

Public Housing Renewal Community Facility Sites PCG

Tuesday 24 January 2017

RECORD OF MEETING

Attendees:

Jessica Steele (JS)

Susanne Roberts (SR)

Graham Mundy (GM)

Sharni Silver (SS)

Franco Frino (FF)

Simon Lansdown (SL)

David Collett (DC)

Greg Burghardt (GB)

Overall

- Updated yields have now been determined for all sites.
 - **Action:** FF and DC to confirm yields for all six sites with Fiona Barbaro from Housing ACT by COB 30 January 2017 at the latest.
- Site Investigation Reports (SIR) completed for all sites.
 - **Action:** GB to provide final copies to SS.
- Geotech has been put on hold for all sites although firm already engaged.

Chapman Block 1 Section 45

- Yield is now 30 dwellings
- Site is to have concurrent servicing/building DA lodgement
- Geometry, location and size of direct sales parcel of site to be confirmed with Karen Wilden from Office of Coordinator-General.
 - **Action:** DC to discuss with Karen Wilden and provide outcome by COB 25 January 2017.
- DA to be ready in approximately 8 weeks

Holder Block 2 Section 21

- Yield is now 30 dwellings
- Demolition cost estimate to be provided as part of site investigation.
- Site is to have concurrent demolition/building DA lodgement
- Subdivision may be needed.
 - **Action:** GB to check if needed and advise asap.
- Basements may be required which will affect geotech.
 - **Action:** GB to confirm if basements are proposed and advise GM asap.
- DA to be ready in approximately 8 weeks
- Paul Lewis has received written confirmation from ACT Property Group that PANDSI will be relocating in March 2017 to new premises.

Wright Part Block 1 Section 29

- Yield is now 32 dwellings
- Site is to have concurrent servicing/building DA lodgement

- Subdivision has been completed already
- DA to be ready in approximately 8 weeks

Mawson Block 29 Section 36

- Yield is now 15 dwellings
- Site only requires building DA lodgement
- No subdivision is required
- DA to be ready in approximately 8 weeks

Monash Block 2 Section 20

- Yield is now 6 dwellings
- Preliminary Sketch Plans completed, requires approximately four weeks to be ready for DA lodgement
- Site only requires building DA lodgement
- No subdivision is required

Monash Block 15 Section 56

- Yield is now 30 dwellings
- Subdivision has been completed already
- Site is to have concurrent servicing/building DA lodgement but there are risks associated with timing and ground level
 - **Action:** GB, FF and DC to discuss site works required and confirm levels with GM.
- DA to be ready in approximately 8 weeks

Timing

- Subject to confirmation of yield and discussions with architects:
 - Geotech to commence in week of 27 February 2017
 - Announcement via media release/notices/web content to occur in week of 27 February 2017
 - Drop-in sessions and Your Say website to occur in week of 6 March 2017 onwards
 - DA lodgement to commence in week of 20 March 2017
 - DA notification period to commence approximately 10 April 2017
 - DA notification period to close approximately 29 May 2017
 - Construction to take approximately 1 year, with completion in approximately June 2018

Public Housing Renewal Community Facility Sites PCG

Tuesday 31 January 2017

RECORD OF MEETING

Attendees:

Jessica Steele (JS)

Susanne Roberts (SR)

Graham Mundy (GM)

Sharni Silver (SS)

Franco Frino (FF)

Greg Burghardt (GB)

Paul Lewis (PL)

Overall

- Housing ACT confirmation of yield received for most sites, yield still being confirmed for Mawson
- All SIRs to SS except for SIRs for Chapman, Wright and Mawson which are being updated

Chapman Block 1 Section 45

- DC waiting on written confirmation from Karen Wilden by 1 February 2017, this will confirm direct sales outcome and area of site for Taskforce development

Holder Block 2 Section 21

- GM doing subdivision for this site as a minor amendment
- Basements will be required, GB to write to GM requesting geotech to take this into account
- PL noted that PANDSI will probably relocate in April 2017

Wright Part Block 1 Section 29

- SIR being updated to reflect new yield and block boundary

Mawson Block 29 Section 36

- **Action:** FF to provide update to all regarding confirmed yield of site
- **Action:** GM to update SIR for yield and driveways to Mawson Drive

Monash Block 2 Section 20

- No further updates

Monash Block 15 Section 56

- **Action:** Briefing to be held with Taskforce, GM, civil works consultant and architects to confirm sites works required and site levels

Timing

- Subject to confirmation of yield and discussions with architects, all are working towards the following timeframe:

- Announcement via media release/notices/web content to occur in week of 27 February 2017
- Geotech to follow announcement and commence in week of 27 February 2017
- Drop-in sessions and Your Say website to occur in week of 6 March 2017 onwards
- DA lodgement to commence in week of 20 March 2017
- DA notification period to commence approximately 10 April 2017
- DA notification period to close approximately 29 May 2017 (may be extended by two weeks subject to discussions with EPSDD)
- Construction to take approximately 1 year, with completion in approximately June 2018

10

Wright, Spencer

From: Wright, Spencer
Sent: Tuesday, 7 June 2016 9:55 AM
To: EmergencyManagement
Cc: Potts, Greg
Subject: Potential Public Housing Development on Block 1, Section 45, Chapman [SEC=UNCLASSIFIED]
Attachments: Chapman B1 S45 5000.pdf

FAO Rob Kilpatrick

The Public Housing Renewal Taskforce (Taskforce) are reviewing a range of sites across Canberra as potential development sites for public housing. A small portion of the sites proposed are community facility zoned land which allows residential as long as the dwellings are Supportive Housing. The requirement to provide supportive housing on community facility land also requires that all the dwellings are built to Class C adaptable standard. The planning requirement for supportive housing in relation to Government Public Housing can be defined as those who need support from the Government or any other organisation who provide that service, but the residents are not necessarily disabled persons.

One block identified as a potential site is Block 1, Section 45, Chapman. The block is 14,937m² and the Taskforce would only need approximately half the block to achieve approximately 25 dwellings. I have attached a plan of the block for your reference. If developed for supportive housing it would be on the Southern half of the block with the northern remainder left for future development by others. I would like to know if a proposed public housing development on the southern half of the block would be allowed and suitable noting the potential bushfire risks that the site has, being on the development fringe. Housing ACT will control who is allocated to these properties and will manage and maintain the building and grounds. The tenants will also have a dedicated housing manager to deal with any issues that may arise.

Please do not hesitate to contact me should you require any clarification or additional information.

Regards

Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au

Public Housing Renewal Taskforce | Chief Minister, Treasury and Economic Development Directorate

ACT Government | Transact House, 470 Northbourne Avenue Dickson ACT 2602

GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au

From: ACTF&R Risk & Planning
Sent: Thursday, 9 June 2016 8:39 AM
To: Wright, Spencer
Cc: EmergencyManagement; Potts, Greg
Subject: RE: Potential Public Housing Development on Block 1, Section 45, Chapman [SEC=UNCLASSIFIED]

Hi Spencer,

The location of your proposal is inside the "Built Up Area" of the ACT, and is considered "Bushfire Prone Land" in the Strategic Bushfire Management Plan.

Developments that place vulnerable occupants in high risk locations are not generally supported.

In order to provide support for the development application, ACTF&R would need to be clear on the nature of the occupants, and will request a Bushfire Assessment Report be included to demonstrate the proposals ability to meet the specifications of NSW Planning For Bushfire Protection (2006). ACTF&R recommend that a suitably qualified and accredited consultant be used to develop the report.

Regards,



SFF Neil Willis Grad Dip. Bushfire Protection,
ACT Fire & Rescue - Risk and Planning Section
9 Amberley Ave, Majura ACT 2601
PH: 0262078472 E: neil.willis@act.gov.au

From: Potts, Greg
Sent: Monday, 6 June 2016 5:31 PM
To: Wright, Spencer
Cc: EmergencyManagement
Subject: RE: Potential Public Housing Development on Block 1, Section 45, Chapman [SEC=UNCLASSIFIED]

Hi Spencer,
the draft email looks good. I suppose the possible hurdle is whether the proposal is classified as Special Bushfire Protection under ACT Planning for Bushfire Mitigation Code, with further detail contained in NSW RFS publication Planning for Bushfire Protection.

The more detail regarding likely occupants you can give will help ESA to define whether this is a likely SFP development or not.

Don't hesitate to contact me for further info if required. The EM inbox email is cc'd into this email, see above.

Regards

Greg Potts

Manager
Community Bushfire Protection
ACT Rural Fire Service
9 Amberly Avenue
Fairbairn ACT 2600

GPO Box 158 Canberra ACT 2601

T: (02) 6207 8545

M: 0428 298 994

E: greg.potts@act.gov.au

From: Wright, Spencer

Sent: Monday 6 June 2016 16:12

To: Potts, Greg

Subject: Potential Public Housing Development on Block 1, Section 45, Chapman [SEC=UNCLASSIFIED]

Greg

Thank you for discussing the block in Chapman with me today. As discussed I have drafted an email regarding the enquiry to provide supportive on the southern part of the block. I would be grateful if you could review and provide feedback.

Regards

Spencer

FAO Rob Kilpatrick

The Public Housing Renewal Taskforce (Taskforce) are reviewing a range of sites across Canberra as potential development sites for public housing. A small portion of the sites proposed are community facility zoned land which allows residential as long as the dwellings are Supportive Housing. The requirement to provide supportive housing on community facility land also requires that all the dwellings are built to Class C adaptable standard. The planning requirement for supportive housing in relation to Government Public Housing can be defined as those who need support from the Government or any other organisation who provide that service, but the residents are not necessarily disabled persons.

One block identified as a potential site is Block 1, Section 45, Chapman. The block is 14,937m² and the Taskforce would only need approximately half the block to achieve approximately 25 dwellings. If developed for supportive housing it would be on the Southern half of the block with the northern remainder left for future development by others. I would like to know if a proposed public housing development on the southern half of the block would be allowed and suitable noting the potential bushfire risks that the site has being on the development fringe.

Please do not hesitate to contact me should you require any clarification or additional information.

Regards

Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au

Public Housing Renewal Taskforce | Chief Minister, Treasury and Economic Development Directorate

ACT Government | Transact House, 470 Northbourne Avenue Dickson ACT 2602

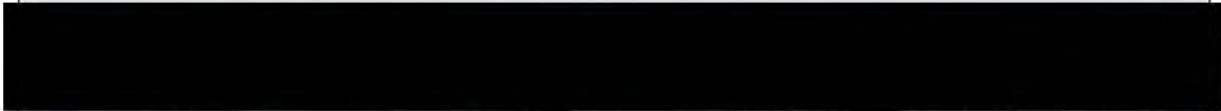
GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au



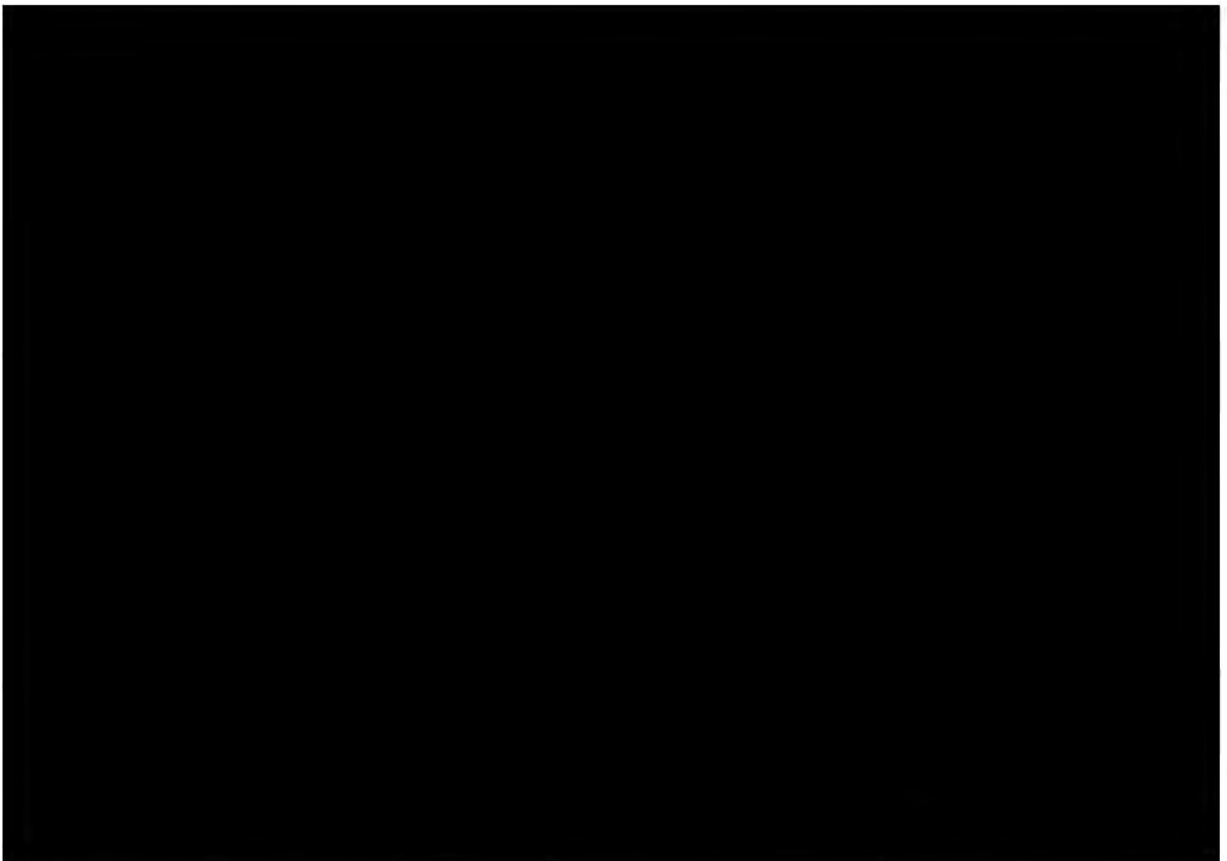
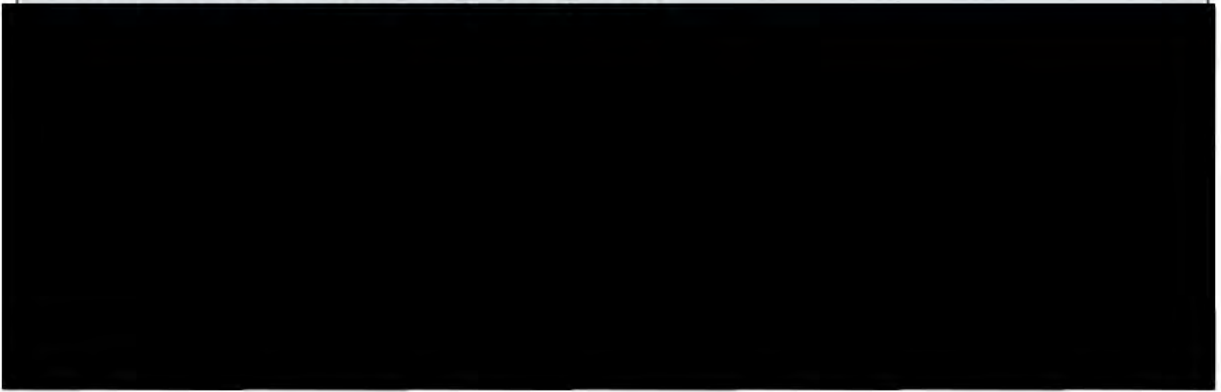
Public Housing Renewal Steering Committee Agenda Item 6: Land Supply Options

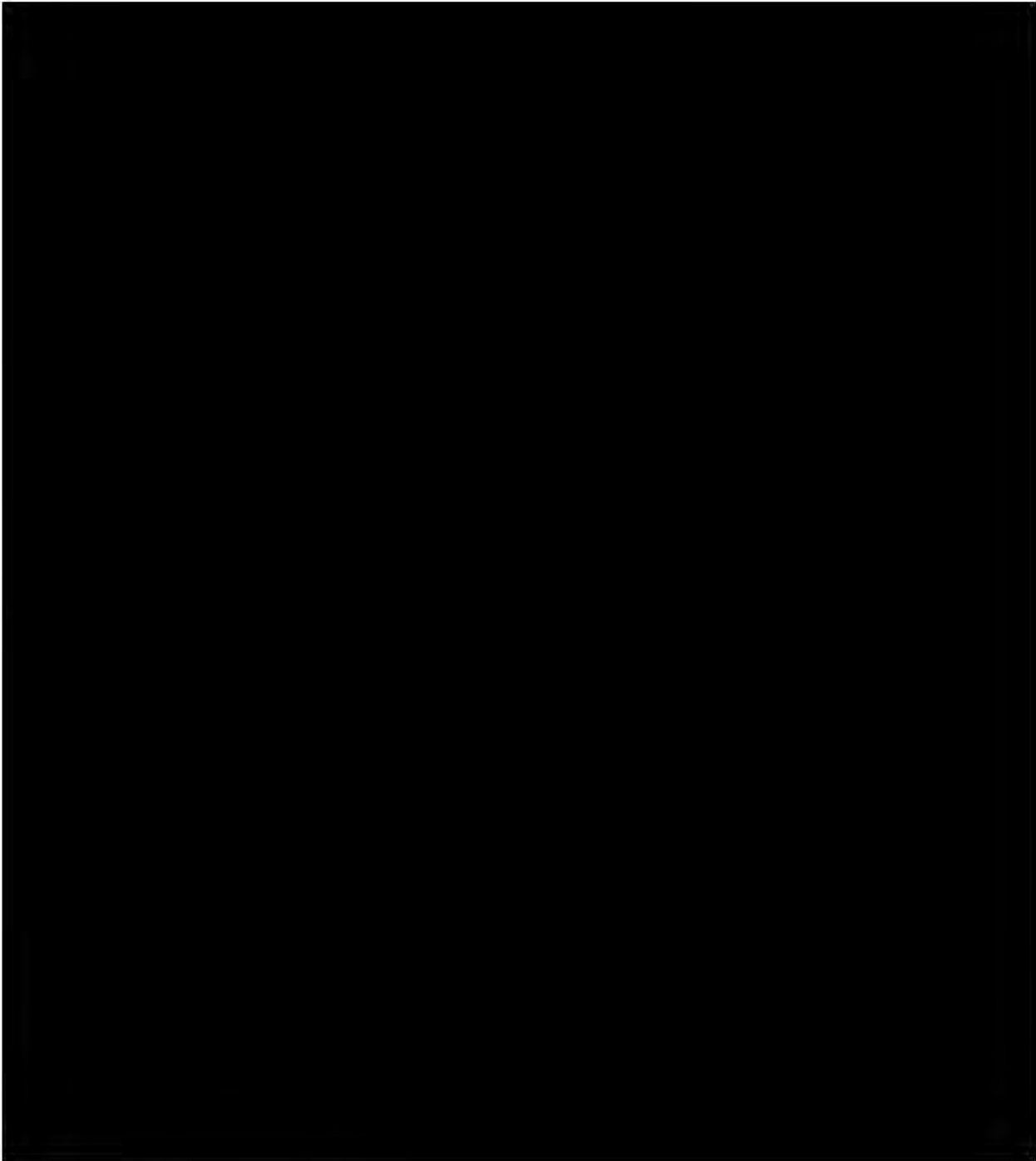
Date of meeting: 23 April 2015

It is recommended that the Steering Committee:



- Agree that alternative land supply options are further investigated in particular used and vacant Community Facility Land;





Community Facility Land

Potential exists for development of portions of existing sites in established areas designated 'Community Facility'. A number of these sites have overlays excluding supportive housing and no site allows general residential use. The Territory Plan currently limits residential development on community facility land to supportive housing. Confirmation is being sought as to whether this definition can include public housing. The use of Community Facility Zoned land would require the

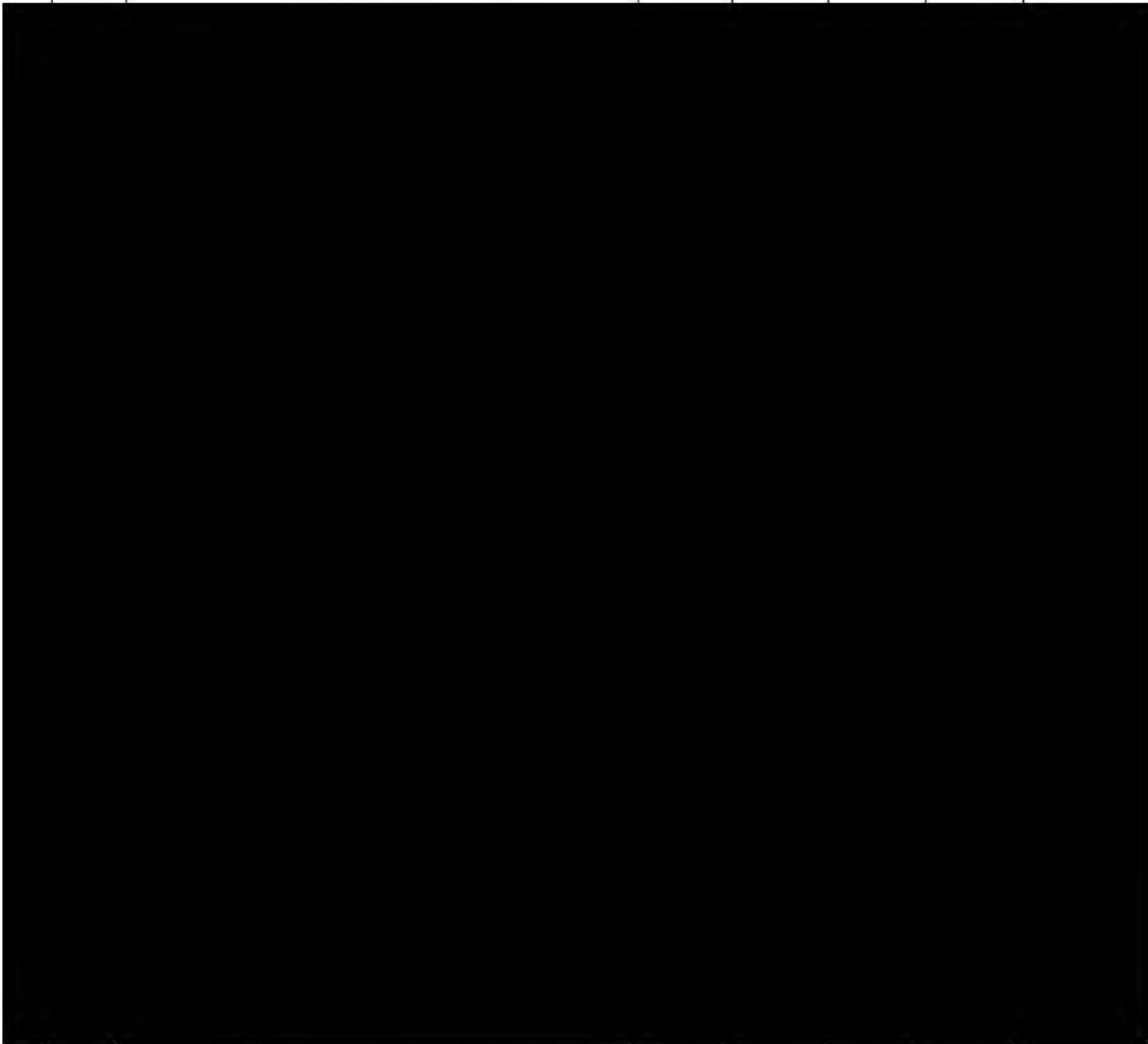
Environment and Planning Directorate (EPD) to support a Territory Plan Variation. Note: If this strategy is supported then construction of dwellings, where supportive housing is permitted, could commence now whilst the Territory Plan Variation is being undertaken as the public housing adaptable Class C dwelling meets the definition of supportive housing. If dwellings could be delivered on each of these sites then over 200 dwellings could be delivered to support the public housing renewal program.

