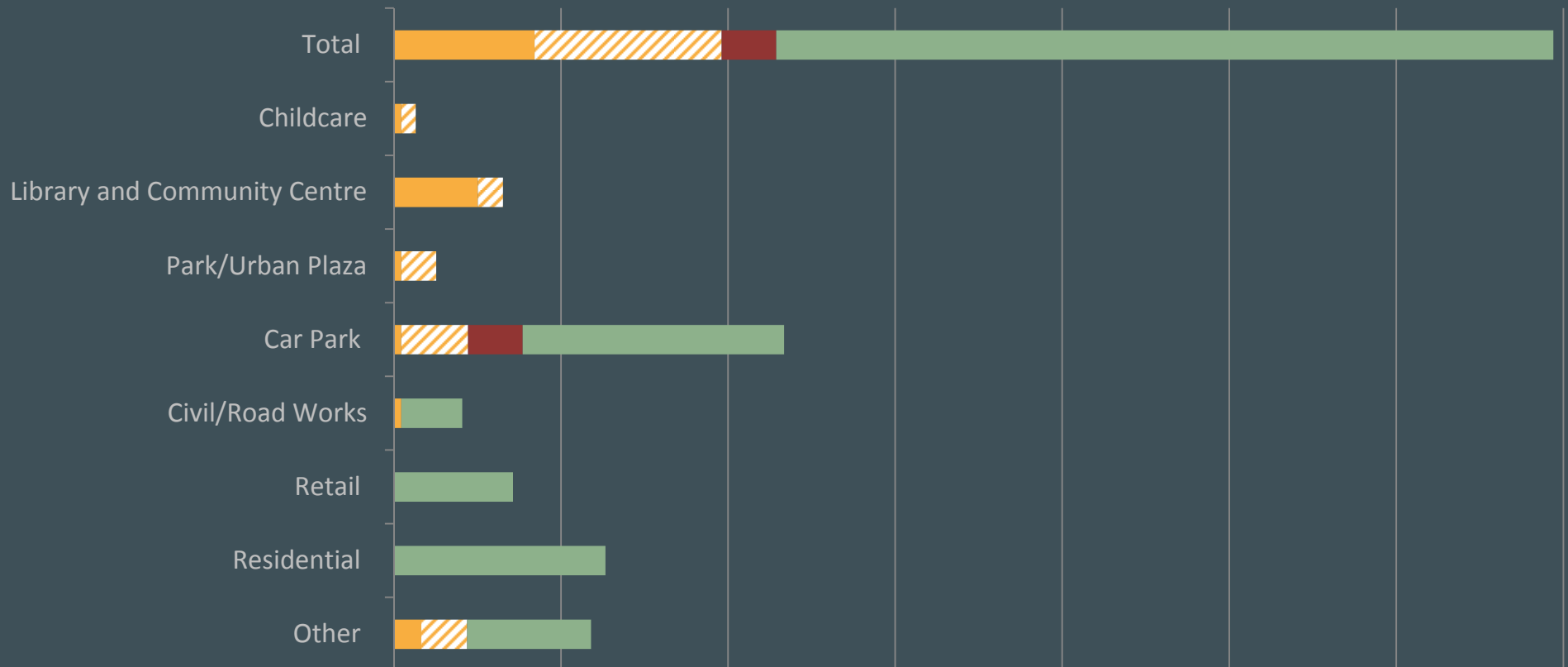
- Capital Projects deliver long term benefit to community
- Funding costs recovered over the life of the asset
- New asset & services decrease existing costs and/or provide a positive NPV

