

**Tara Cheyne MLA**

Manager of Government Business

Attorney-General

Minister for Human Rights

Minister for City and Government Services

Minister for the Night-Time Economy

Member for Ginninderra

**RESPONSE TO QUESTION ON NOTICE**

**Questions on Notice Paper No 4**

**Friday, 21 March 2025**

**Question No. 247**

**MR PARTON:** To ask the Minister for City and Government Services —

1. Was there a cost estimate when the Lanyon Shop Upgrade project was publicly notified; if so, what was that estimate.
2. What was the total cost of the project, and can the Minister supply a breakdown of that cost.
3. How many companies tendered for this project.
4. Was the project changed significantly during the process; if so, why.
5. What, if any, consultation was undertaken after the project scope was changed.
6. Given that the artist impression of the new design had tables, new grass, and a vine covered walkway out the front of the centre, and these are currently not present, why are they not present.
7. Will the Government be conducting any remediation works to bring the upgrade more in line with what was promised in the artist's impression.
8. Does the Government consider the Lanyon Shop Upgrade complete.

**Ms Tara Cheyne MLA – The answer to the Member's questions are as follows:**

1. The final design for Lanyon upgrade that was shared with the community on the City Services website was from preliminary design stage and the high-level cost estimate prepared at this time was \$0.863m (ex GST).
2. The 2021-22 ACT Budget allocated \$17.5 million over four years for the Shopping Centre improvements program. Of this budget \$6.5m was allocated for upgrade of the six shopping centres – Narrabundah, Monash, Macquarie, Lanyon, Calwell and Evatt.



This was increased from \$6.5m to \$7.126m based on savings from the overall Shopping Centre improvements program.

A Forward Design Study (FDS) was undertaken to audit, assess and benchmark the six shopping centres which developed concept options for delivery which were shared with the community. These were then developed to preliminary and detailed design and constructed.

The first table below shows the breakdown of the budget with the following notes:

- Overhead and design costs are split equally across the six shopping centres.
- Construction budget shows the total allocation for construction of works at all six shopping centres.

<b>Delivery cost</b>	<b>Value ex GST</b>
Internal costs	406,182
Design and superintendency	1,204,195
Construction (This includes variations (approved and pending) and murals which are to be delivered)	5,011,303
Contingency	504,320
<b>Total Budget</b>	<b>\$ 7,126,000</b>

- This table show the breakdown of the construction contract costs.

<b>Contracts x3 and additional items</b> (the works were packaged into three separate contracts for construction delivery)	<b>Original contract value/ costs ex GST</b>
Monash, Macquarie, Narrabundah	1,336,597
Evatt	1,148,820
Calwell and Lanyon	1,816,997
Approved variations across the 3 contracts, murals, any remaining contingency	1,213,208
<b>Total construction expenses</b>	<b>\$5,515,622</b>

3. The government received three tender responses to the tender for the construction contract to deliver the Lanyon and Calwell upgrades.
4. Design changes that have occurred since the project was shared with the community via the City Services website include:
  - The raised intersection with two additional priority pedestrian crossings was changed to remove the raised intersection and install two raised priority pedestrian crossings. The reasons for the change:
    - Preliminary assessment of the raised intersection was positive from a road operations perspective. However, as the detailed design progressed it became evident the raised intersection had a high potential to create confusion in the road environment for both

drivers and pedestrians as it could be interpreted as a shared zone, which was not the intended purpose. Shared zones require specific safety design criteria to be met, and the intersection at Lanyon Marketplace does not meet these criteria.

- Further, the Lanyon Market Place Strata Management were not in a position to fund the work on its land to upgrade the western leg to be raised, further contributing to potential confusion in the road environment.
- The agreed design with the two raised pedestrian crossing as delivered on site, was assessed as providing the desired pedestrian connectivity and safety outcome.
- In addition, raising the intersection would have required significant stormwater augmentation and additional cost.

- Pedestrian connection improvements adjacent to Box Hill Avenue and Balcombe Street and the mural artwork at the adjacent underpass, could not be delivered due to the Hungry Jacks development which altered road usage and pedestrian connections. Delivery of a mural is being investigated now that the Hungry Jacks development is complete.
- A proposed shade structure associated with the community centre situated to the east of Lanyon Marketplace, on Sidney Nolan Street, was not further developed from the PSP stage to detailed design due to building and site boundary offset limitations.

5. Consultation with Lanyon Marketplace strata management was undertaken in relation to the changed scope.
6. The tables, grass, and a vine covered walkway out the front of the centre shown in the artists impression are existing landscape elements that are already in place and located on the Marketplace private land. This imagery was intended to provide context.
7. The main difference between what was delivered, and the artist's impression is the raised intersection and the tables. The raised intersection is not being delivered as the two pedestrian crossings installed provide the required safe pedestrian connections. The tables could not be delivered as there was insufficient clearance between the garden beds and garden bed wall. All the main works from the impression are complete (garden beds, seating, pedestrian crossings).
8. Further works include the relocation of a new bench to replace the one removed and a mural artwork.

**Approved for circulation to the Member and incorporation into Hansard.**



**Tara Cheyne MLA**

**Minister for City and Government Services**

**Date:** 30/4/25

This response required 6 hrs and 10 mins to complete, at an approximate cost of \$714.64