Action:

- **Seek detailed advice from Housing ACT on their capacity to utilise supportive accommodation sites on these locations**
- **Seek support from LDA/Economic Development (ED) for portions of sites**
- **Seek confirmation from EPD that the definition of supportive housing in the Territory Plan may include public housing**
- **Possible consideration and discussion with EPD regarding removal of overlays.**

Draft land Supply Options for Public Housing Renewal Program (As at 10 April 2015)

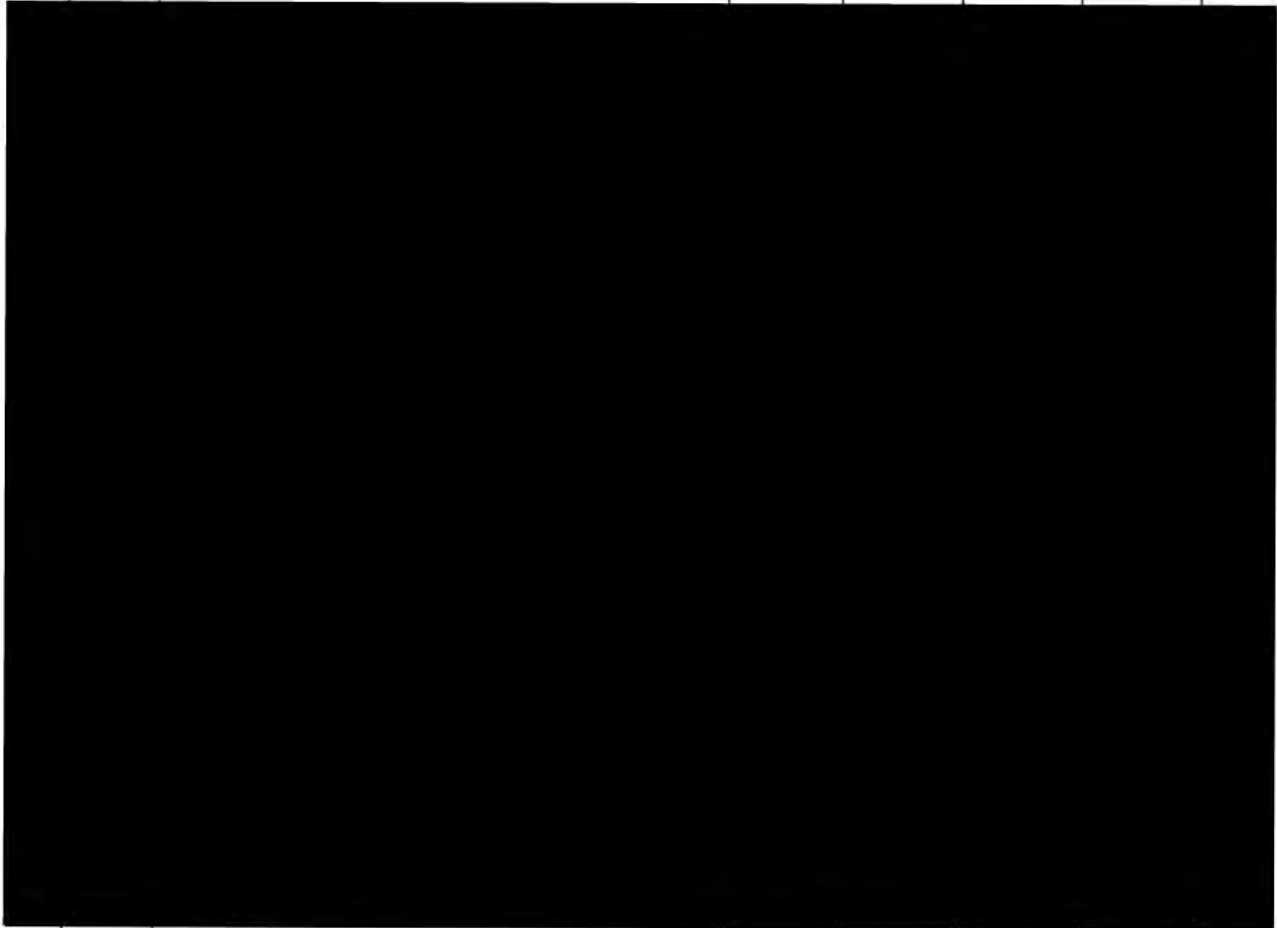
	Disposal and Renewal - Construction completion & delivery	Site Area	Total Dwellings		What if Scenario
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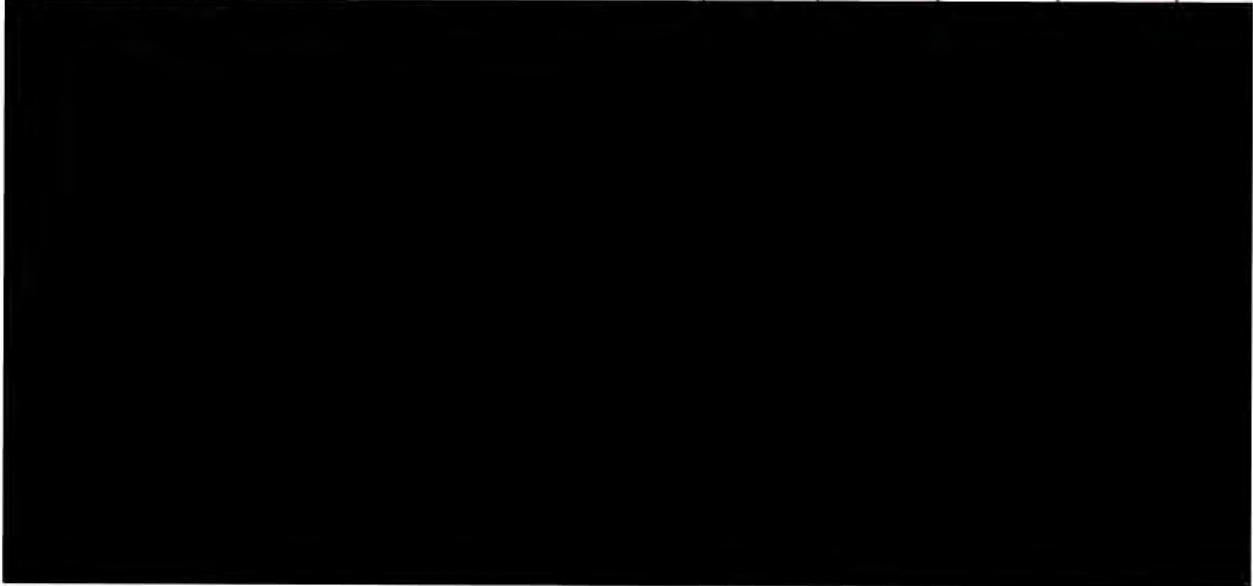
	<i>Community Facility Land</i>				
	Monash 2/20	2,112	0		6
	Monash part 13/56	4,000	0		24



Draft land Supply Options for Public Housing Renewal Program (As at 10 April 2015)				
	Disposal and Renewal - Construction completion & delivery	Site Area	Total Dwellings	What if Scenario



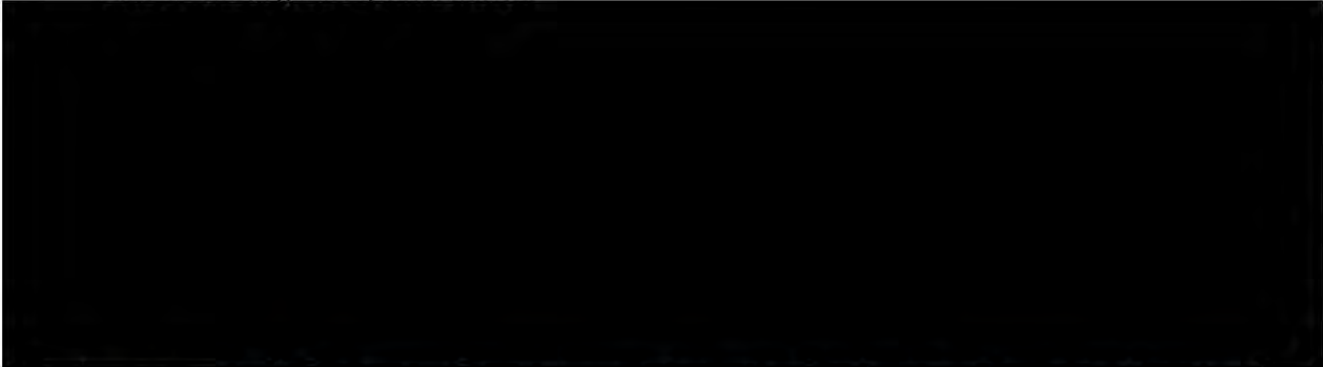
	<i>Community Facility Land</i>			
	Chapman part section 45/1	4,000	0	24
	Holder, Part Block 2 Section 21	4,000	0	24



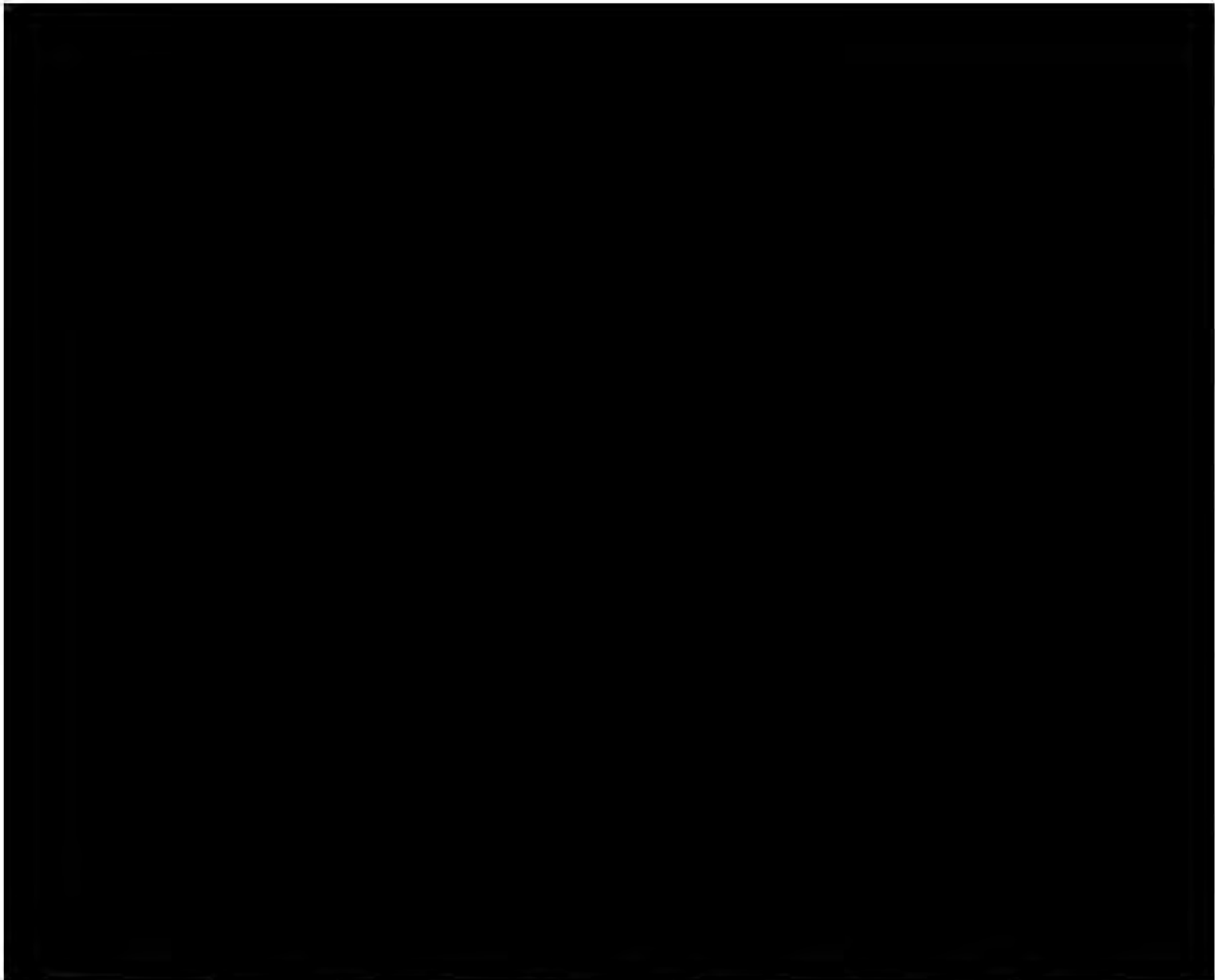


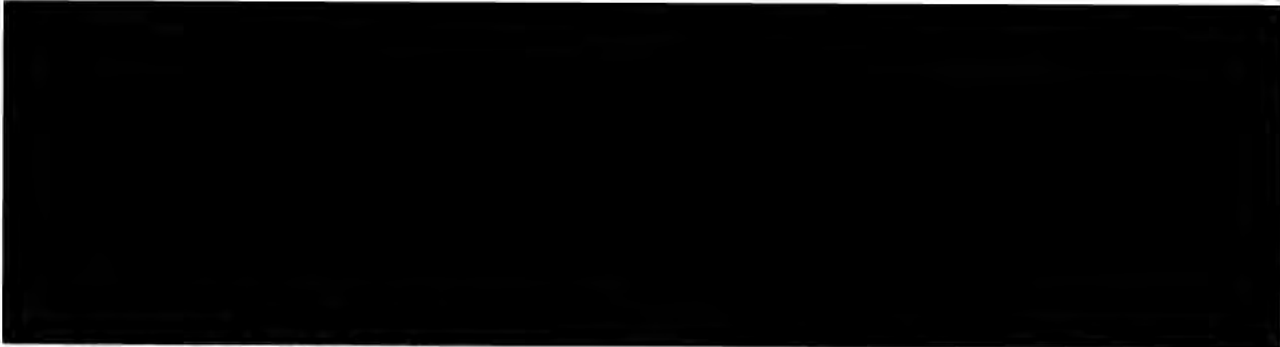
Public Housing Renewal Steering Committee
Agenda Item 7: Land Supply

Date of Meeting: 10 September 2015




- note the community engagement strategy and action plans to address use of community facility land will be discussed at Agenda Item 8





Community Facility Land



Six community facility sites delivering up to 119 dwellings are proposed for the 4th Tranche Business Case. The acceptance of these sites by CSD is dependent upon clarification of the definition of 'supportive housing' in the Territory Plan by the Environment and Planning Directorate (EPD).

The Community Facility Zone Development Code provides for the development of 'supportive housing' on Community Facility sites. Until June 2014 the Territory Plan only permitted people who were older or had a disability to live in 'supportive housing'. Now, both the definition of 'supportive housing' and the Community Facility Zone Development Code restrict occupation of such dwellings to persons 'in need of support'. The Territory Plan states:

Supportive housing means the use of land for residential accommodation for persons in need of support, which is managed by a Territory approved organisation that provides a range of support services such as counselling, domestic assistance and personal care for residents as required. Although such services must be able to be delivered on site, management and preparation may be carried out on site or elsewhere. Housing may be provided in the form of self-contained dwellings. The term does not include a retirement village or student accommodation.

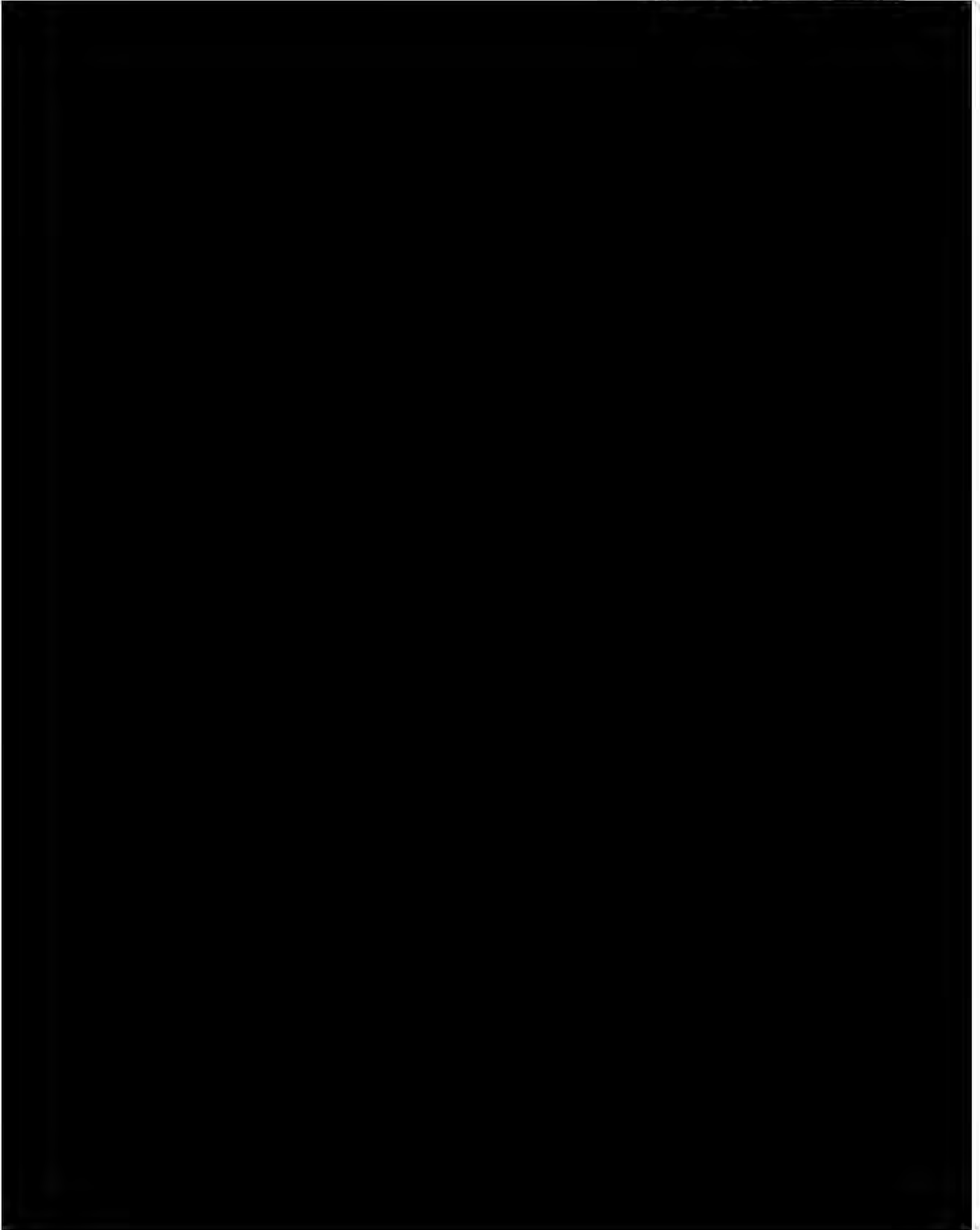
This definition fits with the purpose and use (allocation) of public housing as administered by Housing ACT. There is a point of confusion around Common Terminology associated with 'supportive housing' in the Territory Plan. The Public Housing Renewal Taskforce has sought clarification on this issue through a technical amendment to include 'public housing' in Common Terminology.

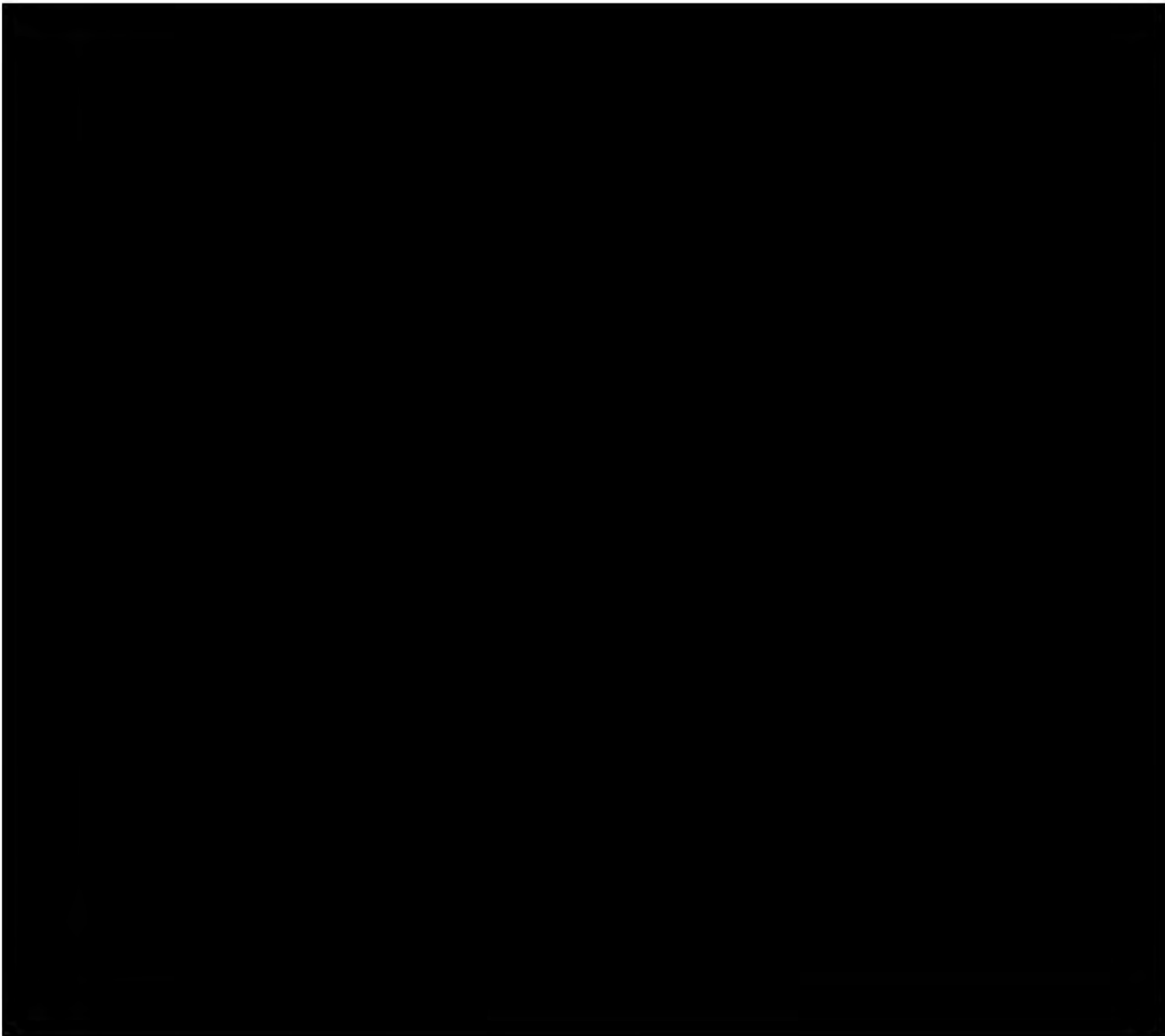
Further sites are planned to be explored for the remaining 209 dwellings, pending the outcome on the interpretation of 'supportive housing'.

Community objection to the use of Community Facility land for the public housing renewal program is likely. It is anticipated that there will be strong opinion regarding the loss of quantity of unleased Territory land designated for community use. A proactive and strategic communication and engagement action plan will be required for these sites similar to one prepared for Franklin Block 3 Section 125 which will be discussed at Agenda Item 8.

Attachment A – Land Supply Program

(as at 1 September 2011)





	Disposal / Renewal	Total Dwellings
2017/18	4 th Tranche Business Case (Currong Apartments and Stuart Flats)	



	<i>Community Facility Land</i>	
	Holder Part Block 2 Section 21	26

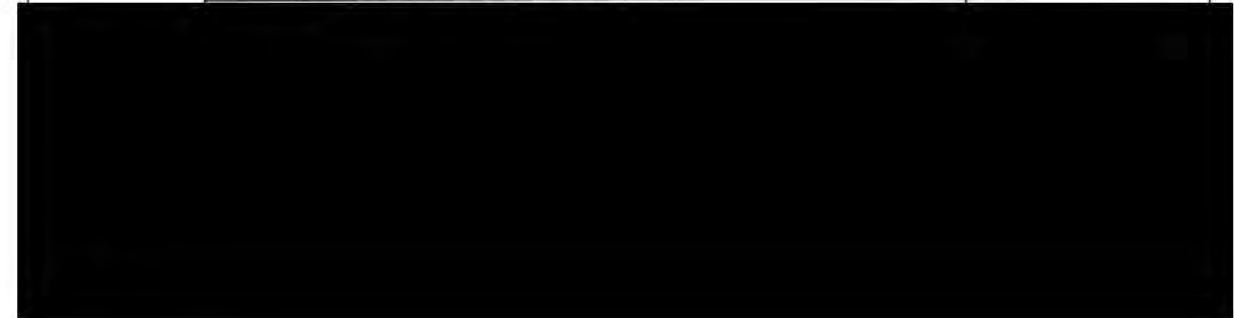
Wright Part Block 1 Section 29	26
[REDACTED]	[REDACTED]
Monash Block 2 Section 20	4
Monash Part Block 13 Section 56	26



2018-19	5 th Tranche Business Case (Strathgordon Court, De Burgh and Gowrie Court)	[REDACTED]
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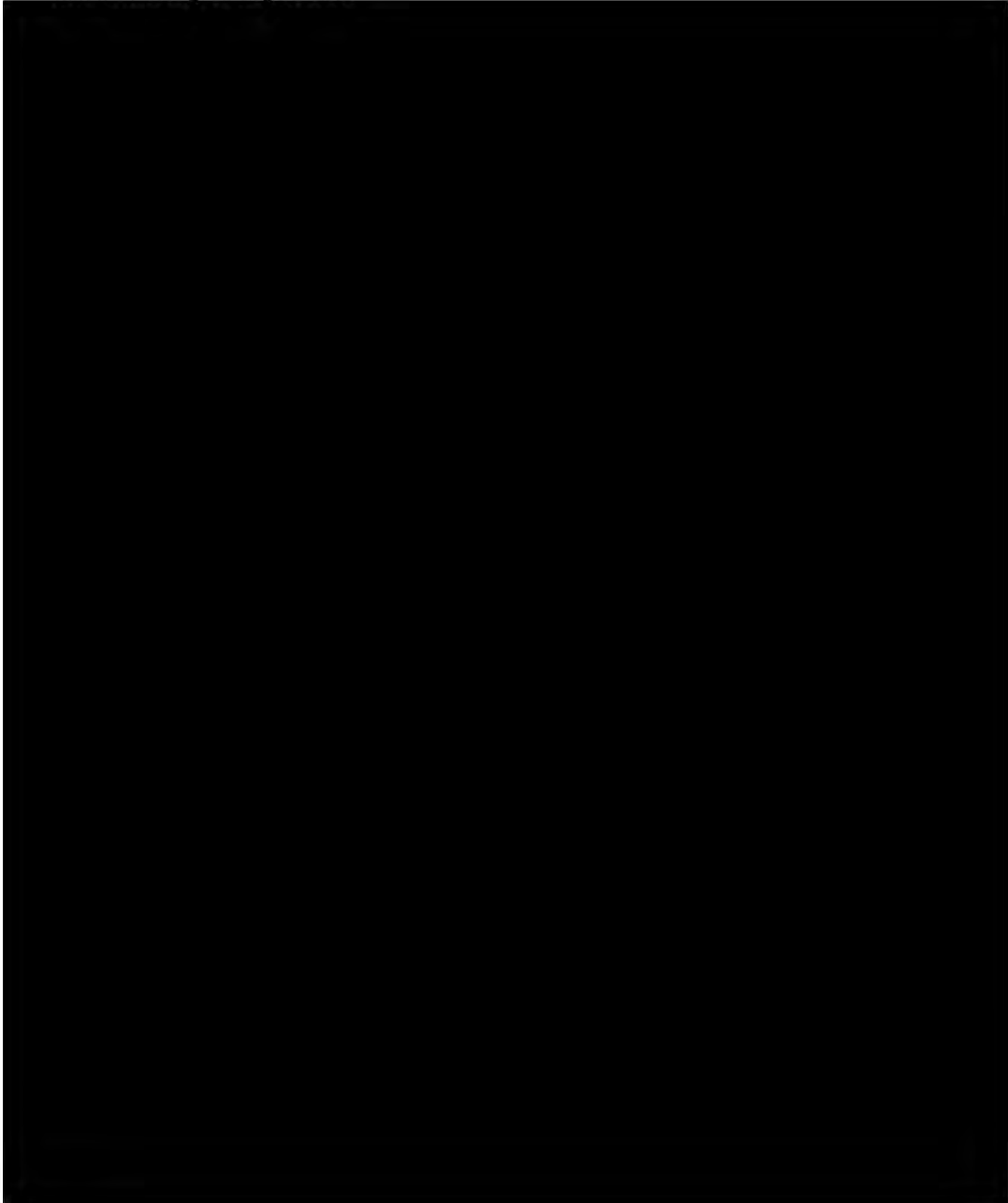
	<i>Community Facility Land</i>	
	Monash Part Block 5 Section 52	26
	Mawson Block 29 Section 36	10