KEY CURRENT CHALLENGE #1 – PROJECT PERFORMANCE INDICATORS

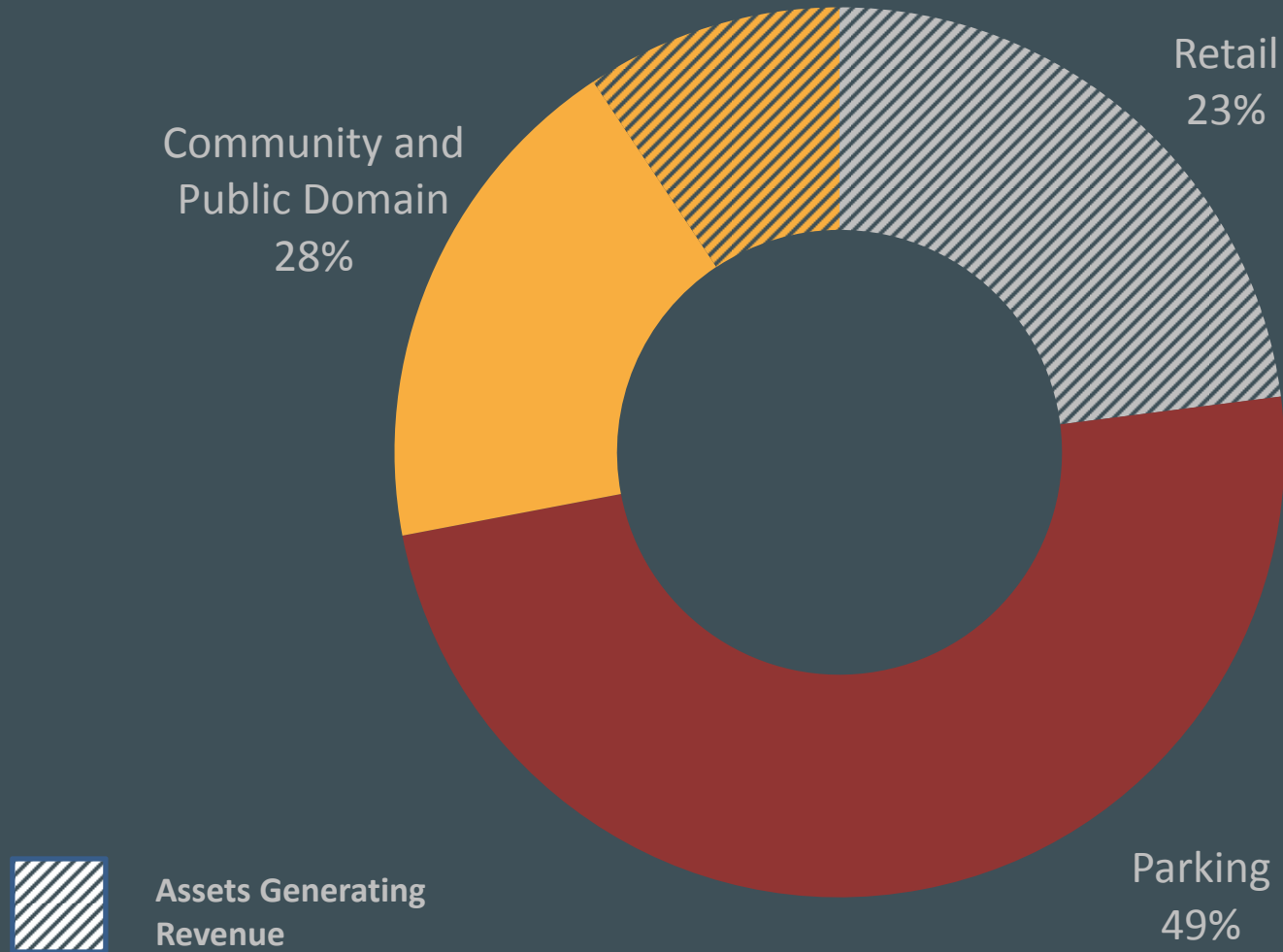
Construction Cost vs Funding Allocation

(Rough Estimates of current Construction Cost breakdown and funding split between commercial developer and Council funding in millions AUD)

