

# 5. implementation

## 5 Implementation

The preceding sections have identified actions under different categories of activity to achieve the vision. These are considered in more detail below.

### 5.1 Land release

The framework proposes that the unleased Territory land in Section 19 should be released for a mixed use development, including a full-line supermarket\*.

### 5.2 Vary the Territory Plan

A new Kingston Centre Precinct Code will be required if the actions in this framework are adopted. It is anticipated that the Precinct Code could be introduced as a full variation to the Territory Plan. In addition the Territory Plan zonings could be amended to adopt Commercial CZ1 (Core) across the whole site. This would simplify the precinct code.

### 5.3 Capital works

Implementation of the vision requires various capital works to be undertaken. These include works arising from the proposed development of Section 19 as well as capital works elsewhere in the centre.

The former include development of shared pedestrian/vehicular zones and improvements to the public realm. These could be undertaken as capital works or as off-site works associated with the proposed development in Section 19.

The extent of any works to be undertaken as part of the development of Section 19 should be clearly defined as part of the sale. In addition it would be desirable to ensure that details of the off-site works are also specified so that there is no confusion and the outcome is consistent with expectations for the centre.

### 5.4 Operational activities

The strategies propose numerous minor works, generally public realm improvements, that could be included as part of annual operational activities. Implementation of these would improve the public realm in the short term.

Budget bids would need to be included in the next budget round if any works are to be undertaken in 2011/12.

### 5.5 Partnerships

The strategy depends on the development of a close working relationship between individual lessees in the centre and between the lessees and different government agencies.

Government can only encourage lessees to work together or with government. However if lessees/traders were approached with the suggestion that some form of working group be established it is anticipated that many would be interested.

### 5.6 Ownership in government

Notwithstanding the need to undertake the above implementation actions, perhaps the most important action is for government as a whole to agree to support revitalisation of the centre and not only to the release of a site for a mixed use development.

No one agency is responsible for the various related actions necessary to revitalise the centre. Further different agencies have different priorities and while they may agree that the centre should be strengthened, may not agree on the priorities for achieving this.

Implementation will require identification of an advocate agency that can coordinate an inter-agency approach based on an ownership of this Framework.

\* On 6 May 2010, Chief Minister Jon Stanhope announced the release of new supermarket sites, including Dickson. For more details refer to this report's foreword or the following internet link: <http://www.chiefminister.act.gov.au/media.php?v=9505>