**Public Housing Renewal Steering Committee
Agenda Item 4: Land Supply and Purchases**

Date of Meeting: 12 August 2016





3rd Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at August 2016
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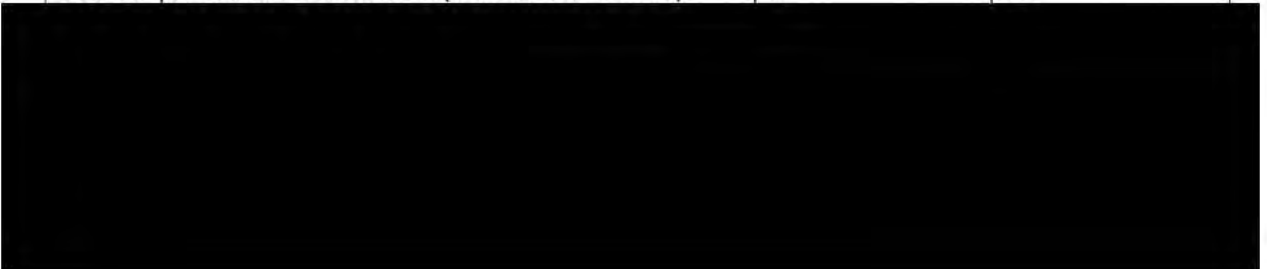


Replacement



Community Facility

Monash Block 2 Section 20 (transferred from T4)	0	4
Monash part Block 13 Section 56 (transferred from T4)	0	25

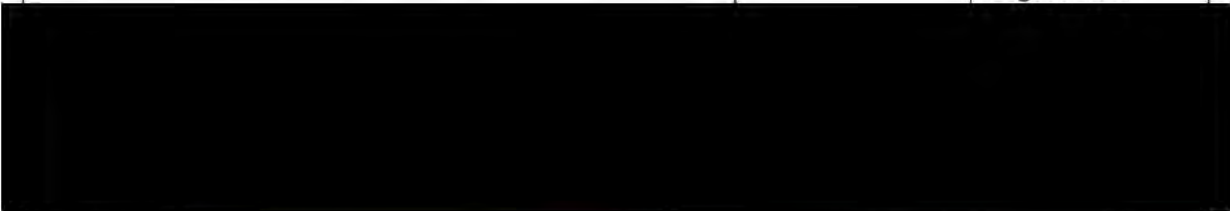




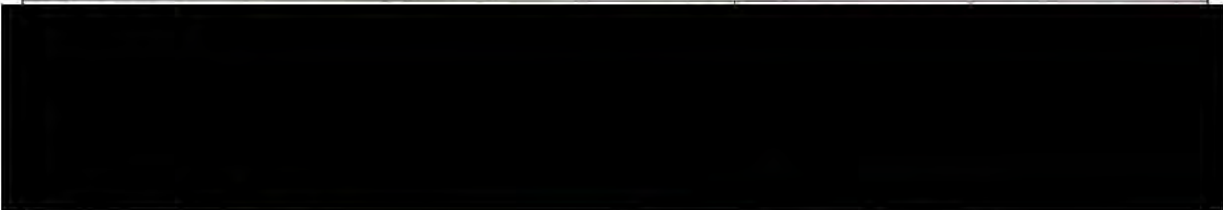
- **Community Facilities** – Two sites in Monash (Block 2 Section 20 and part Block 13 Section 56 – expected to yield 29 dwellings) have been substituted for the Franklin site. Early planning and due diligence is being progressed for these sites.




4th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at August 2016
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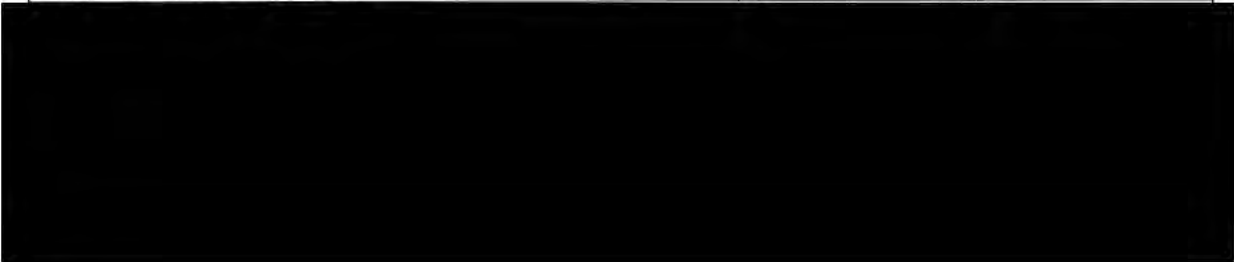


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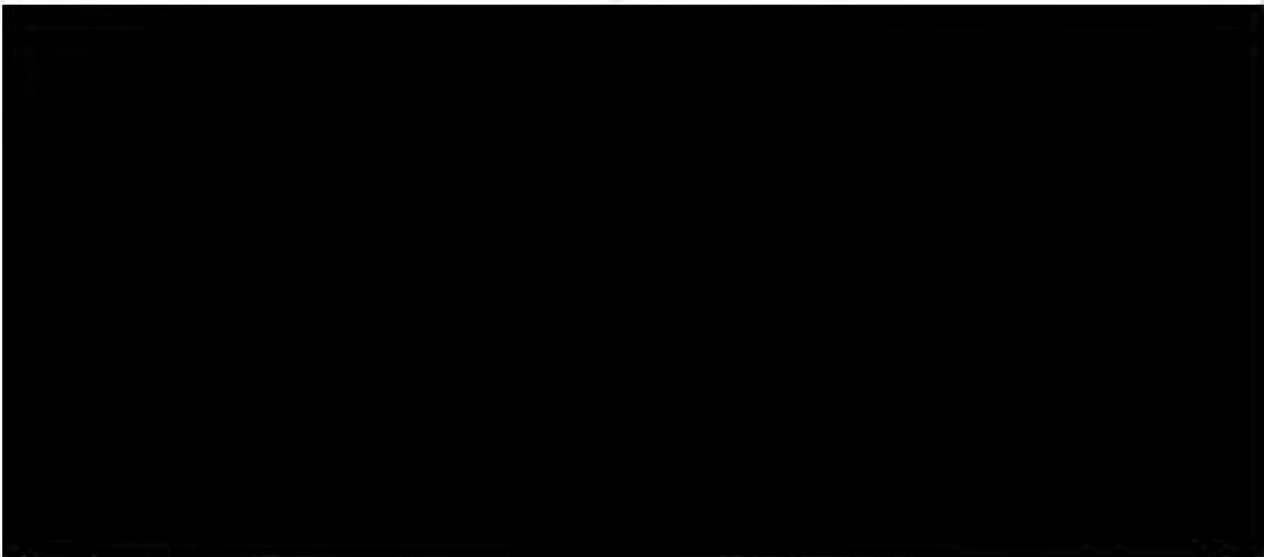


Community Facility Land

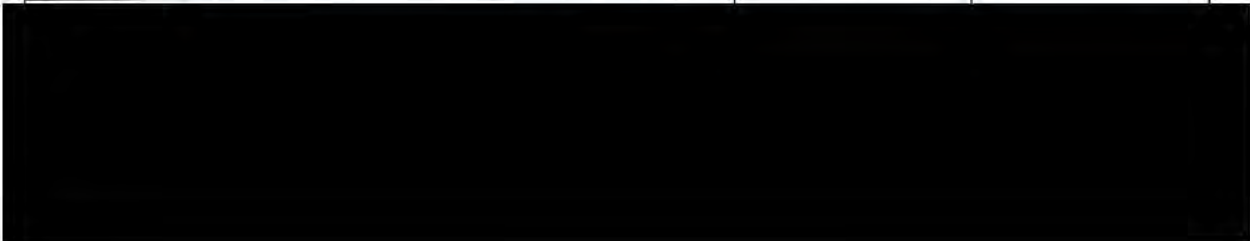
Holder part Block 2 Section 21	20	20
		
Mawson Block 29 Section 36	8	8
Monash Block 2 Section 20 (transferred to T3)	4	0
Monash part Block 13 Section 56 (transferred to T3)	20	0
Wright Block 1 Section 29	0	16
Chapman Block 1 Section 45	0	25



- **Community Facility Land** – Early planning and due diligence is being progressed for these sites.



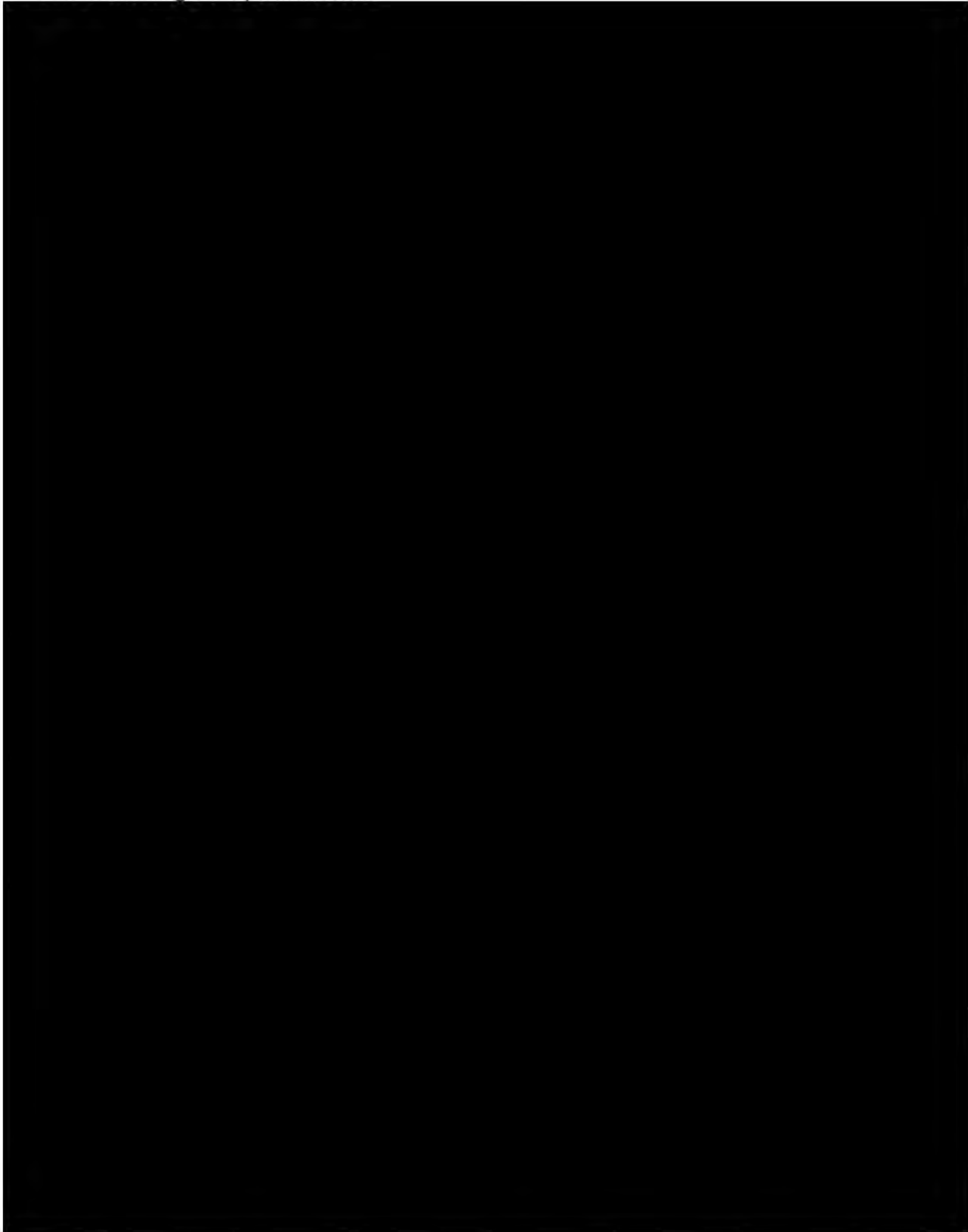
Replacement

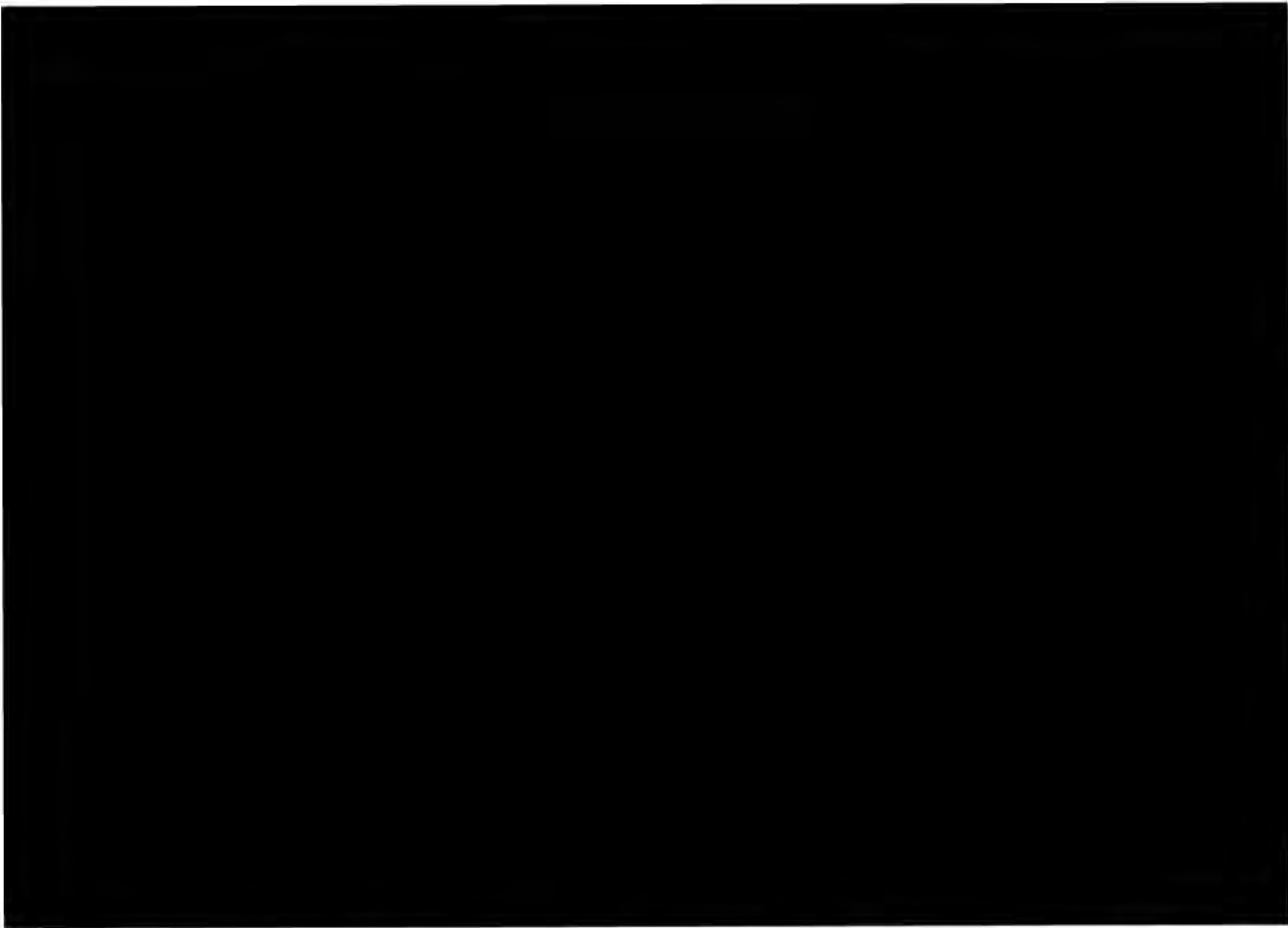




**Public Housing Renewal Steering Committee
Agenda Item 6: Land Supply and Purchases**

Date of Meeting: 23 September 2016





3rd Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at September 2016
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Replacement



Community Facility

Monash Block 2 Section 20 (transferred from T4)	0	4*
Monash part Block 13 Section 56 (transferred from T4)	0	25*

- **Community Facility land** – Early planning is progressing for two sites in Monash including Site Action Plans for community engagement to commence in early 2017.

4th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at September 2016
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Chairperson: David Dawes, Director-General, Economic Development

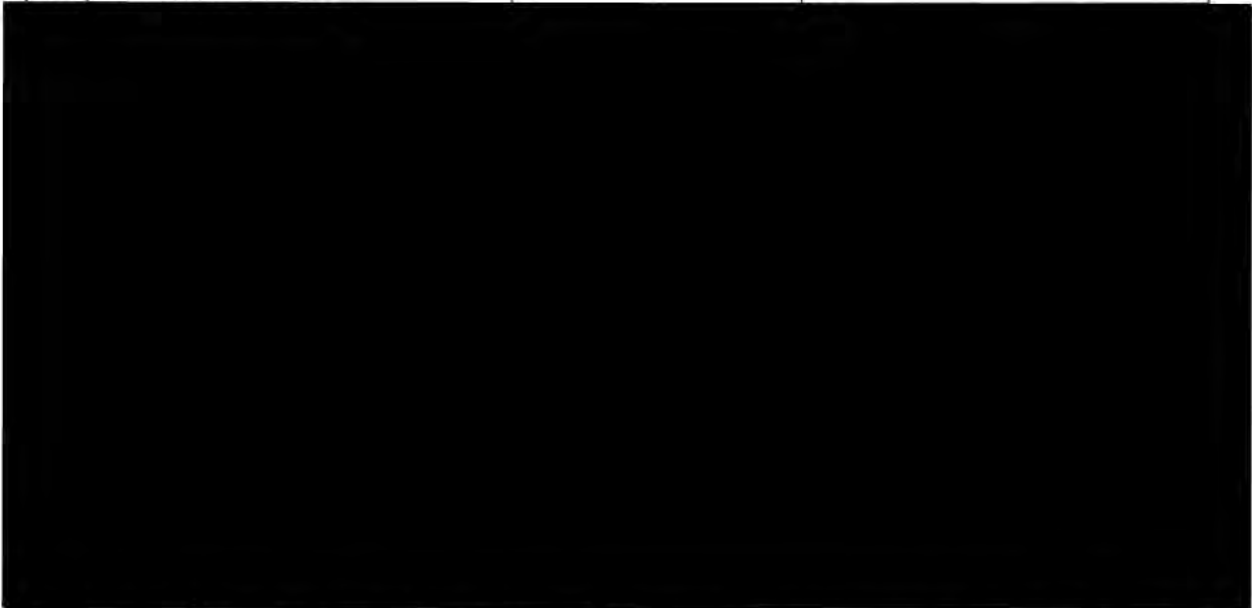
Contact Officer: Paul Lewis, Acting Executive Director, Public Housing Renewal Taskforce

Replacement

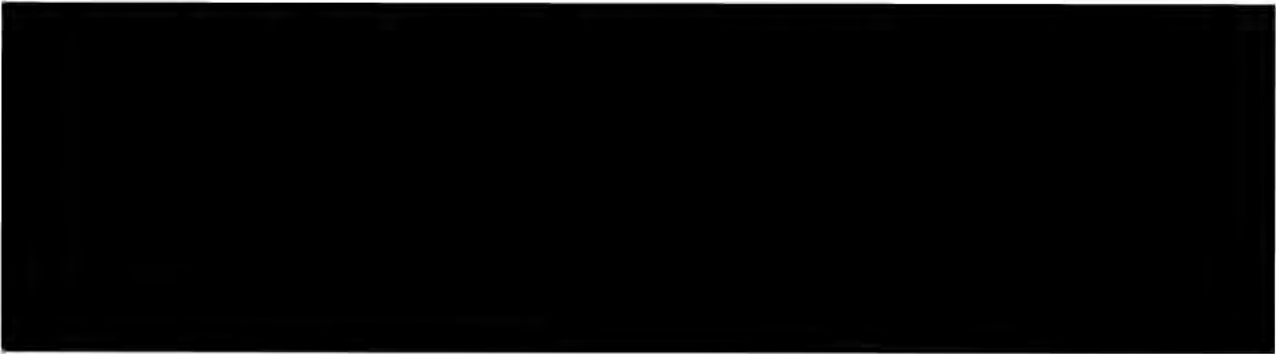


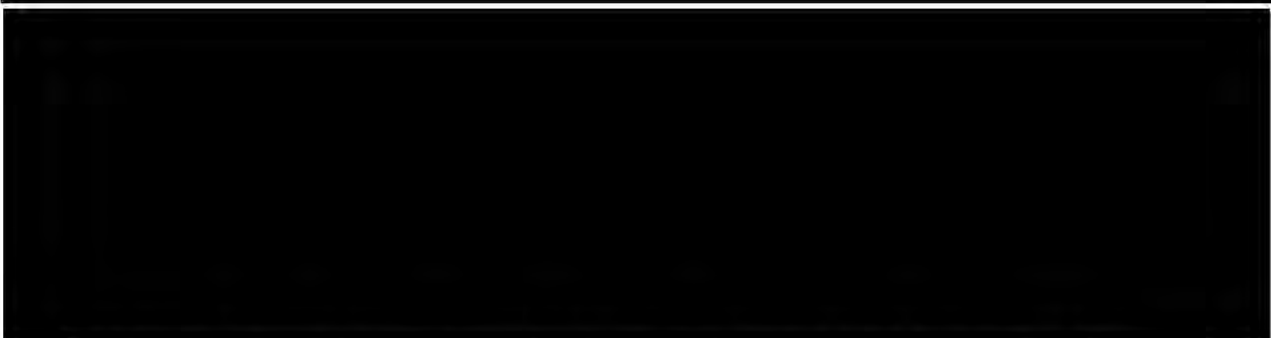
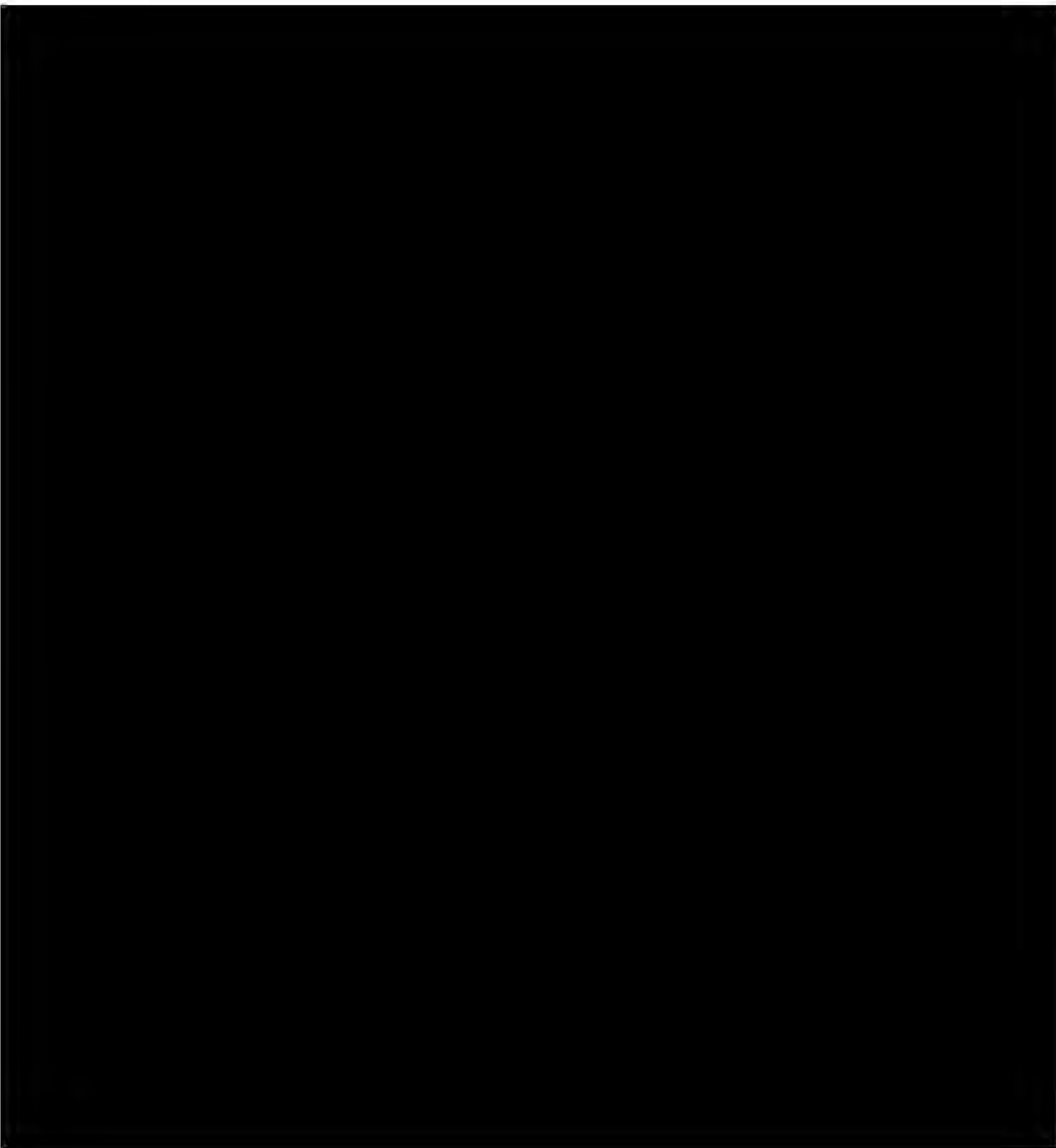
Community Facility Land

Holder part Block 2 Section 21	20	20 [^]
Mawson Block 29 Section 36	8	8 [^]
Monash Block 2 Section 20 (transferred to T3)	4	0
Monash part Block 13 Section 56 (transferred to T3)	20	0
Wright Block 1 Section 29	0	16 [^]
Chapman Block 1 Section 45	0	25 [^]



- **Community Facility land** – Early planning is progressing for these sites including Site Action Plans for community engagement to commence in late 2016 (Wright, Holder and Chapman) and early 2017 (Chifley and Mawson).