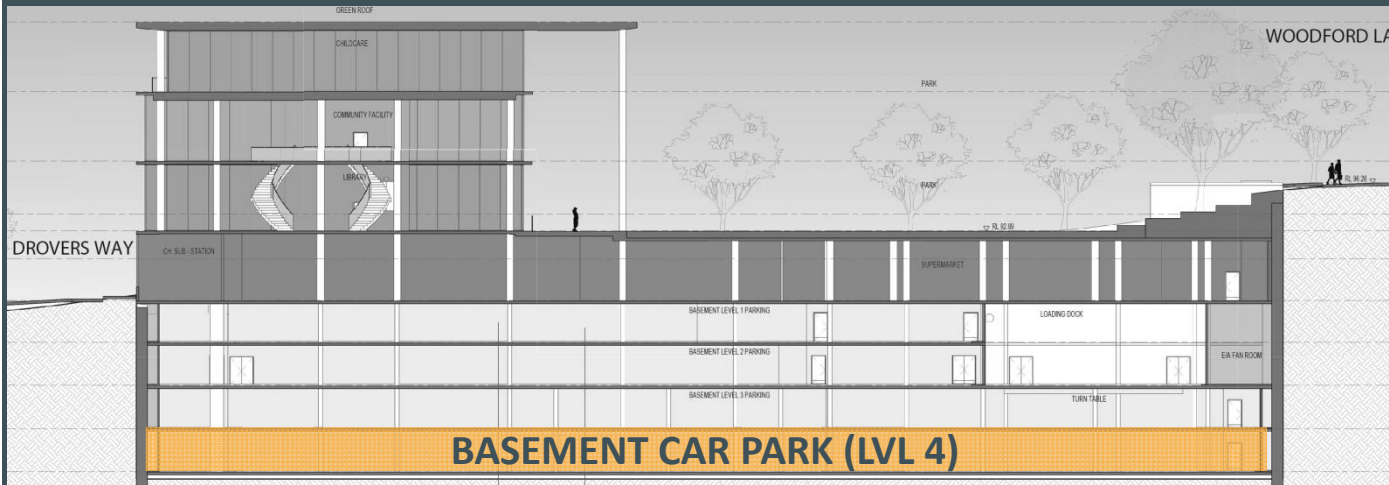
- Section 94 Council Funding
- ▨ Residential land sale proceeds (in kind payment from Developer to Council)
- TfNSW Contribution - Commuter Car Park
- Development Partner Funding



Apportionment of Land Uses and Income Generating Capacity



KEY CURRENT CHALLENGE #2 - TRANSPORTATION



- B1
- B2
- B3
- B4**



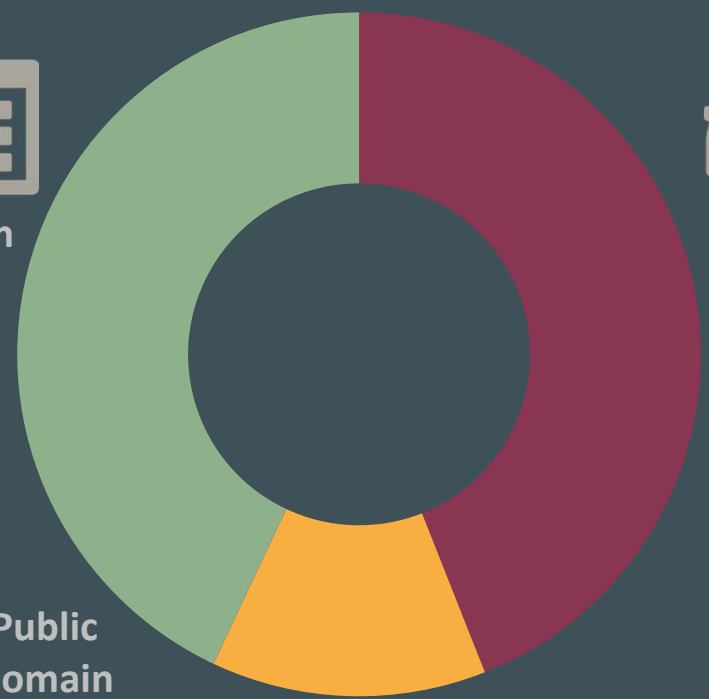
Built Form
43%



Car Park (More below ground than Above)
44%



Public Domain
13%



KEY CURRENT CHALLENGE #2 - TRANSPORTATION

Car Parking

Total Car Parking Allocation & Requirements

Use	No. of Parking Spaces
Public Parking - Existing and New (retail, library, community, childcare)	291
Commercial	4
Residential	117
Commuter	140
Service Vehicle	2
Sub-Total Basement	554