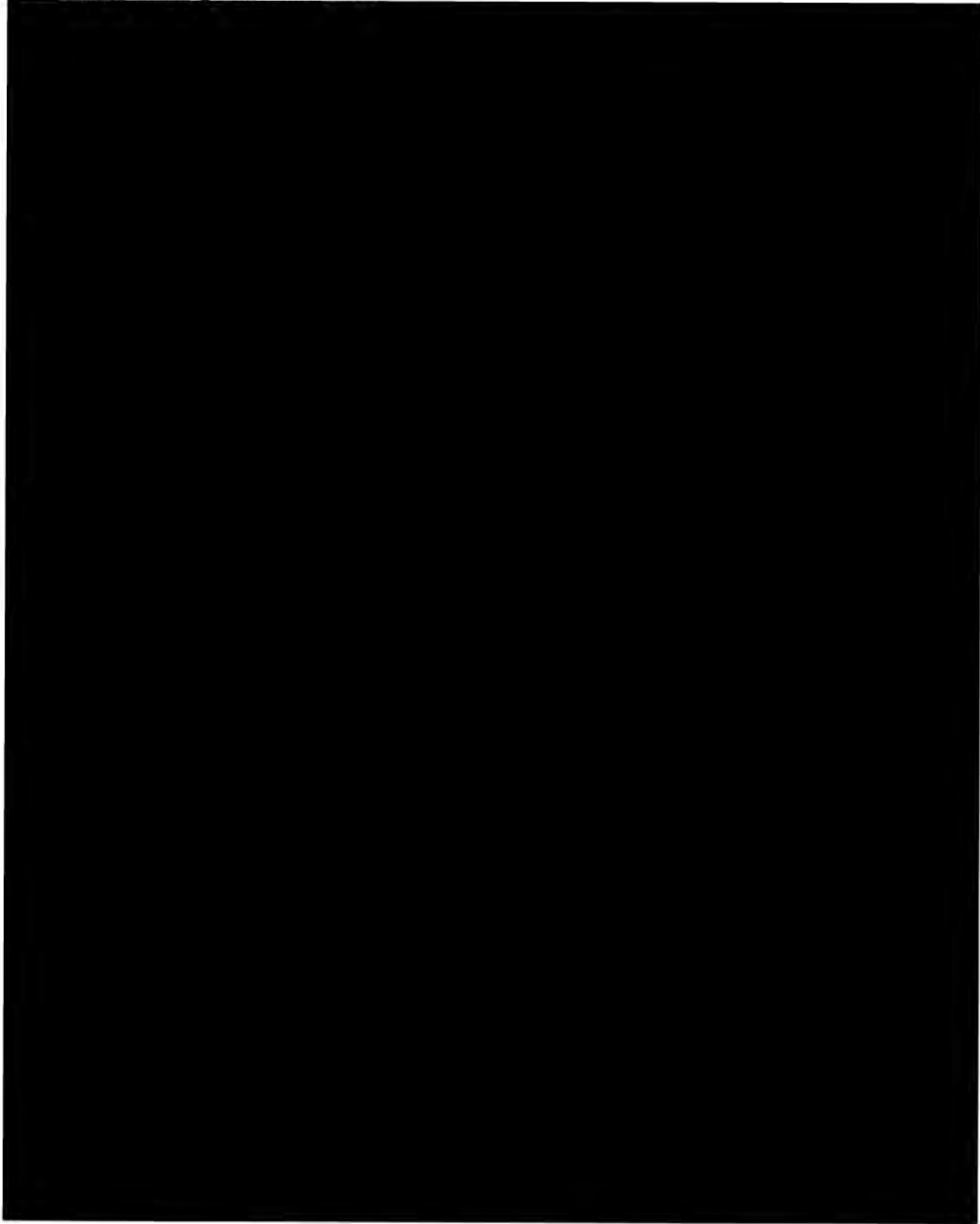


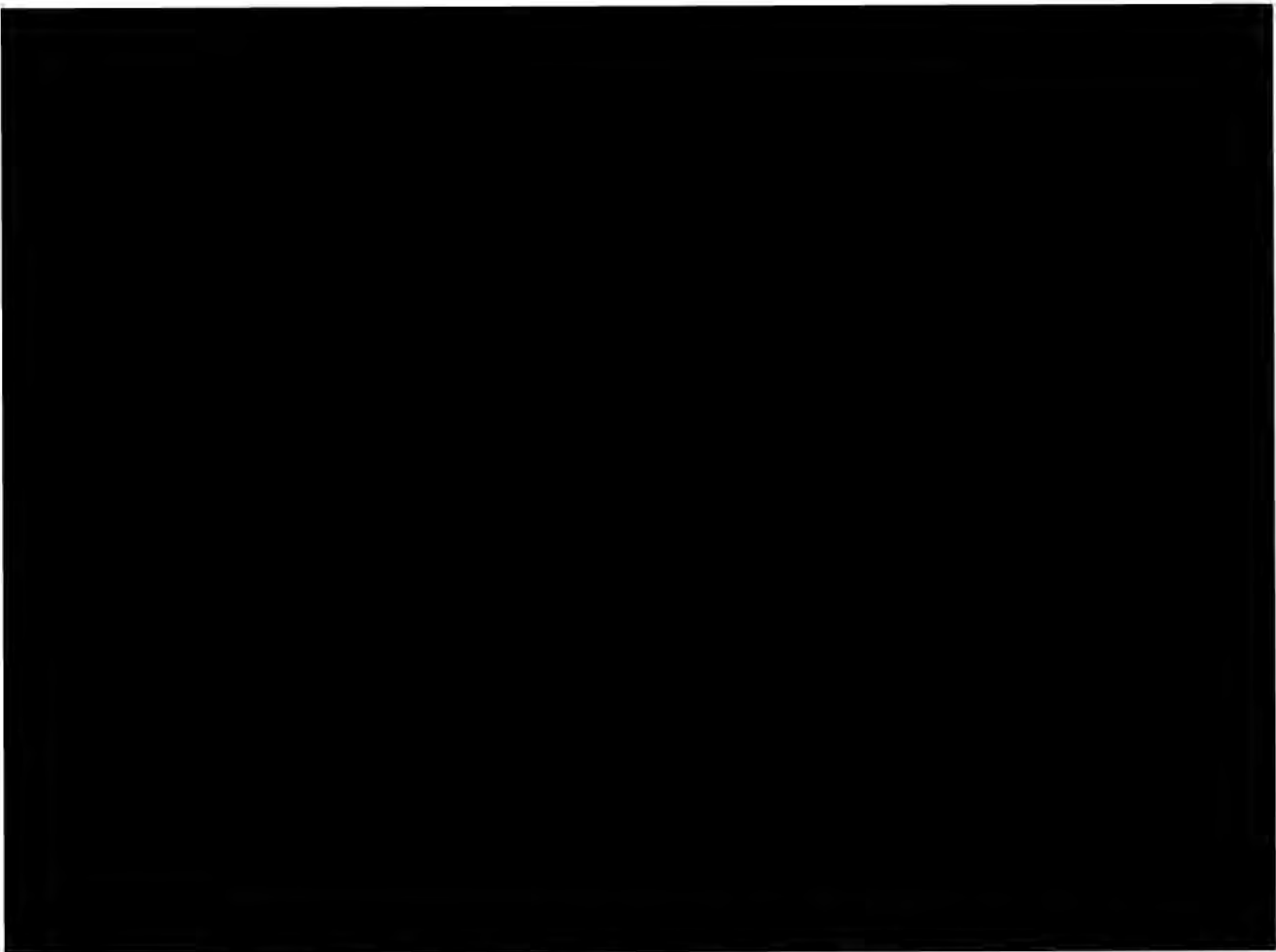
⁹ high risk sites are those for which the Taskforce has a low degree of certainty that these dwellings will be achieved within the timeframe of the public housing renewal program (eg. higher-risk Community Facility zoned sites, later Greenfield sites, marked ^ in tables above)



**Public Housing Renewal Steering Committee
Agenda Item 8: Land Supply and Purchases**

Date of Meeting: 2 November 2016

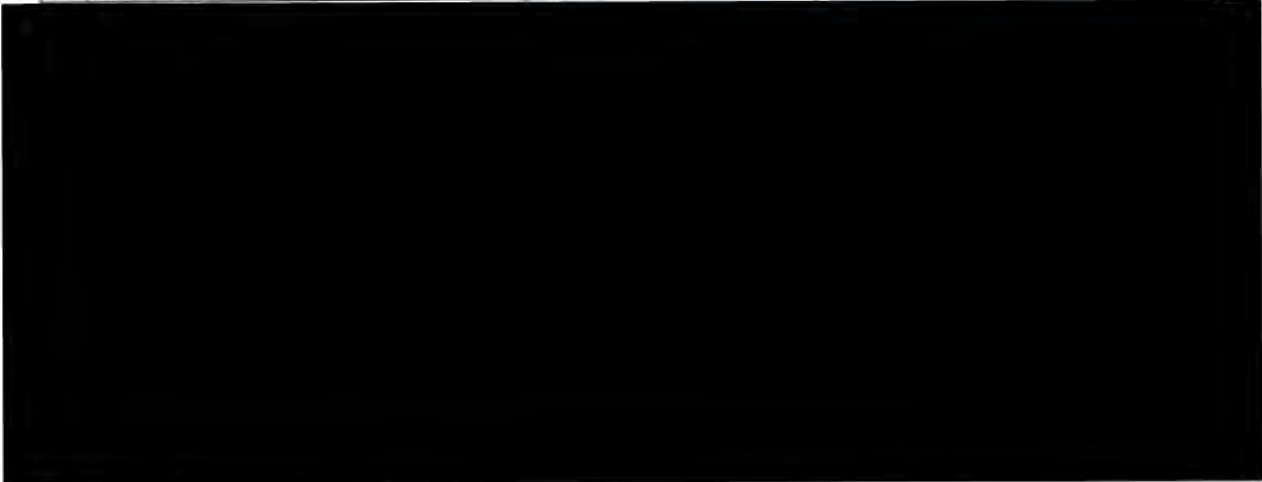




3rd Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at October 2016
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Replacement



Community Facility

Monash Block 2 Section 20 (transferred from T4)	0	4*
Monash part Block 13 Section 56 (transferred from T4)	0	25*

- **Community Facility land** – Design work is progressing for two sites in Monash including Site Action Plans for community engagement to commence in early 2017.

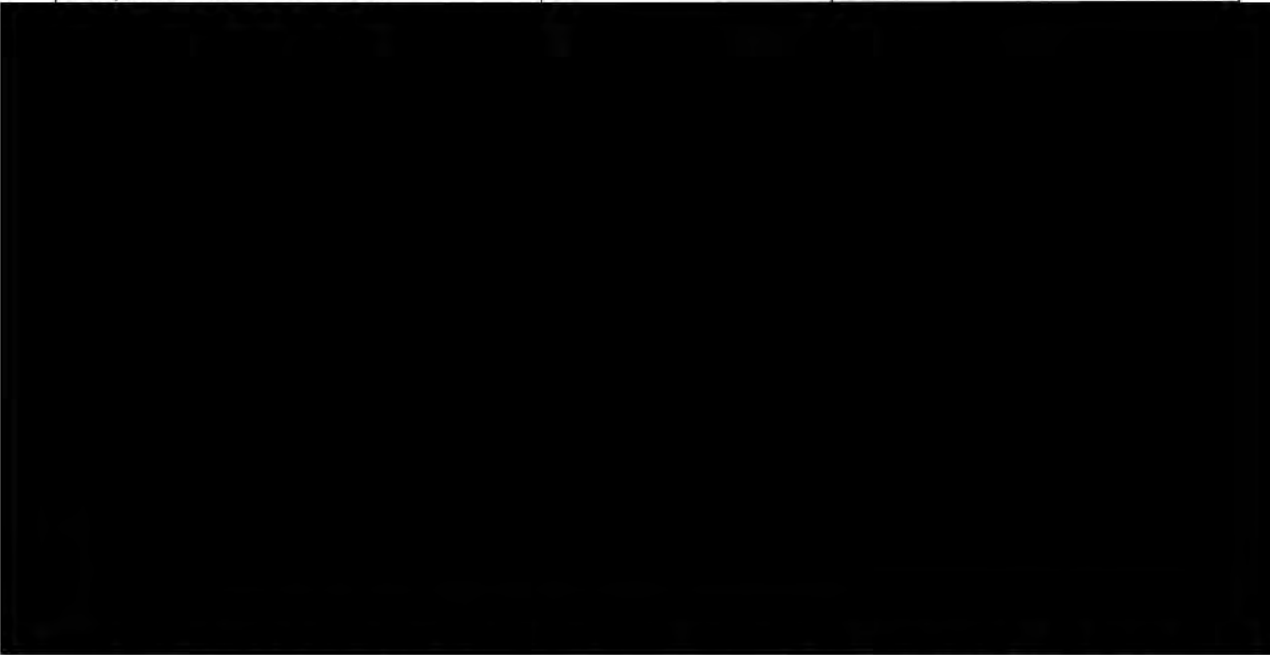
4th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at October 2016
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Replacement



Community Facility Land

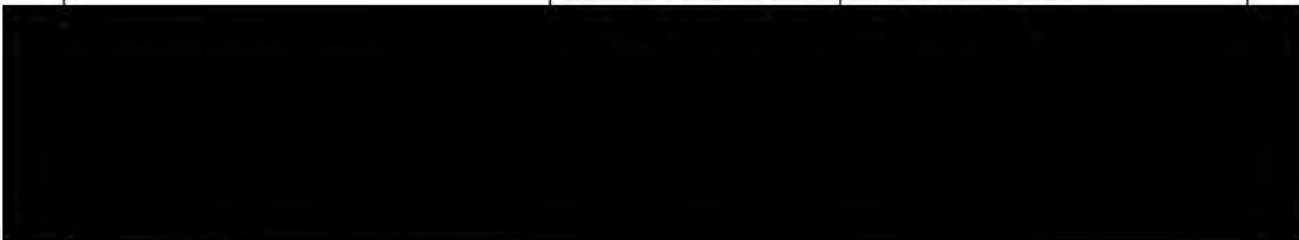
Wright Block 1 Section 29	0	16^
Chapman Block 1 Section 45	0	25^



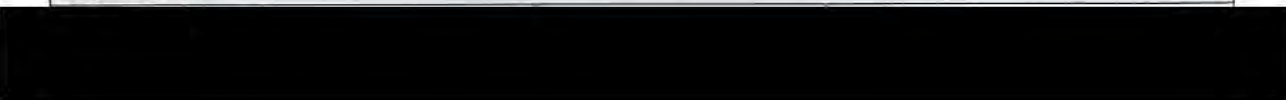
- **Community Facility land** – Design work is progressing for these sites including Site Action Plans for community engagement to commence in early 2017.



5th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at October 2016
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Replacement

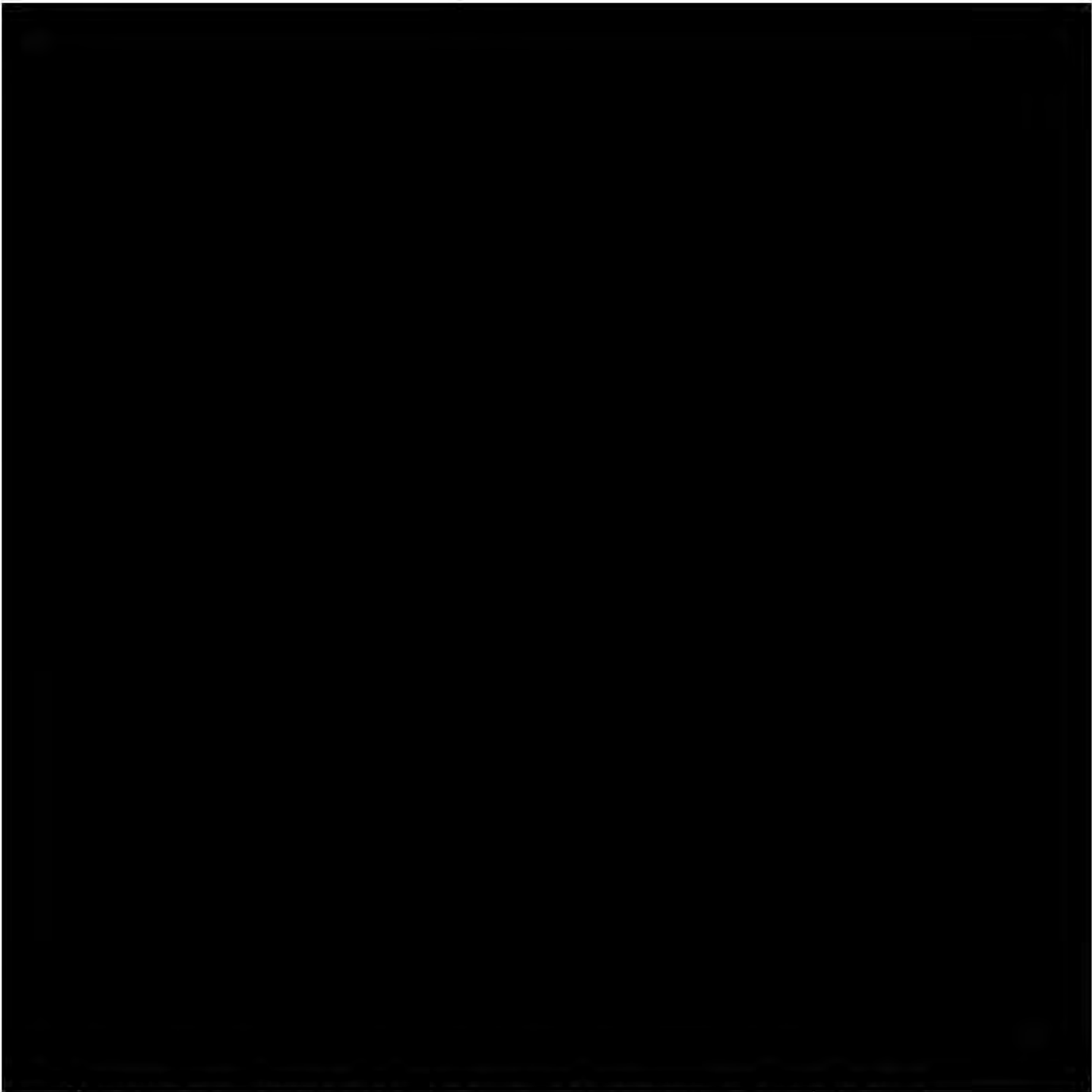


Community Facility Land

Holder part Block 2 Section 21 (transferred from T4)	20	22 ^A
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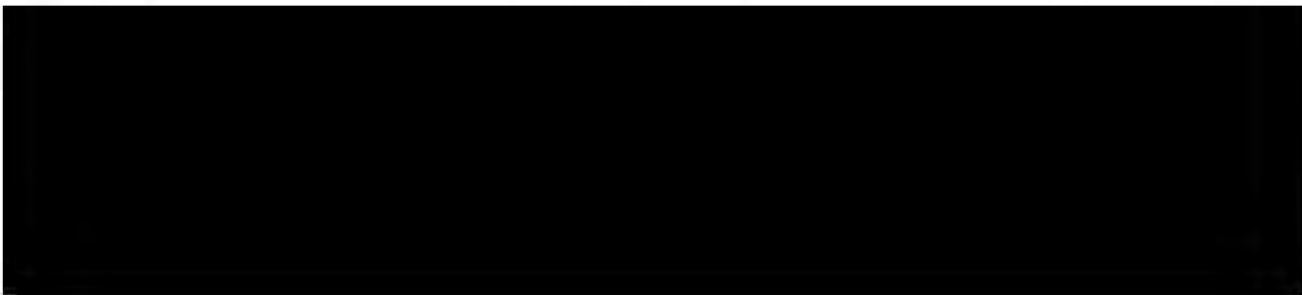
Mawson Block 29 Section 36 (transferred from T4)	0	11 ^A
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- **Community Facility land** – Design work is progressing for these sites including Site Action Plans for community engagement to commence in early 2017.



^a high risk sites are those for which the Taskforce has a low degree of certainty that these dwellings will be achieved within the timeframe of the public housing renewal program (eg. higher-risk Community Facility zoned sites, out-year Greenfield sites, marked ^ in tables above)

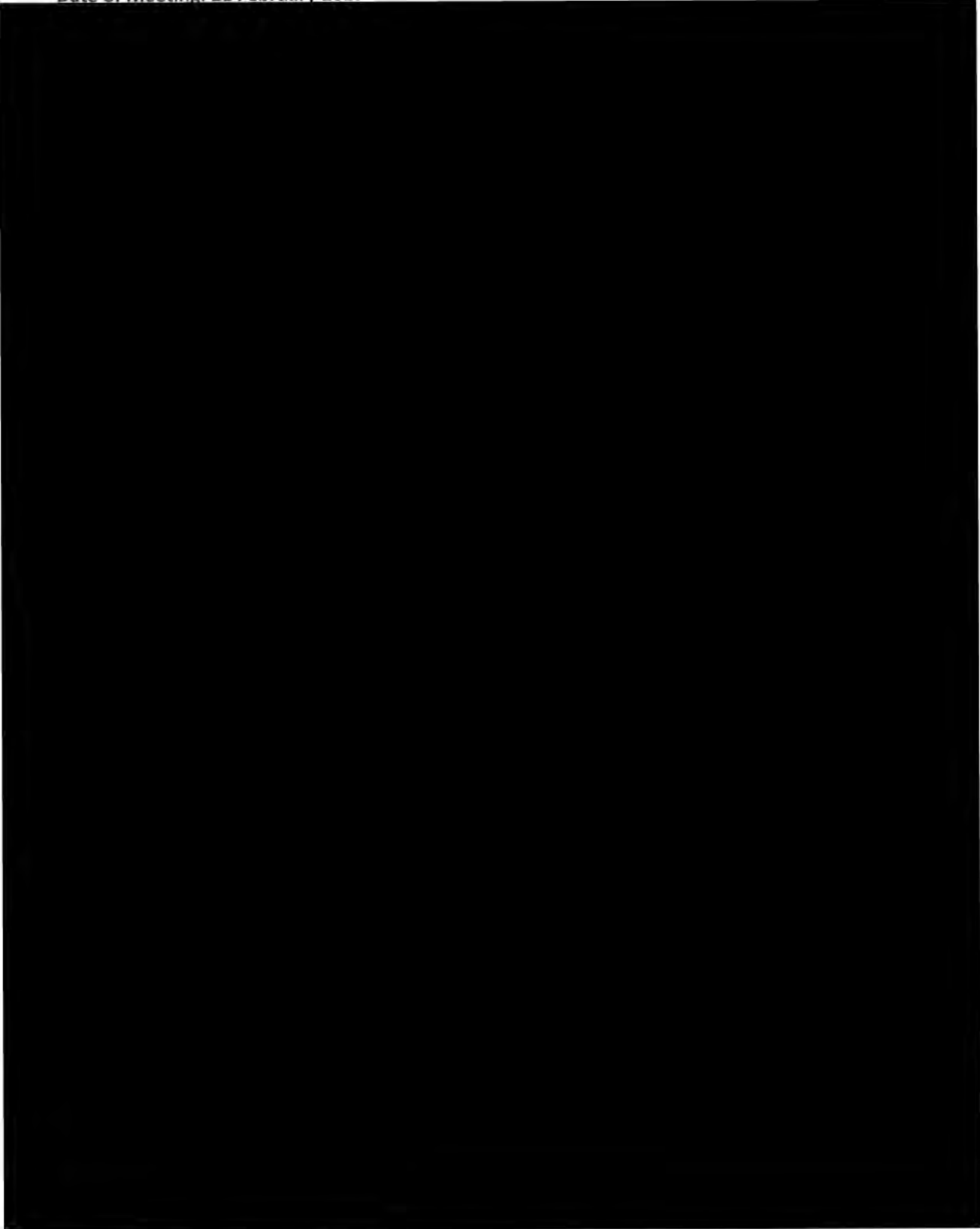
^a The 6th Tranche Business Case is scheduled for Cabinet consideration in February 2017.

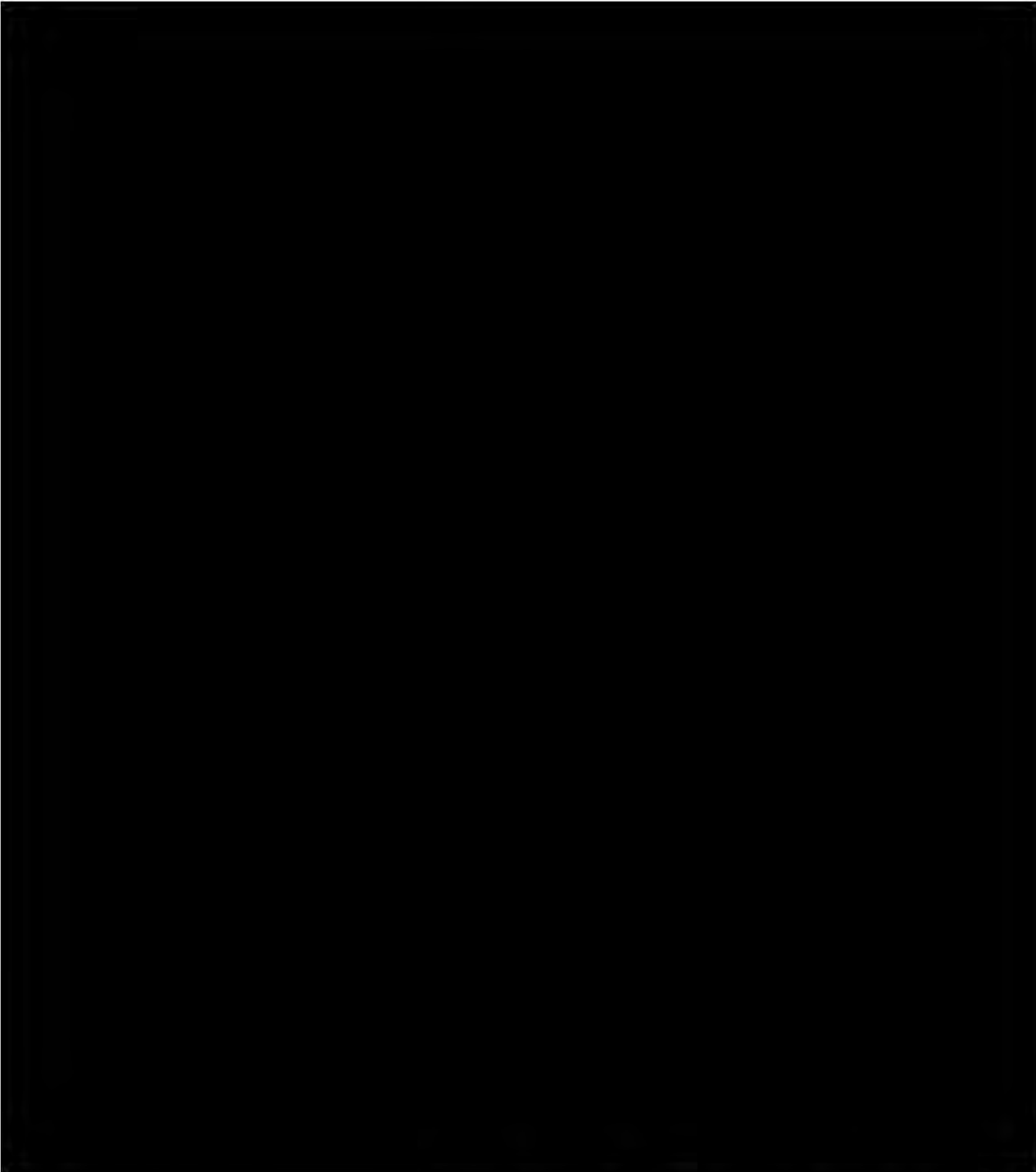




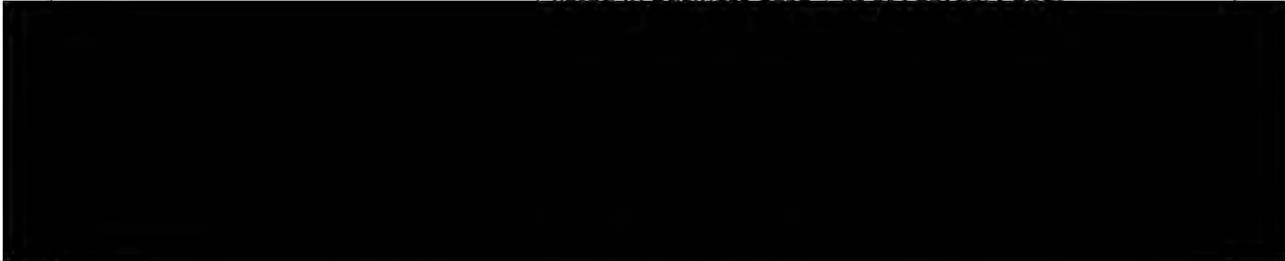
**Public Housing Renewal Steering Committee
Agenda Item 5.1: Land Supply and Purchases**

Date of Meeting: 21 February 2017





3rd Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at February 2017
---------------------------	---	--



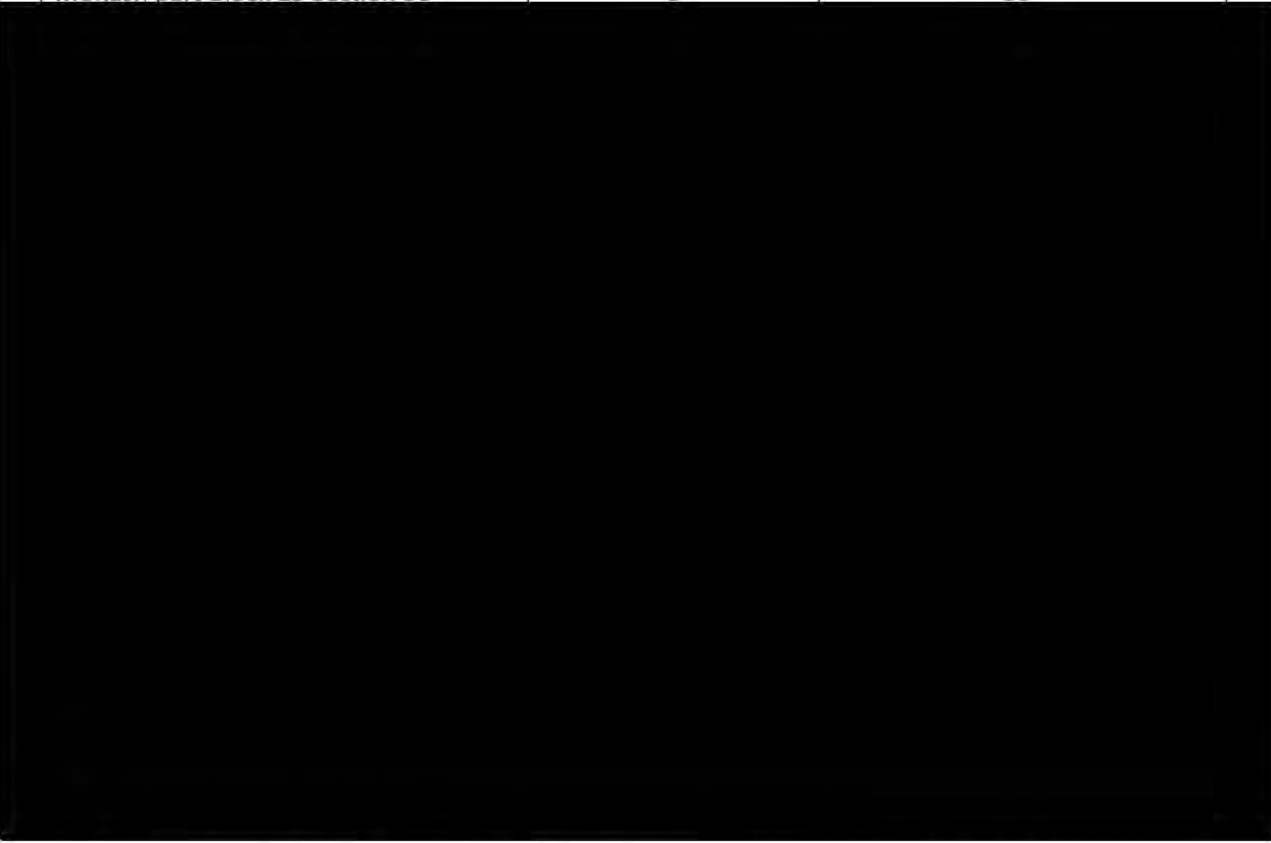
Replacement

Chairperson: Michael De’Ath, Director-General, Community Services Directorate
Contact Officer: David Collett, Executive Director, Public Housing Renewal Taskforce



Community Facility

Monash Block 2 Section 20	0	6 [^]
Monash part Block 13 Section 56	0	30 [^]



- **Community Facility land** – The Taskforce has received support from Cabinet to commence community engagement on these sites. Further detail is outlined below.



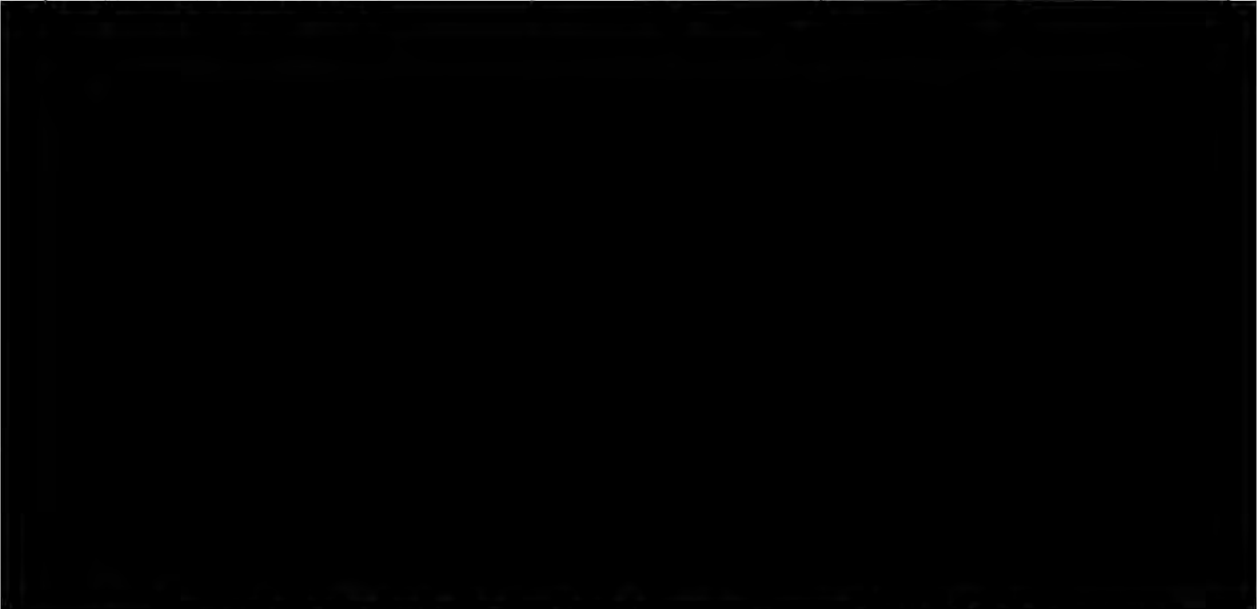
4th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at February 2017
---------------------------	---	--



Replacement		
-------------	--	--



<i>Community Facility Land</i>		
Wright Block 1 Section 29	0	32 [^]
Chapman Block 1 Section 45	0	30 [^]



- **Community Facility land** – The Taskforce has received support from Cabinet to commence community engagement on these sites. Further detail is outlined below.



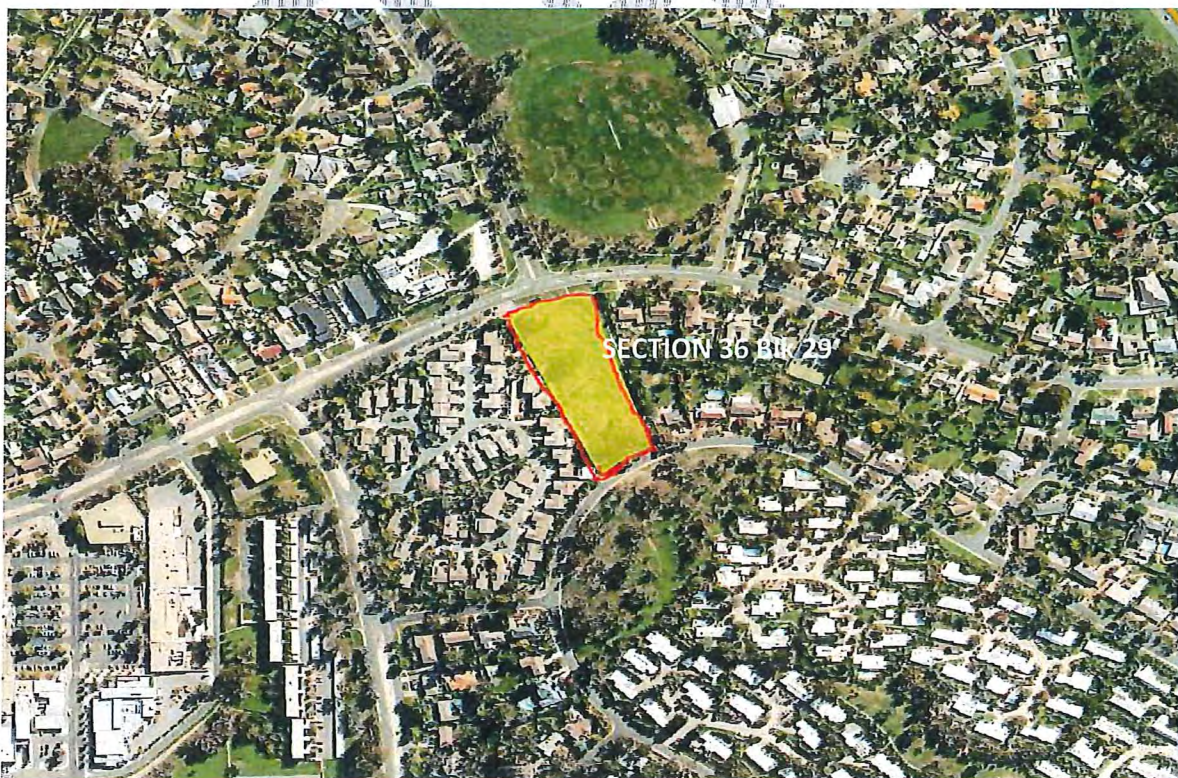
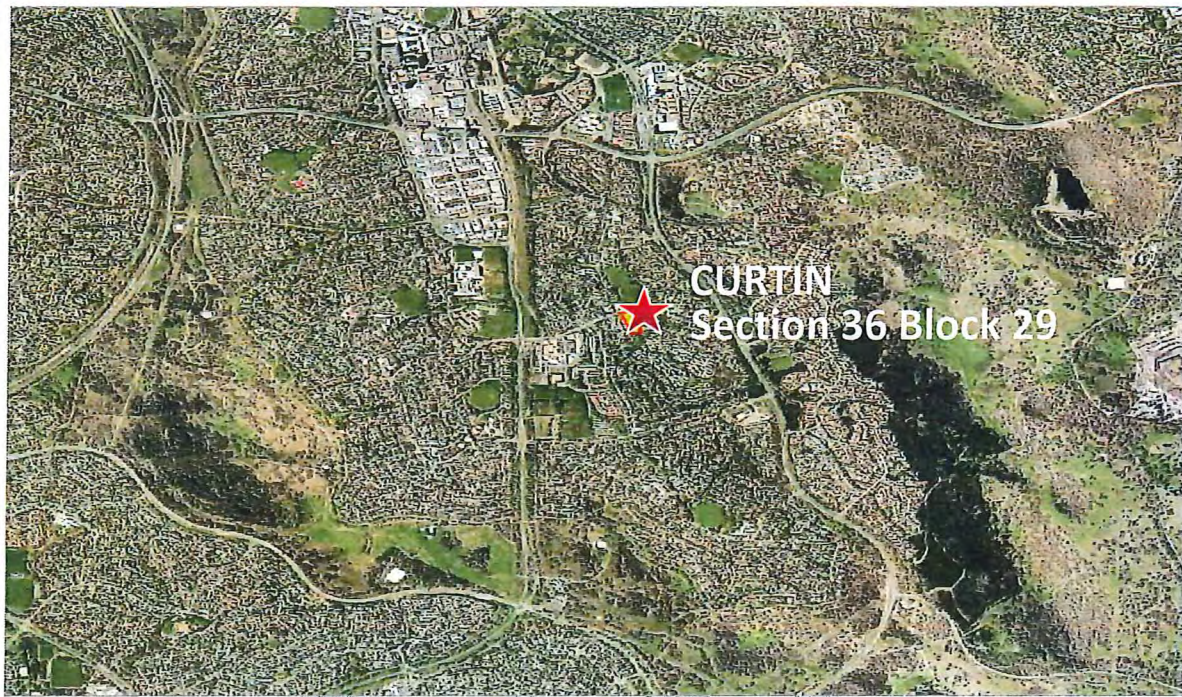
5th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at February 2017
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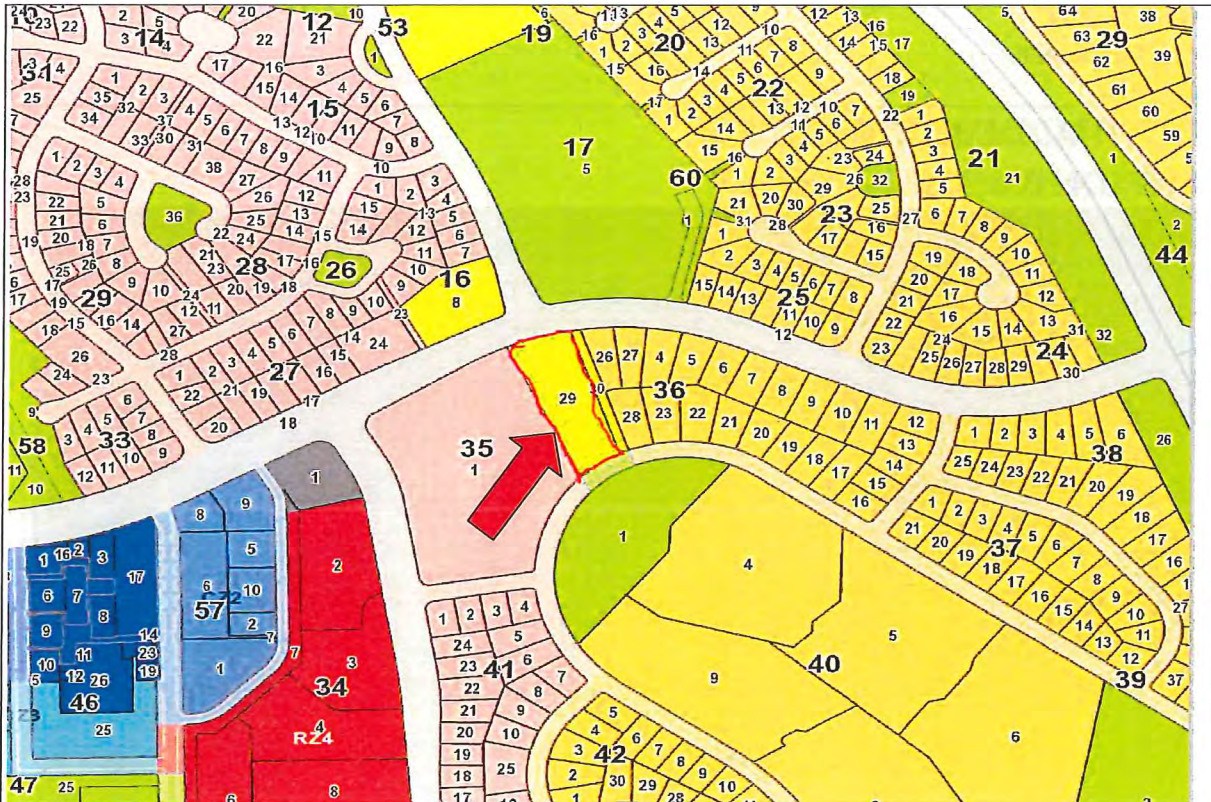


FOR DISCUSSION PURPOSE

URBAN RENEWAL
DISCUSSION PAPER
27/11/2014

POTENTIAL DEVELOPMENT SITE
MAWSON Block 29 Section 36





LEGEND

- | | |
|--|--|
| Designated Areas | Industrial - IZ1 - General Industrial |
| Residential - RZ1 - Suburban | Industrial - IZ2 - Industrial Mixed Use |
| Residential - RZ2 - Suburban Core | Urban Parks and Recreation - PRZ1 - Urban Open Space |
| Residential - RZ3 - Urban Residential | Urban Parks and Recreation - PRZ2 - Restricted Access Recreation |
| Residential - RZ4 - Medium Density Residential | Transport and Services - TSZ1 - Transport |
| Residential - RZ5 - High Density Residential | Transport and Services - TSZ2 - Services |
| Communities Facilities | Non Urban - NUZ1 - Broadacre |
| Commercial - CZ1 - Core | Non Urban - NUZ2 - Rural |
| Commercial - CZ2 - Business | Non Urban - NUZ3 - Hills Ridges and Buffers |
| Commercial - CZ3 - Services | Non Urban - NUZ4 - River Corridor |
| Commercial - CZ4 - Local Centre | Non Urban - NUZ5 - Mountain and Bushlands |
| Commercial - CZ5 - Mixed Use | |
| Commercial - CZ6 - Leisure and Accomodation | |

SUMMARY OF EXISTING SITE

- Land Area 7,914m²
- Location Mawson
- Planning Controls Territory Plan – CF – COMMUNITY FACILITIES

Note; This preliminary study has been produced for the purpose of commencing discussion. Further interrogation of the site including Site Investigation Reports and architectural schemes are to be tested prior to yield potential being confirmed.

EXTRACT FROM THE TERRITORY PLAN;

CFZ - Community Facility Zone

Zone Objectives

- a) To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families, and communities.
- b) To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory's various forms of community.
- c) To protect these social and community uses from competition from other uses.
- d) To enable the efficient use of land through facilitating the co-location, and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use.
- e) To encourage adaptable and affordable housing for persons in need of residential support or care.
- f) To safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.

ASSESSIBLE DEVELOPMENT

Development	
ancillary use	minor use
business agency	office
child care centre	outdoor recreation facility
community activity centre	parkland
community theatre	place of worship
consolidation	public agency
cultural facility	religious associated use
demolition	residential care accommodation
development in a location and of a type identified in a precinct map as additional merit track development	retirement village
educational establishment	sign
emergency services facility	subdivision
health facility	supportive housing
hospital	temporary use
indoor recreation facility	varying a lease (where not code track or impact track assessable)
minor road	

PROHIBITED DEVELOPMENT	
Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.	
agriculture	mobile home park
airport	multi-unit housing
animal care facility	municipal depot
animal husbandry	nature conservation area
aquatic recreation facility	offensive industry
boarding house	overnight camping area
bulk landscape supplies	pedestrian plaza
car park	place of assembly
caretakers residence	plant and equipment hire establishment
caravan park/camping ground	plantation forestry
cemetery	playing field
civic administration	produce market
club	public transport facility
communications facility	railway use
COMMERCIAL ACCOMMODATION USE	recyclable materials collection
corrections facility	recycling facility
craft workshop	restaurant
defence installation	sand and gravel extraction
development in a location and of a type identified in a precinct map as additional prohibited development	scientific research establishment
drink establishment	secondary residence
drive-in cinema	serviced apartment
farm tourism	service station
financial establishment	SHOP
freight transport facility	single dwelling housing
funeral parlour	special dwelling
general industry	stock/sale yard
group or organised camp	store
hazardous industry	tourist facility
hazardous waste facility	transport depot
home business	varying a lease to add a use listed as "prohibited development" in this development table
incineration facility	vehicle sales
indoor entertainment facility	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
land management facility	woodlot
light industry	zoological facility
liquid fuel depot	
major road	

Subdivision

Element 1: Restrictions on use

Rules	Criteria
1.1 Supportive housing	
<p>R1</p> <p>Development for <i>supportive housing</i> complies with all of the following:</p> <ul style="list-style-type: none"> a) the occupation of individual <i>dwellings</i> in a <i>supportive housing</i> complex is restricted by the lease to persons in need of support b) the site has not been identified in a suburb precinct code as being prohibited for <i>supportive housing</i> c) all dwellings comply with Class 'C' of <i>Australian Standard AS4299 – Adaptable Housing</i>. d) subdivision of a lease developed for <i>supportive housing</i>, including subdivision under the Unit Titles Act 2001, is not permitted. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 9: Subdivision

Rules	Criteria
9.1 Subdivision	
<p>R30</p> <p>Subdivision is only permitted where all of the following are met:</p> <ul style="list-style-type: none"> a) the subdivision is part of a development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Gross Floor Area

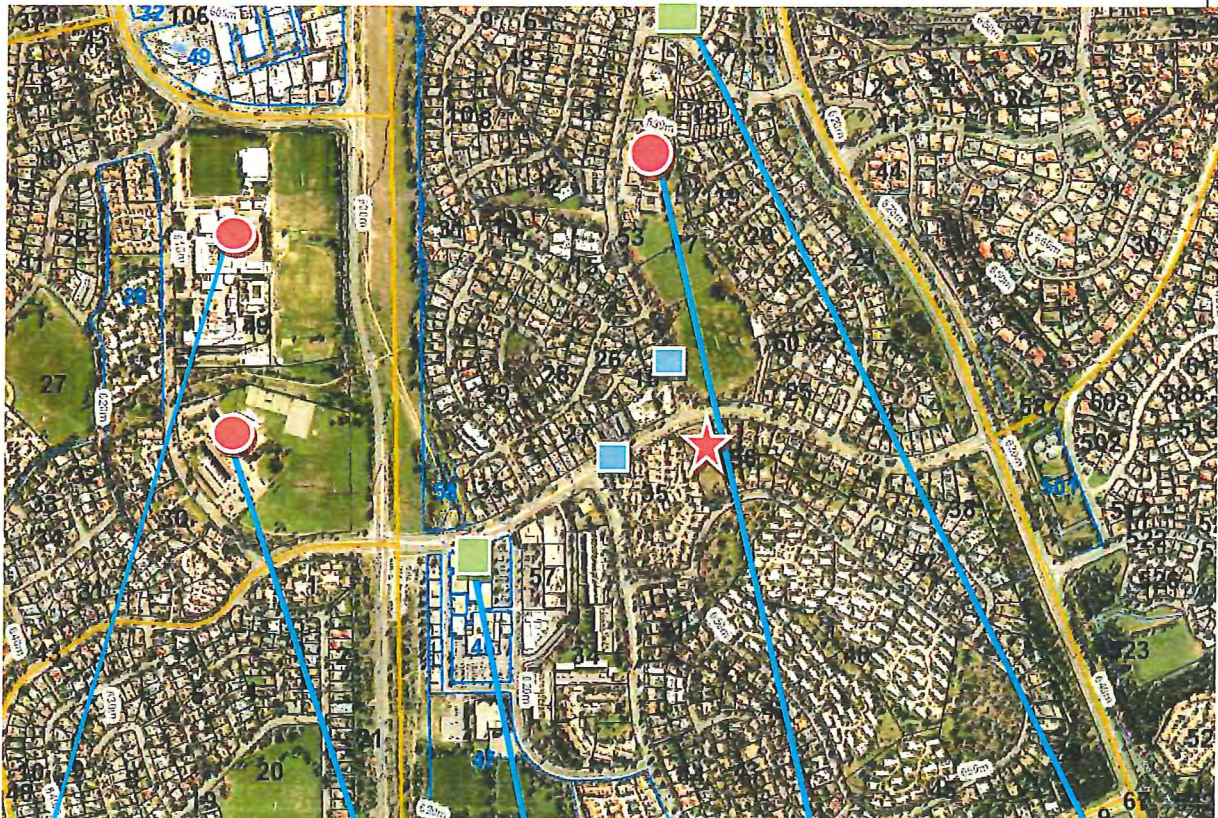
-

Height



The maximum height of any wall of the building is 15 metres above natural ground level.