Previous design with a on-street and basement car park solution

Add on-street parking	No. of Parking Spaces
On-street short stay	96
Basement car parking	458
Total Available	554



Increased Car Parking - Over Allocation

	Commuter	Public/Retail	Commercial	Residential	Service	Totals
Basement B1		76		37	2	115
Basement B2		75	4	25		104
Basement B3		140		55		195
Basement B4	140					140
At-Grade (On-Street)		96				96
Totals	140	387	4	117	2	650



KEY CURRENT CHALLENGE #2 - TRANSPORTATION

KEY ISSUES - TfNSW FUNDING OFFER FOR COMMUTER PARKING

TfNSW – 240 Commuter Car Parking

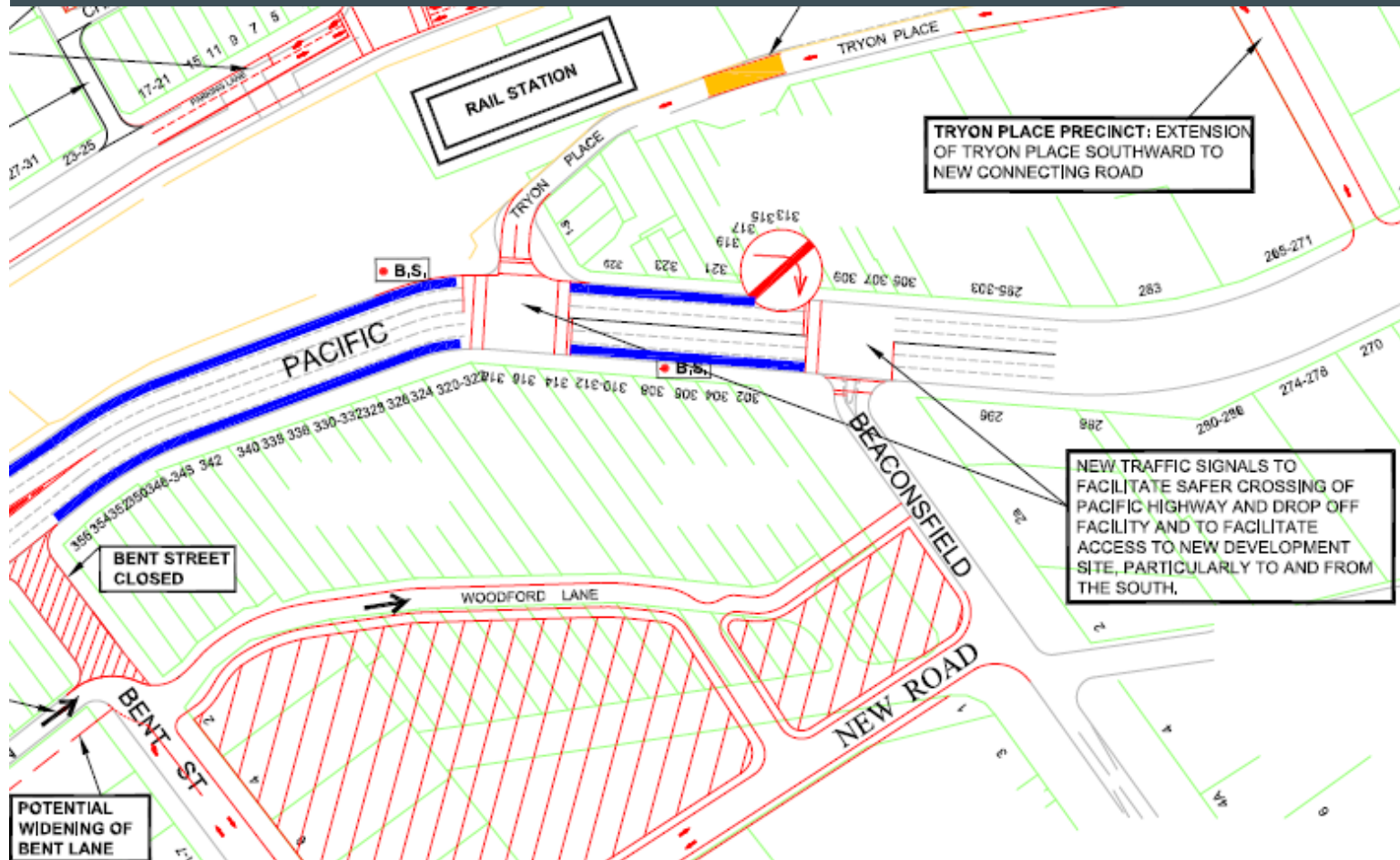
Note: percentages are based on the indicative estimate & nominal forecasts