Proximity to Amenities

- 700m to Mawson shopping centre, 800m to Swinger Hill shops
- Under 500m to Mawson Primary School
- 200m to bus stop, 900m to Blue Rapid bus stop (access to Tuggeranong, City, Woden, Belconnen)
- Just over 2km to Woden Town Centre



Marist college Canberra Melrose High School Mawson Shops Mawson Primary School Swinger Hill Shops

 = Bus stop  = Site



ACTION Bus Route through the Area

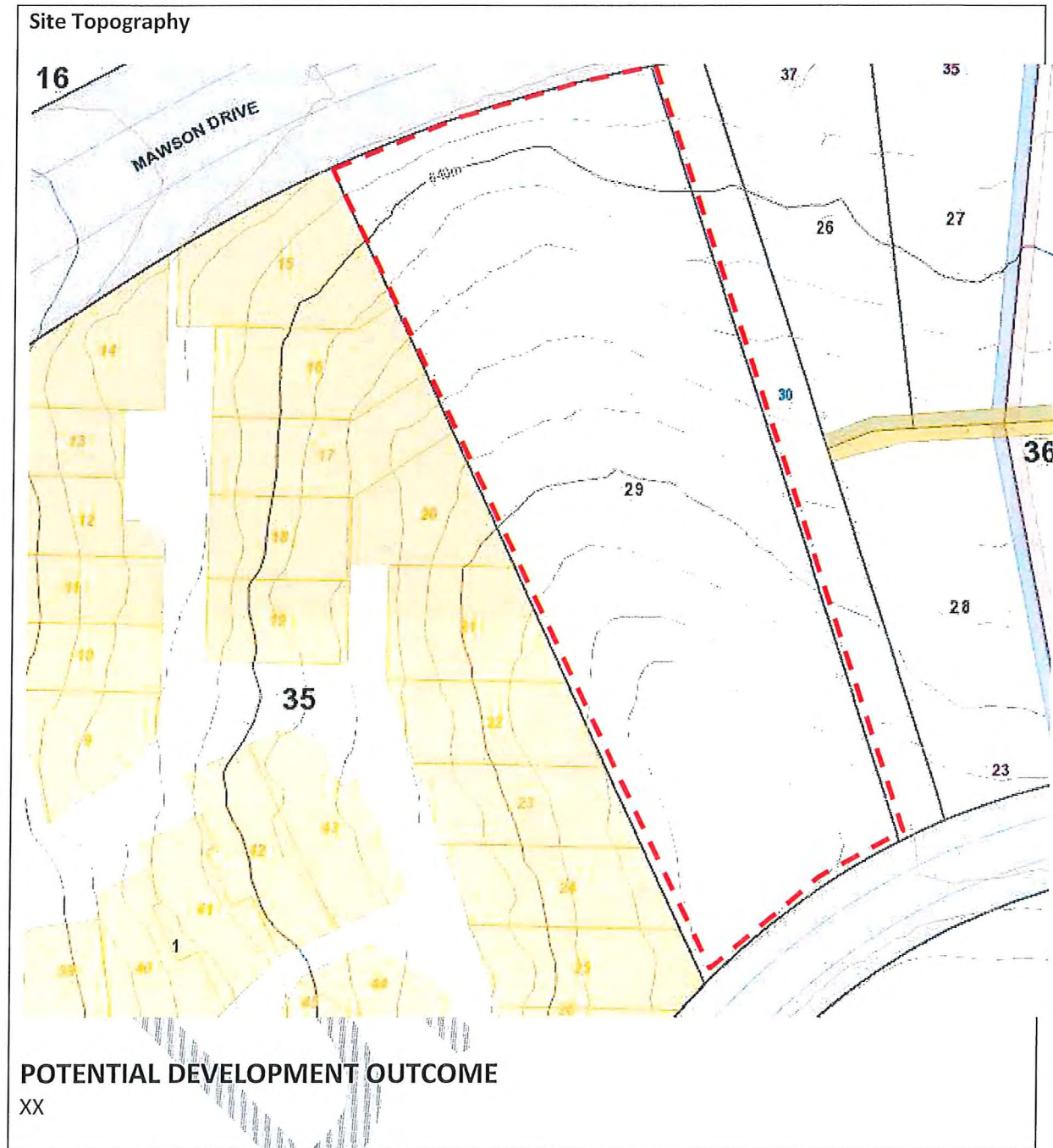




Figure 1:

Site Limitations

- Site topography and vegetation coverage
- Site comes out on to a 'dangerous' intersection on Mawson drive.

1: 1,683



DISCLAIMER

The map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current or otherwise reliable.

22-Oct-2014









Page 1 of 2



ACT
Government



Legend

-  Road Labels
-  ACT Border
-  Districts
-  Divisions
-  Registered Sections
-  Approved Sections
-  Proposed Sections
-  Road Delimiter
-  R Sections
-  Electrical Easements
-  Gas Easements
-  Right of Way Easements
-  Sewer Easements
-  Stormwater Easements
-  Telecommunications Easements
-  Water Easements
-  Water Feature
-  Urban Registered Blocks
-  Rural Registered Blocks
-  Stratum Registered Blocks
-  Urban Approved Blocks
-  Rural Approved Blocks
-  Stratum Approved Blocks
-  Urban Proposed Blocks
-  Rural Proposed Blocks
-  Rural Occupied Blocks
-  Class B Units

1: 1,683



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22-Oct-2014

Page 2 of 2



ACT
Government



MAWSON –Block 36 Section 29 (Shackleton Cr)



Site details

A vacant site of 7194m² on Mawson Drive with access off Shackleton Cres. The site is between medium density residential and low density residential existing development.

Site Evaluation

Criteria	Rating	Comments
Proximity to Amenities (within 1km)	✓	Shops 350m Public School 300m Bus stop 100m Park 50m
No Environmental Constraints	✓	A number of mature eucalypts on the top part of the site which may need to be retained
No Heritage	✓	There are no identified heritage issues
Slope (<1:10)	✓	Slope 1:12
No Planning Restrictions	✓	No Restrictions
Community Sensitivity	High	Within an established residential area. Connects to parkland. Community concern on use of the block in the past.
Overall Assessment	✓	Community issues expected to be significant

24

Wright, Spencer

From: Kennedy, Matthew
Sent: Friday, 23 September 2016 12:29 PM
To: Wright, Spencer
Subject: RE: Mawson Design Options [SEC=UNCLASSIFIED]
Attachments: 20160923122721099.pdf

Hi Spencer,

Attached is the signed Approval Form for the concept options for the Mawson site.

As per HACTs original advice and our discussion, HACT would support the concept approach in Options 2 (A – C) however not in the yield proposed. HACT would like the yield reduced to be more in keeping with our preference of around 8 dwellings across the site.

Regards

Matt

From: Wright, Spencer
Sent: Monday, 12 September 2016 4:12 PM
To: Kennedy, Matthew
Subject: Mawson Design Options [SEC=UNCLASSIFIED]

Matthew

Please find attached the Mawson design options. There are three main concepts presented, these are further presented with sub options. My preference is for option 2, either 2A or 2B which are similar. It has smaller groups of houses rather than long rows. We may lose some yield to trees but this is the case on all options. The L shaped plans is similar to the footprint of the properties to the West which will help the plan fit in better to its surroundings. I don't see any advantage of looking at 2C as this is not an efficient use of the site. Option 1 A is not an efficient use of the site and 1B creates rear dwellings that you have to walk by the front dwelling. Option 1C is a close second to option 2A/B. It has the advantages of better using the contours and may, because of this be the more economical scheme to construct. Option 3 uses the space well to provide an increased yield by providing parking under the arden/deck area of the property behind but the groups. I prefer the other layouts as these present the present longer rows/terraces of houses.

I propose we ask the architect which will be the most efficient to build out of option 2A/B and 1C and proceed on the basis of the most economical.

Please let me know your thoughts by Friday 16th September. I have attached the approval form for your attention.

Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au

Public Housing Renewal Taskforce | Chief Minister, Treasury and Economic Development Directorate

ACT Government | Transact House, 470 Northbourne Avenue Dickson ACT 2602

GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au

Public Housing Renewal Project Approval Form

Site: Block 29, Section 36, Mawson				
Land Supply	PHRT Submission	HACT Approval	Name / Delegate	Date
HACT in-principle support of land			M. Kennedy	25/9/15
LDA/Landholder in-principle support of land				
HACT formal acceptance				
LDA/ Landholder formal support				
Cabinet Approval	Decision	Date	Name / Delegate	
Design	PHRT Submission	HACT Approval	Name / Delegate	Date
HACT design option approval			M. Kennedy	12/9/16
HACT sketch design approval				
HACT final design approval/DA endorsement				
Construction Handover	PHRT Submission	HACT Approval	Name / Delegate	Date
HACT 10 day notification period prior to Handover				
Defects Management Process completed				
Certificate of Occupancy / Handover				

Insert Reason for Rejection Here.

HACT supports further analysis of the suitability with this site. It is assessed as being a difficult site due to potential community concerns and a number of environmental issues.

HACT supports a reduced yield of around 6-8 dwellings.

Wright, Spencer

From: Frino, Franco
Sent: Friday, 16 September 2016 10:55 AM
To: Wright, Spencer
Subject: RE: Mawson [SEC=UNCLASSIFIED]

Hi Spencer,

I am almost inclined to go down the Option 3 path with a reduced yield noting the topography of the site but generally speaking I think you are on the right path with option 2.

Regards

**Franco Frino | A / Director | Public Housing Renewal Taskforce
Chief Minister, Treasury & Economic Development Directorate**
Phone: 02 6205 0751 | Mobile: 0438 632187
ACT Government
TransACT House, 470 Northbourne Avenue, Dickson, ACT
GPO Box 158 Canberra ACT 2601 | E.mail: franco.frino@act.gov.au

From: Wright, Spencer
Sent: Monday, 12 September 2016 4:06 PM
To: Frino, Franco
Subject:

Franco

Please find attached the Mawson design options. There are three main concepts presented, these are further presented with sub options. My preference is for option 2, either 2A or 2B which are similar. It has smaller groups of houses rather than long rows. We may lose some yield to trees but this is the case on all options. The L shaped plans is similar to the footprint of the properties to the West which will help the plan fit in better to its surroundings. I don't see any advantage of looking at 2C as this is not an efficient use of the site. Option 1 A is not an efficient use of the site and 1B creates rear dwellings that you have to walk by the front dwelling. Option 1C is a close second to option 2A/B. It has the advantages of better using the contours and may, because of this be the more economical scheme to construct. Option 3 uses the space well to provide an increased yield by providing parking under the garden/deck area of the property behind but the groups. I prefer the other layouts as these present the present longer rows/terraces of houses.

I propose we ask the architect which will be the most efficient to build out of option 2A/B and 1C and proceed on the basis of the most economical.

Let me know your thoughts.

Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au
Public Housing Renewal Taskforce | Chief Minister, Treasury and Economic Development Directorate
ACT Government | Transact House, 470 Northbourne Avenue Dickson ACT 2602
GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au

Wright, Spencer

From: Wright, Spencer
Sent: Monday, 12 September 2016 4:12 PM
To: Kennedy, Matthew
Subject: Mawson Design Options [SEC=UNCLASSIFIED]
Attachments: 160912 Mawson PHRT_Concept Design Set.pdf; Approval Form - Mawson B29 S36.pdf

Matthew

Please find attached the Mawson design options. There are three main concepts presented, these are further presented with sub options. My preference is for option 2, either 2A or 2B which are similar. It has smaller groups of houses rather than long rows. We may lose some yield to trees but this is the case on all options. The L shaped plans is similar to the footprint of the properties to the West which will help the plan fit in better to its surroundings. I don't see any advantage of looking at 2C as this is not an efficient use of the site. Option 1 A is not an efficient use of the site and 1B creates rear dwellings that you have to walk by the front dwelling. Option 1C is a close second to option 2A/B. It has the advantages of better using the contours and may, because of this be the more economical scheme to construct. Option 3 uses the space well to provide an increased yield by providing parking under the garden/deck area of the property behind but the groups. I prefer the other layouts as these present the present longer rows/terraces of houses.

I propose we ask the architect which will be the most efficient to build out of option 2A/B and 1C and proceed on the basis of the most economical.

Please let me know your thoughts by Friday 16th September. I have attached the approval form for your attention.

Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au

Public Housing Renewal Taskforce | Chief Minister, Treasury and Economic Development Directorate

ACT Government | Transact House, 470 Northbourne Avenue Dickson ACT 2602

GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au

Wright, Spencer

From: Wright, Spencer
Sent: Monday, 12 September 2016 4:06 PM
To: Frino, Franco
Attachments: 160912 Mawson PHRT_Concept Design Set.pdf

Franco

Please find attached the Mawson design options. There are three main concepts presented, these are further presented with sub options. My preference is for option 2, either 2A or 2B which are similar. It has smaller groups of houses rather than long rows. We may lose some yield to trees but this is the case on all options. The L shaped plans is similar to the footprint of the properties to the West which will help the plan fit in better to its surroundings. I don't see any advantage of looking at 2C as this is not an efficient use of the site. Option 1 A is not an efficient use of the site and 1B creates rear dwellings that you have to walk by the front dwelling. Option 1C is a close second to option 2A/B. It has the advantages of better using the contours and may, because of this be the more economical scheme to construct. Option 3 uses the space well to provide an increased yield by providing parking under the garden/deck area of the property behind but the groups. I prefer the other layouts as these present the present longer rows/terraces of houses.

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Let me know your thoughts.

Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au

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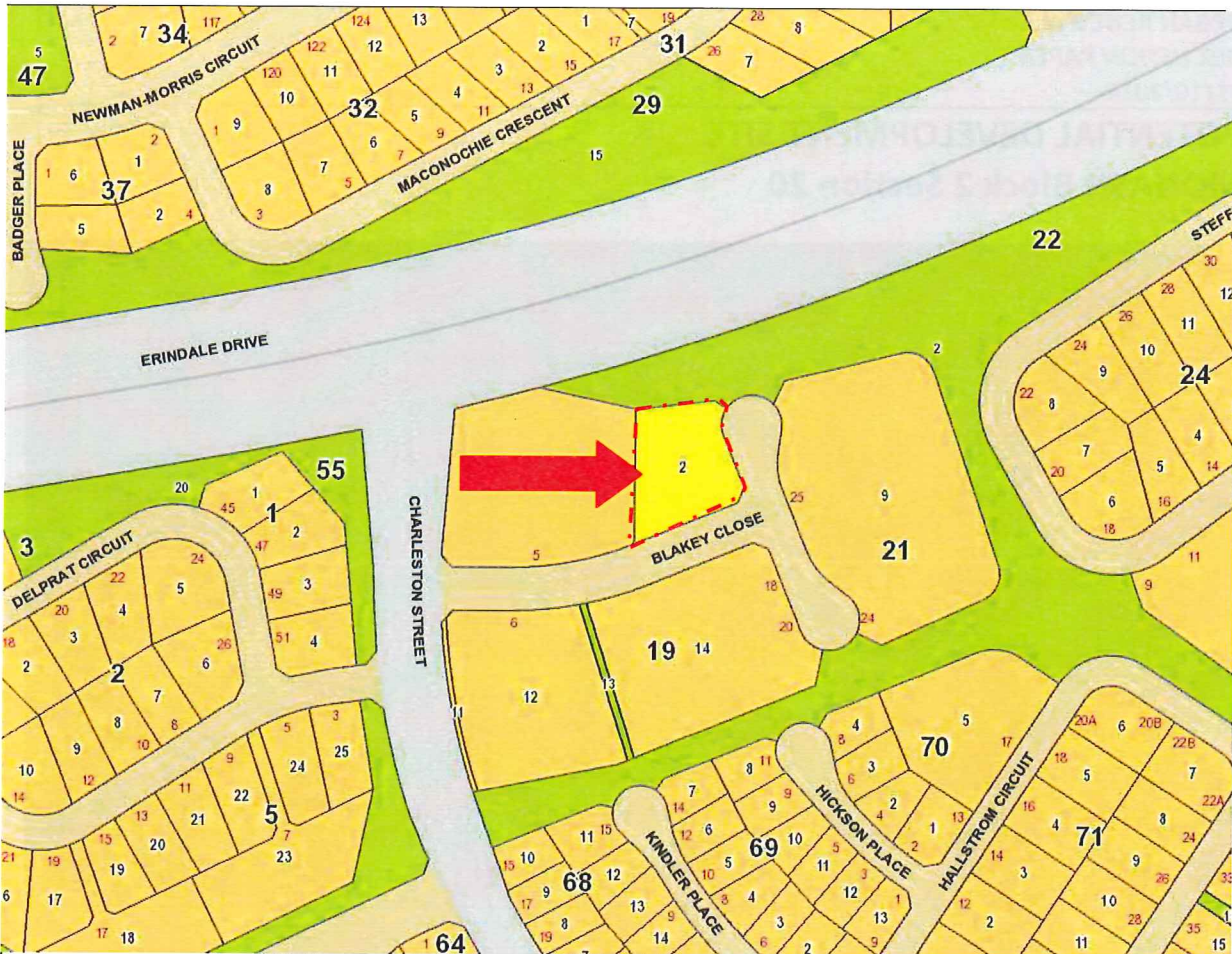
FOR DISCUSSION PURPOSE

URBAN RENEWAL
DISCUSSION PAPER
31/10/2014
























POTENTIAL DEVELOPMENT SITE
MONASH Block 2 Section 20



FOR DISCUSSION PURPOSE



LEGEND

 Designated Areas	 Industrial - IZ1 - General Industrial
 Residential - RZ1 - Suburban	 Industrial - IZ2 - Industrial Mixed Use
 Residential - RZ2 - Suburban Core	 Urban Parks and Recreation - PRZ1 - Urban Open Space
 Residential - RZ3 - Urban Residential	 Urban Parks and Recreation - PRZ2 - Restricted Access Recreation
 Residential - RZ4 - Medium Density Residential	 Transport and Services - TSZ1 - Transport
 Communities Facilities	 Transport and Services - TSZ2 - Services
 Commercial - CZ1 - Core	 Non Urban - NUZ1 - Broadacre
 Commercial - CZ2 - Business	 Non Urban - NUZ2 - Rural
 Commercial - CZ3 - Services	 Non Urban - NUZ3 - Hills Ridges and Buffers
 Commercial - CZ4 - Local Centre	 Non Urban - NUZ4 - River Corridor
 Commercial - CZ5 - Mixed Use	 Non Urban - NUZ5 - Mountain and Bushlands
 Commercial - CZ6 - Leisure and Accommodation	

SUMMARY OF EXISTING SITE

- **Land Area** 2,112m²
- **Location** Monash
- **Planning Controls** Territory Plan – CF – Community Facilities

Note; This preliminary study has been produced for the purpose of commencing discussion. Further interrogation of the site including Site Investigation Reports and architectural schemes are to be tested prior to yield potential being confirmed.

EXTRACT FROM THE TERRITORY PLAN;

CFZ - Community Facility Zone

Zone Objectives

- a) To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families, and communities.
- b) To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory’s various forms of community.
- c) To protect these social and community uses from competition from other uses.
- d) To enable the efficient use of land through facilitating the co-location, and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use.
- e) To encourage adaptable and affordable housing for persons in need of residential support or care.
- f) To safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.

Development	
ancillary use	minor use
business agency	office
child care centre	outdoor recreation facility
community activity centre	parkland
community theatre	place of worship
consolidation	public agency
cultural facility	religious associated use
demolition	residential care accommodation
development in a location and of a type identified in a precinct map as additional merit track development	retirement village
educational establishment	sign
emergency services facility	subdivision
health facility	supportive housing
hospital	temporary use
indoor recreation facility	varying a lease (where not code track or impact track assessable)
minor road	

PROHIBITED DEVELOPMENT	
Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.	
agriculture	mobile home park
airport	multi-unit housing
animal care facility	municipal depot
animal husbandry	nature conservation area
aquatic recreation facility	offensive industry
boarding house	overnight camping area
bulk landscape supplies	pedestrian plaza
car park	place of assembly
caretakers residence	plant and equipment hire establishment
caravan park/camping ground	plantation forestry
cemetery	playing field
civic administration	produce market
club	public transport facility
communications facility	railway use
COMMERCIAL ACCOMMODATION USE	recyclable materials collection
corrections facility	recycling facility
craft workshop	restaurant
defence installation	sand and gravel extraction
development in a location and of a type identified in a precinct map as additional prohibited development	scientific research establishment
drink establishment	secondary residence
drive-in cinema	serviced apartment
farm tourism	service station
financial establishment	SHOP
freight transport facility	single dwelling housing
funeral parlour	special dwelling
general industry	stock/sale yard
group or organised camp	store
hazardous industry	tourist facility
hazardous waste facility	transport depot
home business	varying a lease to add a use listed as "prohibited development" in this development table
incineration facility	vehicle sales
indoor entertainment facility	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
land management facility	woodlot
light industry	zoological facility
liquid fuel depot	
major road	

Precinct Code Prohibited Development

Nil.

Subdivision

Element 1: Restrictions on use

Rules	Criteria
1.1 Supportive housing	
<p>R1</p> <p>Development for <i>supportive housing</i> complies with all of the following:</p> <ul style="list-style-type: none"> a) the occupation of individual <i>dwellings</i> in a <i>supportive housing</i> complex is restricted by the lease to persons in need of support b) the site has not been identified in a suburb precinct code as being prohibited for <i>supportive housing</i> c) all dwellings comply with Class 'C' of <i>Australian Standard AS4299 – Adaptable Housing</i>. d) subdivision of a lease developed for <i>supportive housing</i>, including subdivision under the Unit Titles Act 2001, is not permitted. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 9: Subdivision

Rules	Criteria
9.1 Subdivision	
<p>R30</p> <p>Subdivision is only permitted where all of the following are met:</p> <ul style="list-style-type: none"> a) the subdivision is part of a development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Gross Floor Area

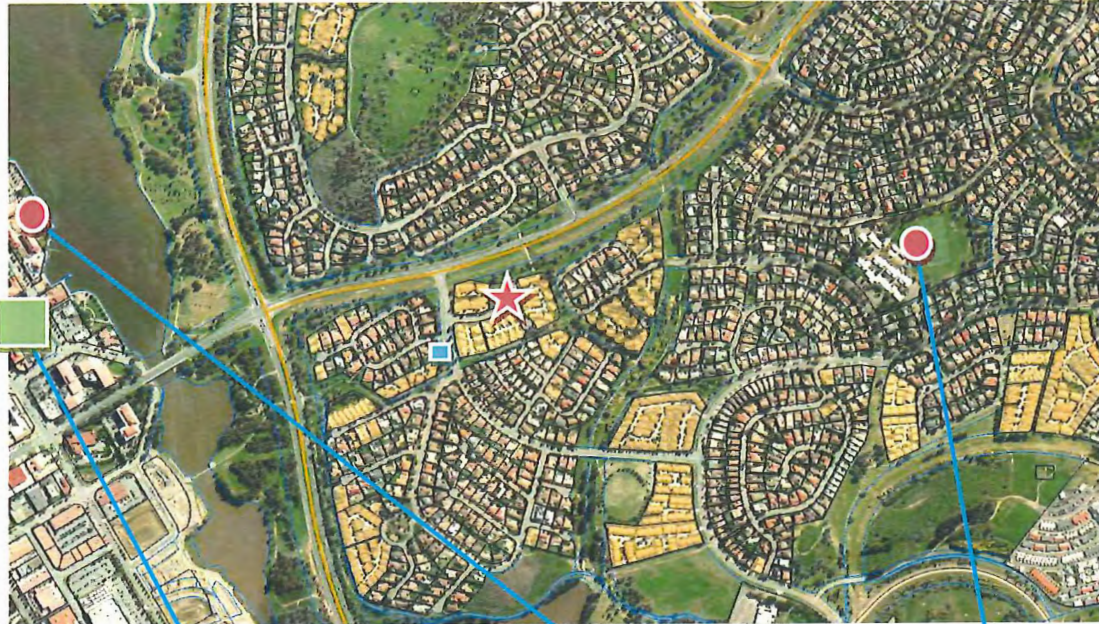
-

Height



The maximum height of any wall of the building is 15 metres above natural ground level.

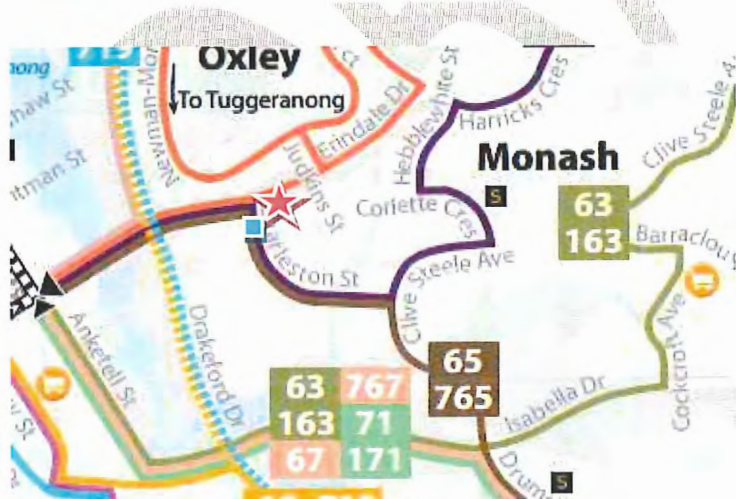
Proximity to Amenities

- 1.6 km to Tuggeranong Town Centre, 2.3km to Monash shops
- 150m to nearest bus stop
- 400m to Lake Tuggeranong (walking tracks)



Tuggeranong Town Centre Lake Tuggeranong College Monash Primary

 = Bus stop  = Site



ACTION bus routes along Charleston Street

POTENTIAL DEVELOPMENT OUTCOME

Approximately 8-10 2BDR adaptive 'townhouses' as a multi-unit development. Slightly lower yield for a free standing dwelling development (probably 4) based on nearby developments.



Figure 1:

Site Topography



Site Limitations

- Blakey Close is the only access road for the whole block; additional dwellings will increase traffic in and out of area.



FOR DISCUSSION PURPOSE





Monash –Block 2 Section 20 (Blakely Close)



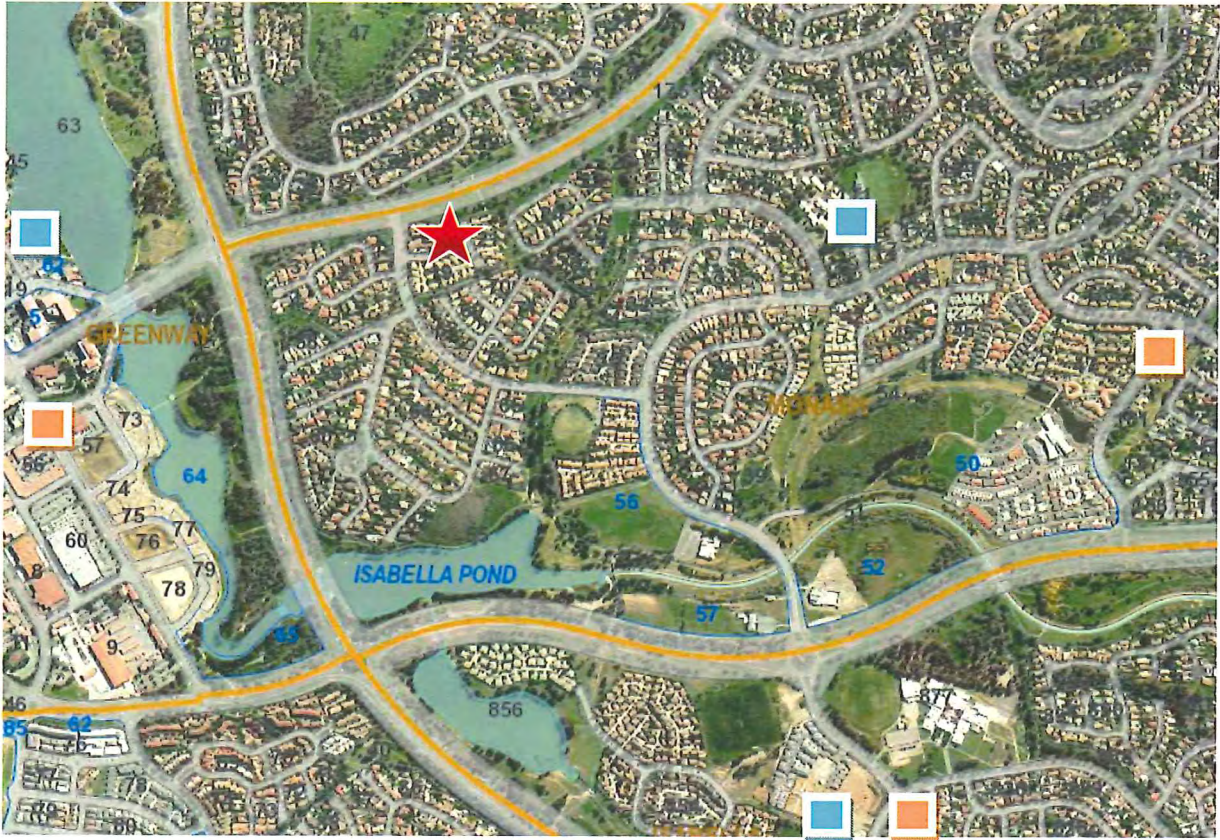
Site details

Site is within a residential area adjacent Erindale Drive and is 2112m².

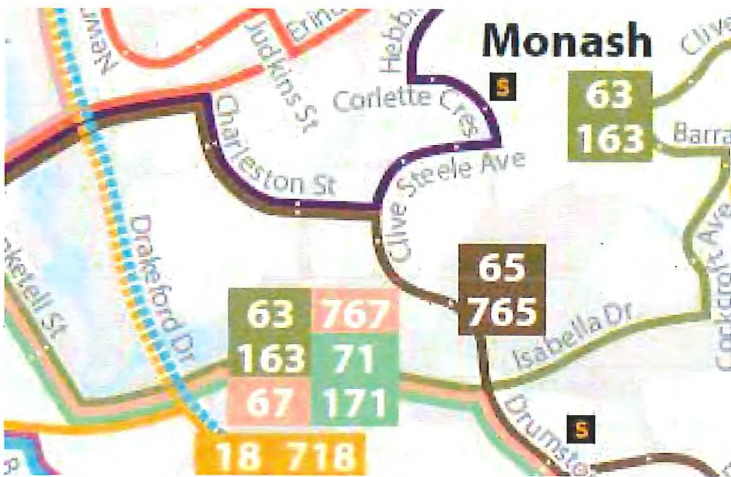
Site Evaluation

Criteria	Rating	Comments
Proximity to Amenities (within 1km)	✓	Shops 800m Town Centre 800m Public Schools 700m and 1000m Bus stop 150m Park 350m
No Environmental Constraints	✓	There are no identified environmental constraints
No Heritage	✓	There are no identified heritage issues
Slope (<1:10)	✓	Flat site
No Planning Restrictions	✓	No Restrictions
Community Sensitivity	Medium	Within and established residential area. Site has signage identifying future development.

Overall Assessment	Good	Community engagement necessary
---------------------------	------	--------------------------------



- Site
- School
- Shops



Action Bus Routes

Hart, Jason

From: Frino, Franco
Sent: Wednesday, 25 January 2017 9:50 AM
To: Steele, JessicaL
Subject: FW: CF and Other Sites, Yields [DLM=For-Official-Use-Only]


Jess,


Following is approval from Fiona Barbaro from Housing ACT in regard to increased yields across CF sites.

Regards

Franco Frino | Senior Manager | Capital Delivery | Public Housing Renewal Taskforce
Chief Minister, Treasury & Economic Development Directorate
Phone: 02 6205 0751 | Mobile: 0438 632187
ACT Government
TransACT House, 470 Northbourne Avenue, Dickson, ACT
PO Box 158 Canberra ACT 2601 | E.mail: franco.frino@act.gov.au

From: Barbaro, Fiona
Sent: Tuesday, 24 January 2017 3:37 PM
To: Frino, Franco
Cc: Lewis, Paul; Collett, David; Yates, Brooke
Subject: RE: CF and Other Sites, Yields [DLM=For-Official-Use-Only]

Hi Franco – all good from our end, with some comments to consider from Brooke below. 



Thanks

Fiona



BS

Happy to discuss further.

Cheers
Brooke

From: Frino, Franco
Sent: Tuesday, 24 January 2017 12:30 PM
To: Barbaro, Fiona
Cc: Lewis, Paul; Collett, David
Subject: RE: CF and Other Sites, Yields [DLM=For-Official-Use-Only]

Hi Fiona,

Given the Minister's approval to proceed to design and then consultation on the Community Facilities sites (with the exception of [REDACTED] the Taskforce has now commenced discussions with panel architects around scope/yield and timing of DA lodgement.

The Taskforce will be looking to lodge DA submissions for the following sites in 6 – 8 weeks to ensure that the Government's commitment to public housing renewal is met :

1. Chapman, B1, S45
2. Holder, B2, S21
3. Mawson, B29, S36
4. Monash, B15, S56
5. Monash, B2, S20
6. Wright, B1, S29

I would like to draw your attention to the email below dated 7th November 2016 that discussed increasing yield and unit type mix. Noting that we haven't received any response the Taskforce assumes that HACS accepts the increased yields listed below.

Are you ok with our approach?

Regards

Franco Frino | Senior Manager | Capital Delivery | Public Housing Renewal Taskforce
Chief Minister, Treasury & Economic Development Directorate
Phone: 02 6205 0751 | Mobile: 0438 632187
ACT Government
TransACT House, 470 Northbourne Avenue, Dickson, ACT
GPO Box 158 Canberra ACT 2601 | E.mail: franco.frino@act.gov.au

From: Wright, Spencer
Sent: Monday, 7 November 2016 2:33 PM
To: Kennedy, Matthew; Power, Leanne
Cc: Lewis, Paul; Collett, David; Frino, Franco
Subject: CF and Other Sites, Yields [DLM=For-Official-Use-Only]

Matthew & Leanne

Please find below my notes from the meeting with you on Friday 4th November 2016 where yields of the various sites currently in design and those scheduled for design early next year where discussed.

Chapman, B1, S45

- HACT agreed to an increased yield of up to 30
- Remove small CF site to provide increased yield

Current Design Status - PSP set received.

Holder, B2, S21

- HACT agreed to an increased yield of up to 30 dwellings
- 2 storey element to the North of the block
- 6 x 1 Bed units
- 16 x 2 Bed units
- 8 X 2 Bed single storey cottages -
- Final mix of dwelling types to be determined in revised design process

Current Design Status - PSP set received.

Mawson, B29, S36

- HACT agreed to an increased yield between 13-15 dwellings

Current Design Status - PSP set received.

Monash, B15, S56

- HACT agreed to an increased yield of up to 30 dwellings
- 2 storey element to West of the block
- Final mix of dwelling types to be determined in revised design process

Current Design Status - PSP set received.

Monash, B2, S20

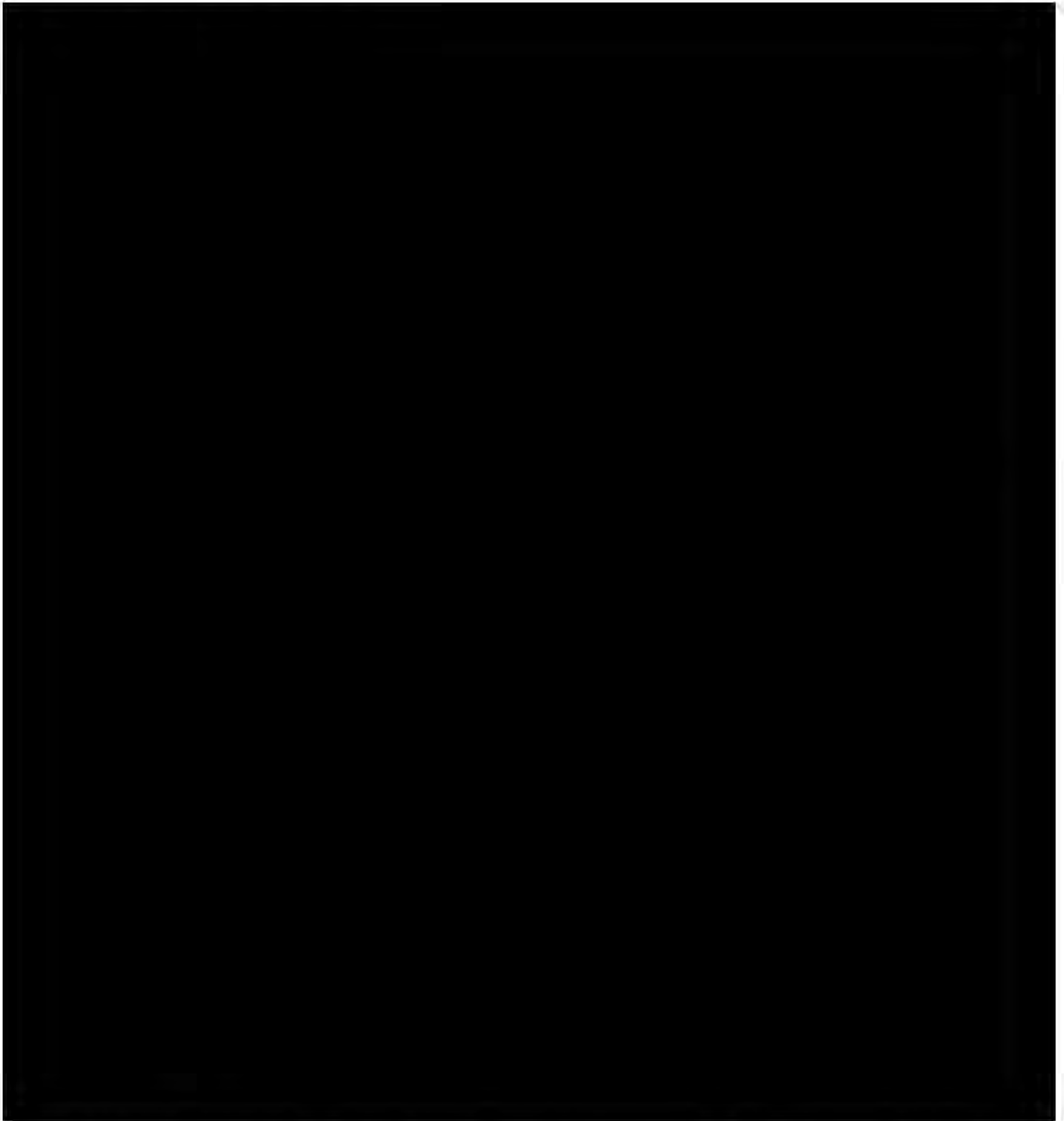
- Yield remains at 6

Current Design Status – awaiting PSP set.

Wright, B1, S29

- HACT agreed to an increased yield of up to 32 dwellings
- Split the site into two portions
- 1 site accessed of Gornall St, one site accessed of Diesendorf St
- 2 storey units to both blocks
- 16 dwellings to each block
- 4 x 1 Bed units per block
- 12 x 2 Bed units per block
- Final mix of dwelling types to be determined in revised design process

Current Design Status - PSP set received.



Please let me know if you agree with the notes above. If you are in agreement I will start the process for altering the scope to the engaged architects. As we are currently at PSP stage with a number of the projects your early approval would be appreciated.

Regards

Spencer

Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au

Public Housing Renewal Taskforce | Chief Minister, Treasury and Economic Development Directorate
ACT Government | Transact House, 470 Northbourne Avenue Dickson ACT 2602

GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au

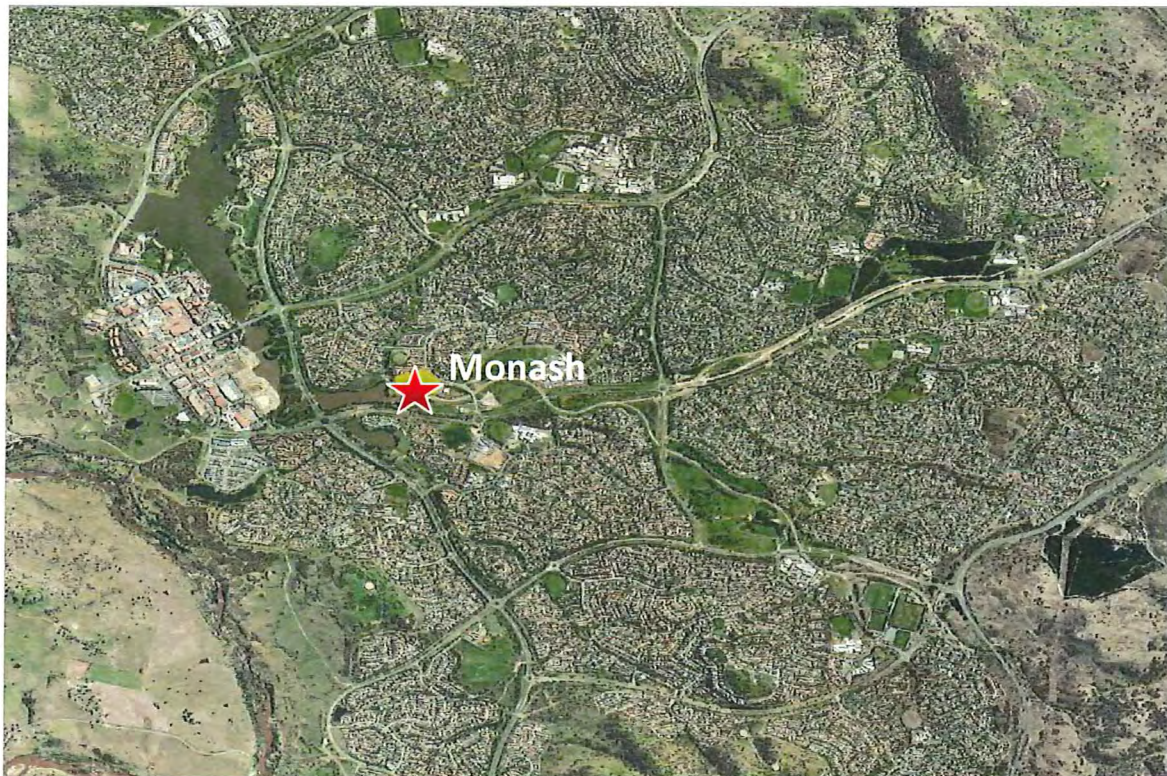
FOR DISCUSSION PURPOSE

URBAN RENEWAL
DISCUSSION PAPER

8 July 2014 **** Update all blue text and replace photos and maps *****

POTENTIAL DEVELOPMENT SITE

Monash Bloc13 8 Section 56





LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> Designated Areas Residential - RZ1 - Suburban Residential - RZ2 - Suburban Core Residential - RZ3 - Urban Residential Residential - RZ4 - Medium Density Residential Residential - RZ5 - High Density Residential Communities Facilities Commercial - CZ1 - Core Commercial - CZ2 - Business Commercial - CZ3 - Services Commercial - CZ4 - Local Centre Commercial - CZ5 - Mixed Use Commercial - CZ6 - Leisure and Accommodation | <ul style="list-style-type: none"> Industrial - IZ1 - General Industrial Industrial - IZ2 - Industrial Mixed Use Urban Parks and Recreation - PRZ1 - Urban Open Space Urban Parks and Recreation - PRZ2 - Restricted Access Recreation Transport and Services - TSZ1 - Transport Transport and Services - TSZ2 - Services Non Urban - NUZ1 - Broadacre Non Urban - NUZ2 - Rural Non Urban - NUZ3 - Hills Ridges and Buffers Non Urban - NUZ4 - River Corridor Non Urban - NUZ5 - Mountain and Bushlands |
|---|---|

SUMMARY OF EXISTING SITE

- **Land Area** 34416m²
- **Location** Monash
- **Planning Controls** Territory Plan – CF: COMMUNITY FACILITIES

Note; This preliminary study has been produced for the purpose of commencing discussion. Further interrogation of the site including Site Investigation Reports and architectural schemes are to be tested prior to yield potential being confirmed.

EXTRACT FROM THE TERRITORY PLAN;

CZ4 – Local Centre Zone

Zone Objectives

- a) Provide for convenience retailing and other accessible, convenient shopping and community and business services to meet the daily needs of local residents
- b) Provide opportunities for business investment and local employment
- c) Ensure the mix of uses is appropriate to this level of the commercial hierarchy and enable centres to adapt to changing social and economic circumstances
- d) Maintain and enhance local residential and environmental amenity through appropriate and sustainable urban design
- e) Promote the establishment of a cultural and community identity that is representative of, and appropriate to, the place

ASSESSABLE DEVELOPMENT Development application required. On leased land, development must be authorised by a lease.	
MINIMUM ASSESSMENT TRACK CODE Development listed below requires a development application and is assessed in the code track	
Development No development identified	
MINIMUM ASSESSMENT TRACK MERIT Development listed below requires a development application and is assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) or specified as prohibited development in a precinct map.	
Development	
ancillary use	minor use
car park	NON RETAIL COMMERCIAL USE
COMMUNITY USE	parkland
consolidation	pedestrian plaza
demolition	RESIDENTIAL USE
development in a location and of a type identified in a precinct map as additional merit track development	recyclable materials collection
guest house	restaurant
home business	service station
indoor entertainment facility	SHOP
indoor recreation facility	sign
industrial trades	subdivision
light industry	temporary use
minor road	veterinary hospital

PROHIBITED DEVELOPMENT	
Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.	
agriculture	major road
airport	MAJOR UTILITY INSTALLATION
animal care facility	mining industry
animal husbandry	mobile home park
aquatic recreation facility	motel
boarding house	municipal depot
bulk landscape supplies	nature conservation area
caravan park/camping ground	offensive industry
cemetery	outdoor recreation facility
civic administration	overnight camping area
club	place of assembly
communications facility	plant and equipment hire establishment
corrections facility	plantation forestry
defence installation	playing field
development in a location and of a type identified in a precinct map as additional prohibited development	produce market
drink establishment	public transport facility
drive-in cinema	railway use
emergency services facility	recycling facility
farm tourism	scientific research establishment
freight transport facility	stock/sale yard
funeral parlour	store
general industry	tourist facility
group or organised camp	tourist resort
hazardous industry	transport depot
hazardous waste facility	varying a lease to add a use listed as "prohibited development" in this development table
hotel	vehicle sales
incineration facility	warehouse
land fill site	waste transfer station
land management facility	woodlot
liquid fuel depot	zoological facility

3.9 Supportive housing and residential care accommodation

R13

All dwellings for the purposes of supportive housing and/or residential care accommodation are designed to comply with the relevant parts of the Residential Zones – Multi Unit Housing Development Code and the relevant Australian Standard for Adaptable Housing.

This is a mandatory requirement. There is no applicable criterion.

Subdivision

Element 8: Subdivision

Rules	Criteria
8.1 Subdivision	
<p>R33 Subdivision is only permitted where all of the following are met:</p> <ul style="list-style-type: none"> a) the subdivision is part of a development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Gross Floor Area

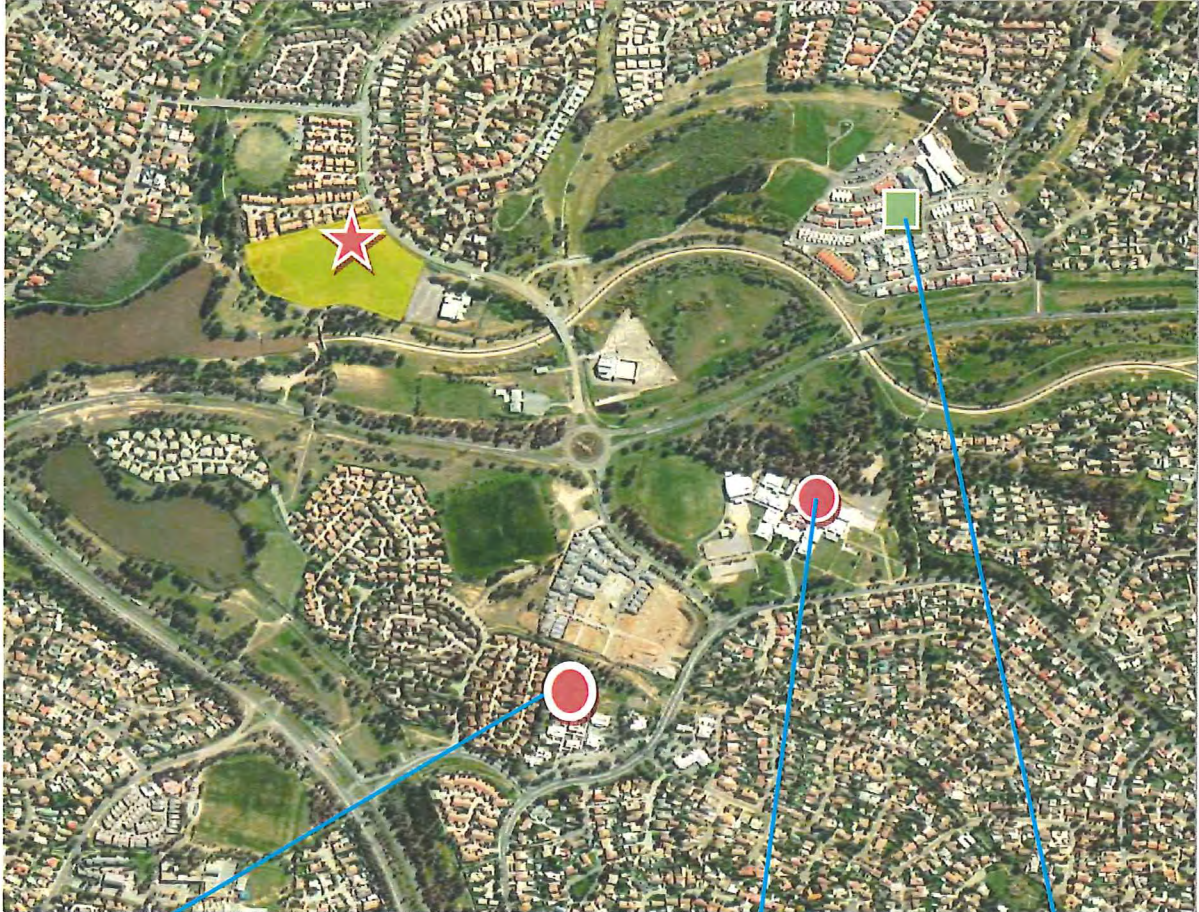
14.2 Plot ratio	
<p>R46 The maximum <i>plot ratio</i> is 100%.</p>	<p>C46 Buildings comply with all of the following:</p> <ul style="list-style-type: none"> a) are compatible with the <i>desired character</i> b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

Height

14.1 Number of storeys	
<p>R45 The maximum number of <i>storeys</i> is 2.</p>	<p>C45 Building comply with all of the following:</p> <ul style="list-style-type: none"> a) are compatible with the <i>desired character</i> b) are appropriate to the scale and function of the use c) minimise detrimental impacts, including overshadowing and excessive scale.