- TfNSW have indicated a budget a capped at **\$14.7m** inc TfNSW internal costs & without escalation
 - Calculates to **\$61,250** per space (a total Capital funding deficit of **\$5.46m**)
 - No commitment from TfNSW to funding OPEX & LCC
 - Mayor Anderson letter to the Minister of Transport and Infrastructure (Nov. 2017):
 - Council's resolution to progress TfNSW negotiations for the two projects on a separated basis
 - Delivery of commuter car parking will only be implemented on a 'cost neutral basis' for Council
- Two projects
- 140 west side (Village Hub)
 - 100 east side (Village Green)

KEY CURRENT CHALLENGE #2 - TRANSPORTATION

RMS – ASSESSMENT OF TRANSPORT SCHEME

- 2015 - Proposed transport scheme submitted to RMS for approval. Council continue to provide additional information
- 2016 – Restructure of RMS, change to key personnel caused significant delay. Council instructed to re-submit model and correspondence
- 2017 – Discussions commence on specific challenges. Determination of scheme expected December,17



Note: RMS are yet to approve the scheme which does not include 176 additional parking spaces at Village Hub or Village Green

KEY CURRENT CHALLENGE #3 – PEDESTRIAN BRIDGE



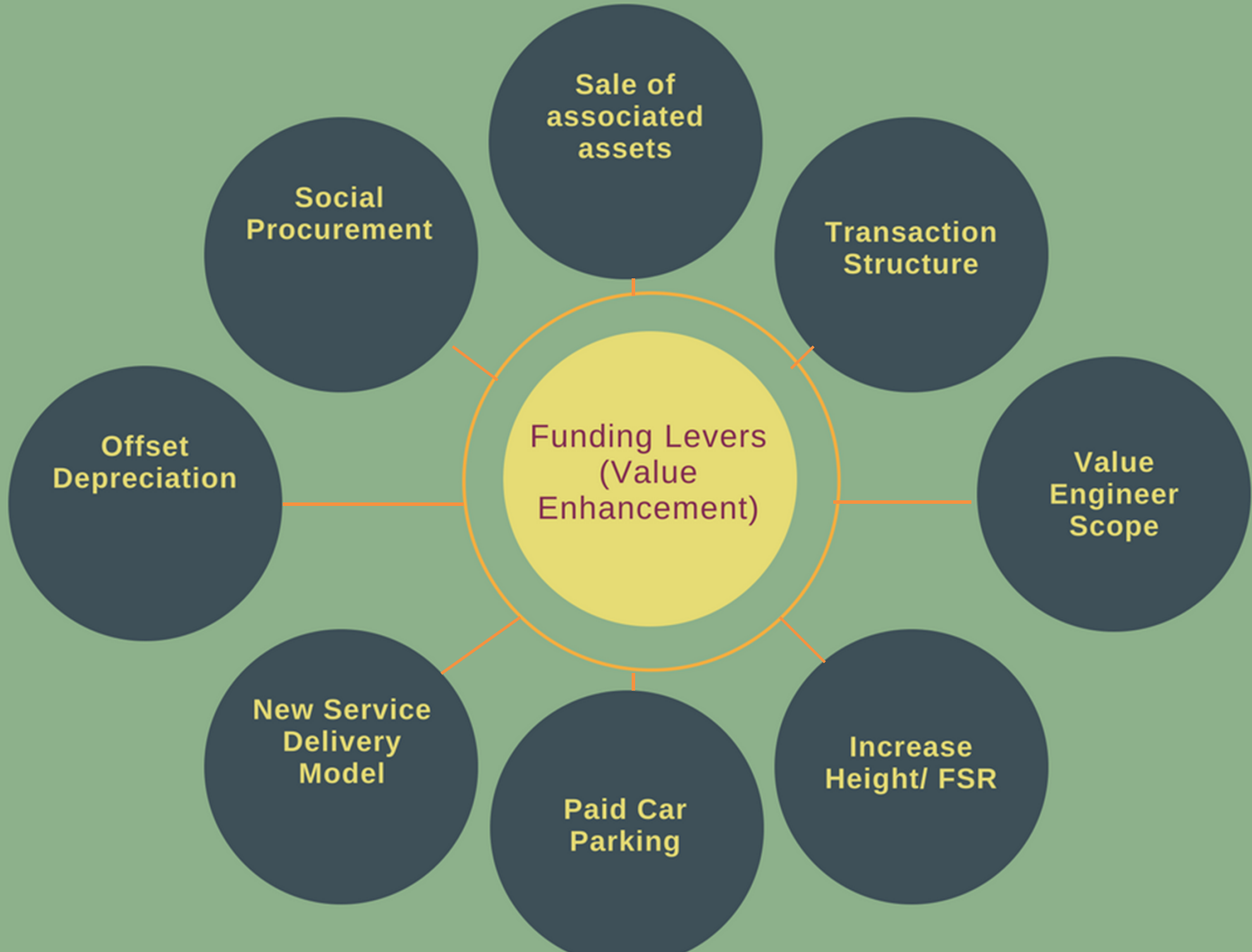
- Financial burden on project (feasibility indicates ~\$10-15 million inc land acquisition cost)
- Significant Project time delay if planning proposal is required (12-36 months)
- Requires approval from Sydney Trains and private land owner (high level risk & uncertainty)
- Gives certain parties/bidders considerable competitive advantage in EOI process (unequitable)



Staging & Timeline of Project



FUNDING LEVERS – HYBRID FUNDING SOLUTION REQUIRED



LINDFIELD VILLAGE HUB – MASTER PLAN



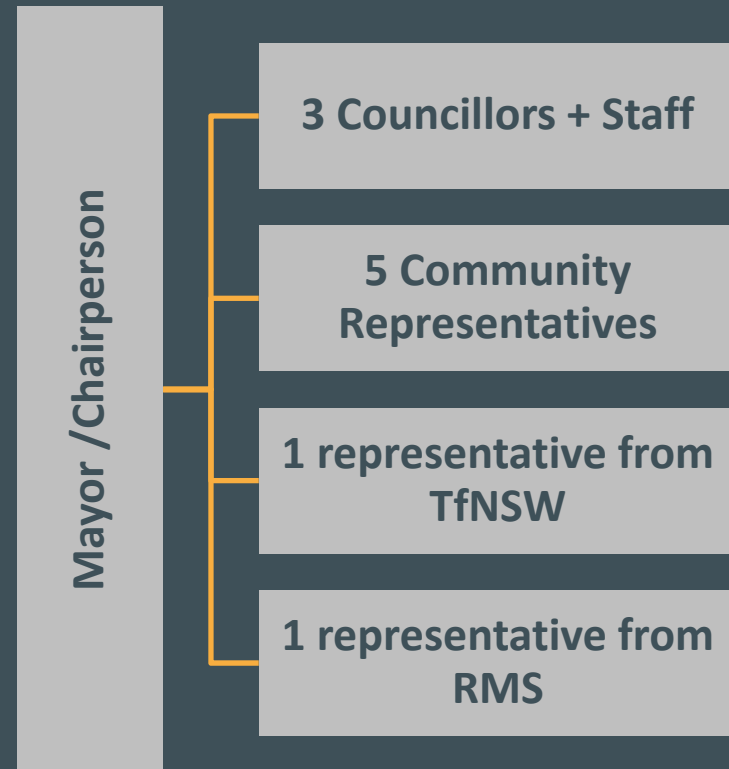
WHAT'S NEXT? COMMUNICATION – COMMUNITY REFERENCE COMMITTEE

Role of the Committee:

- Communication and Engagement
- Place making
- Environmental Sustainability
- Planning and Design Outcomes
- Service Delivery
- Social Procurement

Expression of Interest (EOI) –
February/March 2018

MEMBERSHIP



Thank you
Questions?