Proximity to Amenities

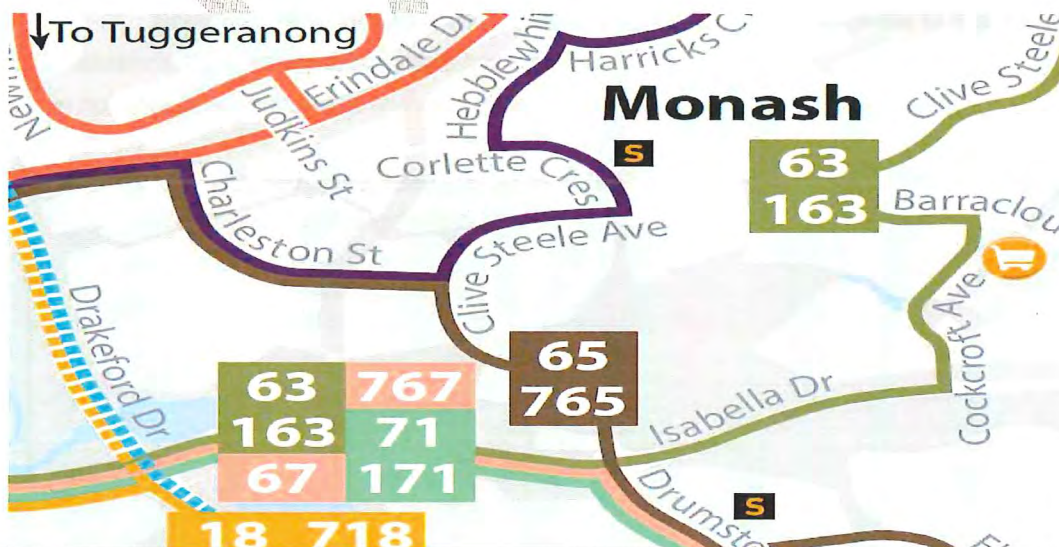
- 910m to Goodwin village
- 940m to Isabella Plains Early Childhood School
- 905m to MacKillop Catholic College



Isabella Plains Early Childhood School

MacKillop Catholic College

Goodwin Village



Site Topography



Site Limitations

- Prone to Flooding



Monash –Block 13 Section 56 (Clive Steel Ave)



Site details

Public housing would occupy approximately 10,000m² of the overall 34,416m² site. The remainder of the site is unable to be developed due to flooding issues. It is bounded by Clive Steel Ave and Isabella Pond. C3 Church is adjacent.

Site Evaluation

Criteria	Rating	Comments
Proximity to Amenities (within 1km)	✓	Shops 900m Town Centre 1km Public School 650m and 700m Private School (Catholic) 520 m Bus stop 50m Park 150m Churches and Mosque 50m and 350m
No Environmental Constraints	✓	Flooding to large part of the whole site however flood mitigation leaves enough land remaining for public housing.
No Heritage	✓	There are no identified heritage issues
Slope (<1:10)	✓	Relatively Flat site
No Planning Restrictions	✓	No Restrictions
Community Sensitivity	High	Adjacent Church
Overall Assessment	✓	Community issues of most significance

Wright, Spencer

From: Wright, Spencer
Sent: Friday, 23 September 2016 11:48 AM
To: 'Alastair MacCallum'
Cc: Frino, Franco
Subject: Block 13 Section 56 Monash [SEC=UNCLASSIFIED]

Alastair

I have discussed the proposals presented HACT and we determined that option 1 is the preferred scheme. Could you please proceed on this basis including organising of sub-consultants and their associated fees for PHRT consideration.

Comments relating to the scheme are;

- Break up the long run of dwellings into two or three blocks. It would be good if you could do this without losing yield
- Have a preference for unit types 1 & 2.

I will be on leave next week returning to work on Tuesday 4th September. If you have any queries in this time, please contact Franco Frino.

Regards

Spencer

Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au

Public Housing Renewal Taskforce | Chief Minister, Treasury and Economic Development Directorate

ACT Government | Transact House, 470 Northbourne Avenue Dickson ACT 2602

GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au

Wright, Spencer

From: Wright, Spencer
Sent: Monday, 14 November 2016 11:40 AM
To: 'Alyce Fenwick'
Cc: Frino, Franco; Burghardt, Greg
Subject: Monash, Section 56 [DLM=For-Official-Use-Only]

Alyce

We are currently internally reviewing all of our design program including the Monash site, could you please stop all work and confirm the current status of the design process. Where pre-application meetings have been arranged, could you please cancel these with a view to re-scheduling once we have an agreement on how to move forward.

Any questions please do not hesitate to contact me.

Regards

Spencer

Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au

Public Housing Renewal Taskforce | Chief Minister, Treasury and Economic Development Directorate

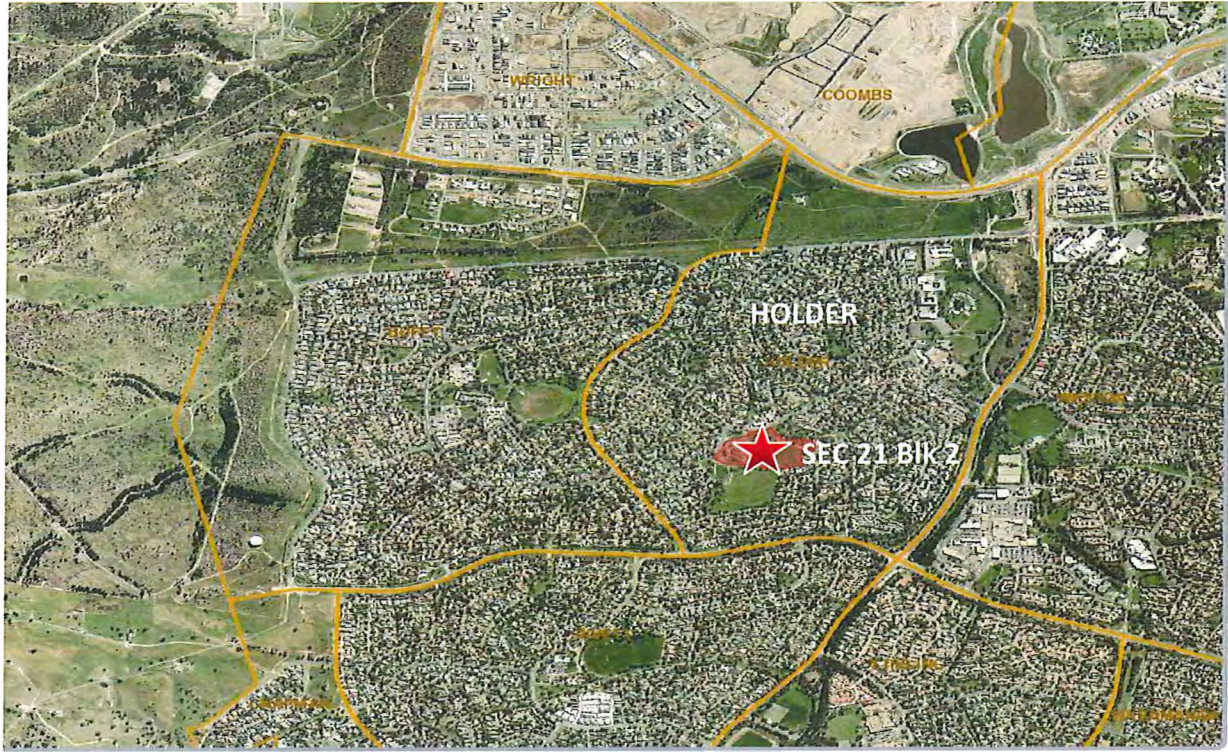
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FOR DISCUSSION PURPOSE

URBAN RENEWAL
DISCUSSION PAPER
06/11/2014

POTENTIAL DEVELOPMENT SITE
HOLDER Block 2 Section 21





LEGEND

Designated Areas	Industrial - IZ1 - General Industrial
Residential - RZ1 - Suburban	Industrial - IZ2 - Industrial Mixed Use
Residential - RZ2 - Suburban Core	Urban Parks and Recreation - PRZ1 - Urban Open Space
Residential - RZ3 - Urban Residential	Urban Parks and Recreation - PRZ2 - Restricted Access Recreation
Residential - RZ4 - Medium Density Residential	Transport and Services - TSZ1 - Transport
Residential - RZ5 - High Density Residential	Transport and Services - TSZ2 - Services
Communities Facilities	Non Urban - NUZ1 - Broadacre
Commercial - CZ1 - Core	Non Urban - NUZ2 - Rural
Commercial - CZ2 - Business	Non Urban - NUZ3 - Hills Ridges and Buffers
Commercial - CZ3 - Services	Non Urban - NUZ4 - River Corridor
Commercial - CZ4 - Local Centre	Non Urban - NUZ5 - Mountain and Bushlands
Commercial - CZ5 - Mixed Use	
Commercial - CZ6 - Leisure and Accommodation	

SUMMARY OF EXISTING SITE

- **Land Area** 39,634m²
- **Location** HOLDER
- **Planning Controls** Territory Plan – Land Use Zone: CF: COMMUNITY FACILITIES

Note; This preliminary study has been produced for the purpose of commencing discussion. Further interrogation of the site including Site Investigation Reports and architectural schemes are to be tested prior to yield potential being confirmed.

EXTRACT FROM THE TERRITORY PLAN;

CFZ - Community Facility Zone

Zone Objectives

- a) To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families, and communities.
- b) To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory’s various forms of community.
- c) To protect these social and community uses from competition from other uses.
- d) To enable the efficient use of land through facilitating the co-location, and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use.
- e) To encourage adaptable and affordable housing for persons in need of residential support or care.
- f) To safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.

Development	
ancillary use	minor use
business agency	office
child care centre	outdoor recreation facility
community activity centre	parkland
community theatre	place of worship
consolidation	public agency
cultural facility	religious associated use
demolition	residential care accommodation
development in a location and of a type identified in a precinct map as additional merit track development	retirement village
educational establishment	sign
emergency services facility	subdivision
health facility	supportive housing
hospital	temporary use
indoor recreation facility	varying a lease (where not code track or impact track assessable)
minor road	

PROHIBITED DEVELOPMENT	
Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.	
agriculture	mobile home park
airport	multi-unit housing
animal care facility	municipal depot
animal husbandry	nature conservation area
aquatic recreation facility	offensive industry
boarding house	overnight camping area
bulk landscape supplies	pedestrian plaza
car park	place of assembly
caretakers residence	plant and equipment hire establishment
caravan park/camping ground	plantation forestry
cemetery	playing field
civic administration	produce market
club	public transport facility
communications facility	railway use
COMMERCIAL ACCOMMODATION USE	recyclable materials collection
corrections facility	recycling facility
craft workshop	restaurant
defence installation	sand and gravel extraction
development in a location and of a type identified in a precinct map as additional prohibited development	scientific research establishment
drink establishment	secondary residence
drive-in cinema	serviced apartment
farm tourism	service station
financial establishment	SHOP
freight transport facility	single dwelling housing
funeral parlour	special dwelling
general industry	stock/sale yard
group or organised camp	store
hazardous industry	tourist facility
hazardous waste facility	transport depot
home business	varying a lease to add a use listed as "prohibited development" in this development table
incineration facility	vehicle sales
indoor entertainment facility	veterinary hospital
industrial trades	warehouse
land fill site	waste transfer station
land management facility	woodlot
light industry	zoological facility
liquid fuel depot	
major road	

Subdivision

Element 1: Restrictions on use

Rules	Criteria
1.1 Supportive housing	
<p>R1</p> <p>Development for <i>supportive housing</i> complies with all of the following:</p> <ul style="list-style-type: none"> a) the occupation of individual <i>dwellings</i> in a <i>supportive housing</i> complex is restricted by the lease to persons in need of support b) the site has not been identified in a suburb precinct code as being prohibited for <i>supportive housing</i> c) all dwellings comply with Class 'C' of <i>Australian Standard AS4299 – Adaptable Housing</i>. d) subdivision of a lease developed for <i>supportive housing</i>, including subdivision under the Unit Titles Act 2001, is not permitted. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 9: Subdivision

Rules	Criteria
9.1 Subdivision	
<p>R30</p> <p>Subdivision is only permitted where all of the following are met:</p> <ul style="list-style-type: none"> a) the subdivision is part of a development application for another assessable development b) it is demonstrated that any residual block can accommodate another assessable development designed in accordance with the relevant sections of this code. 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

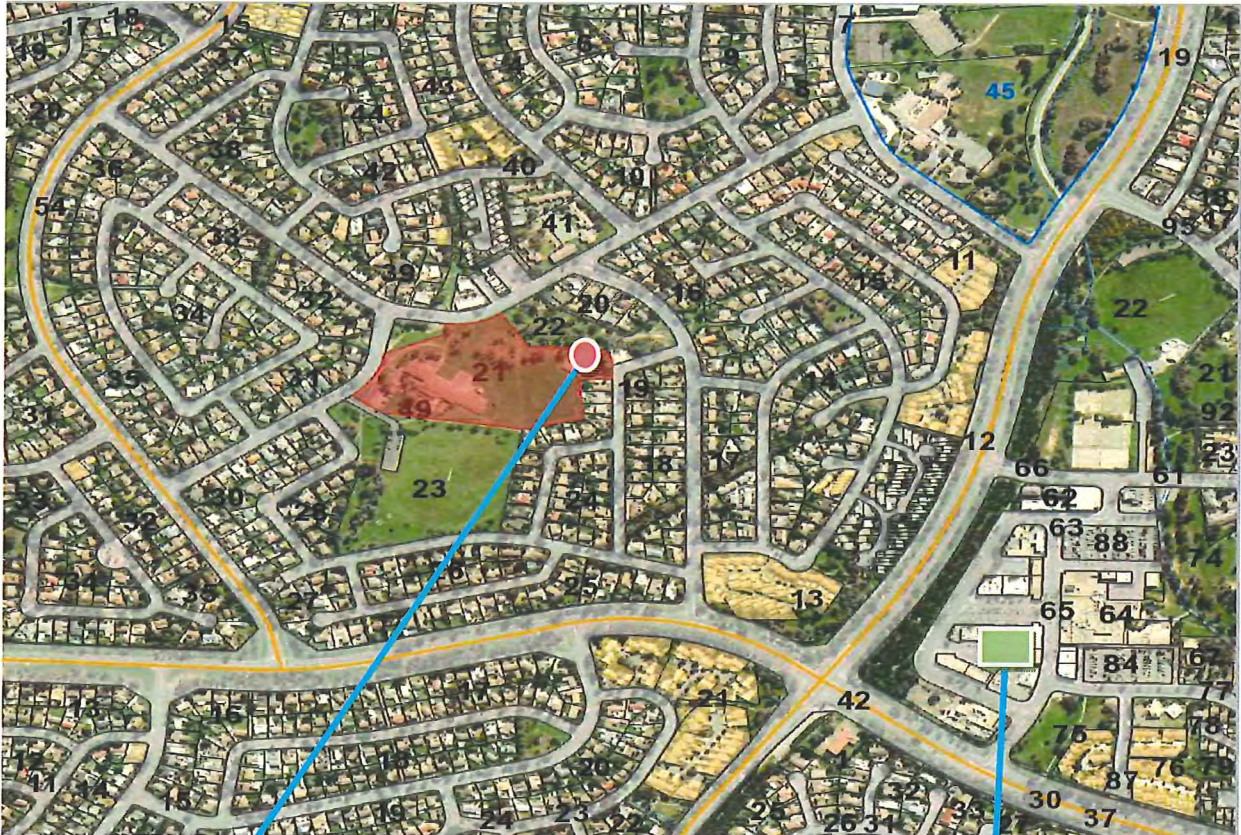
Gross Floor Area

Height

The maximum height of *any* wall of the building is 15 metres above natural ground level.

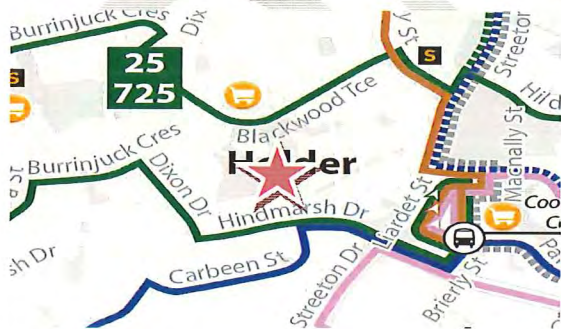
Proximity to Amenities

- 840m to Coleman Court
- 150m to Childcare Centre
- 100m to Blackwood Terrace bus route



Child Care Centre

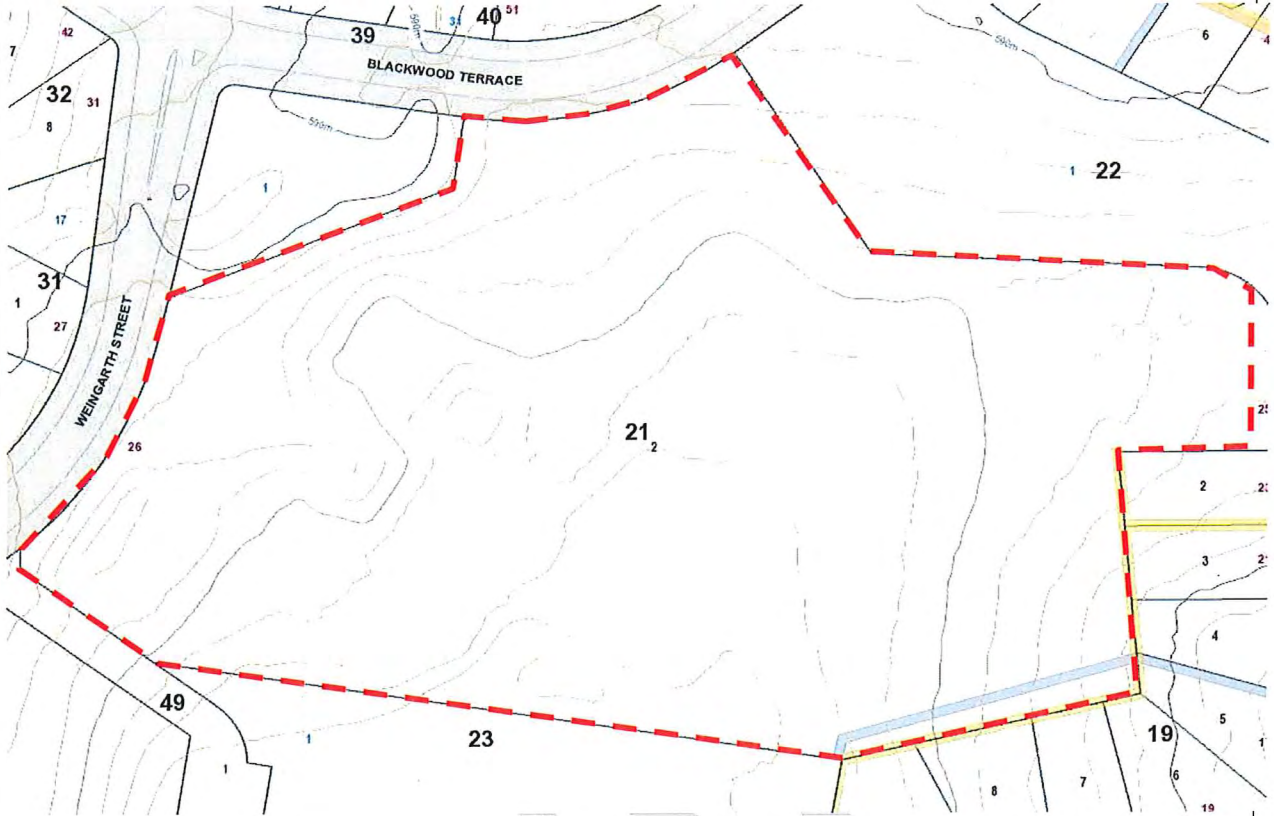
Coleman Court



Additional Precinct Prohibited Development

- Nil

Site Topography



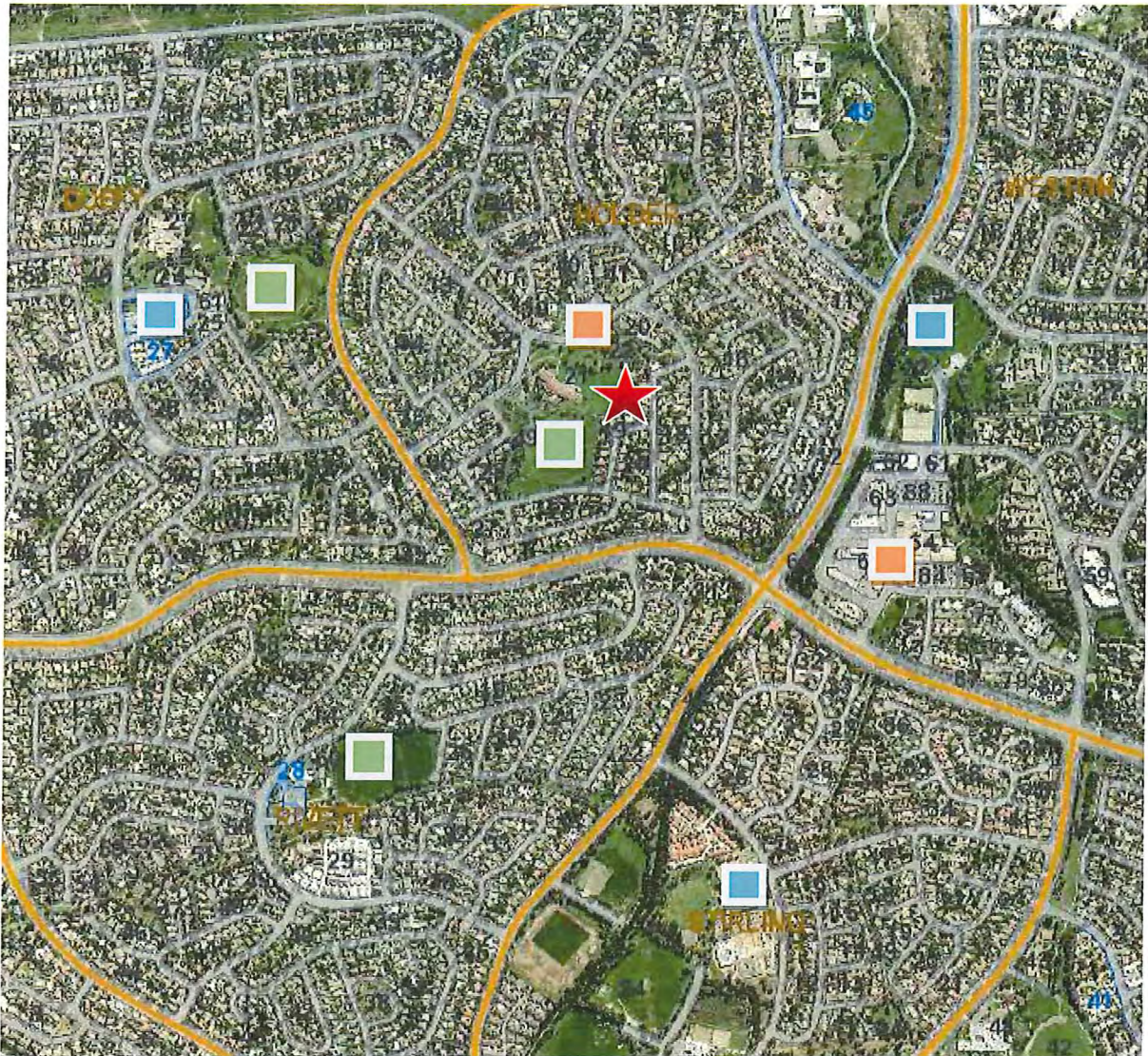
POTENTIAL DEVELOPMENT OUTCOME



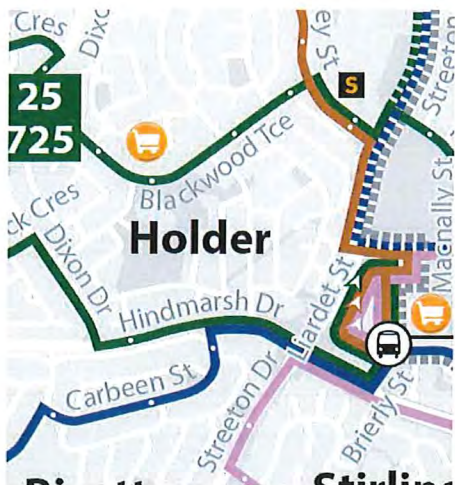


Public Housing Renewal Taskforce

Community Facility Land Site Evaluation



- ★ Site
- School
- Shops



Action Bus Routes

Holder –Block 2 Section 21 (Stapylton Street)



Site details

The site is part of a larger site housing Therapy ACT. Public housing would occupy approximately 10,000m² of the overall 39,634m² site. It is bounded by Blackwood Terrace and Stapylton Street. An existing building on the site is currently occupied with the lease expiring in October 2016.

Site Evaluation

Criteria	Rating	Comments
Proximity to Amenities (within 1km)	✓	Shops 150m Public School 1.1km Private School (Catholic) 650m Bus stop 150m Park 50m
No Environmental Constraints	✓	Regulated trees along northern boundary only. Existing building on site. Stormwater pit in SE corner to be investigated
No Heritage	✓	There are no identified heritage issues
Slope (<1:10)	✓	1:12 to 1:30
No Planning Restrictions	✓	No Restrictions.
Community Sensitivity	Medium	Building on part of the preferred site currently occupied by PANDSI. Property Group are able to find an alternative location however consultation with PANDSI has not yet occurred. Development could occur without impacting on PANDSI however not optimal.
Overall Assessment	✓	Relocation of PANDSI and residents



ACT
Government

**Public Housing Renewal
Taskforce**

Community Facility Land
Site Evaluation

WRIGHT –Block 1 Section 29 (Steve Irwin Way)



Site details

The site is a vacant site in the centre of Wright bounded by Gornall St, Steve Irwin Way and Diesendorf Street. The site is 9191m² with approximately half required for public housing.

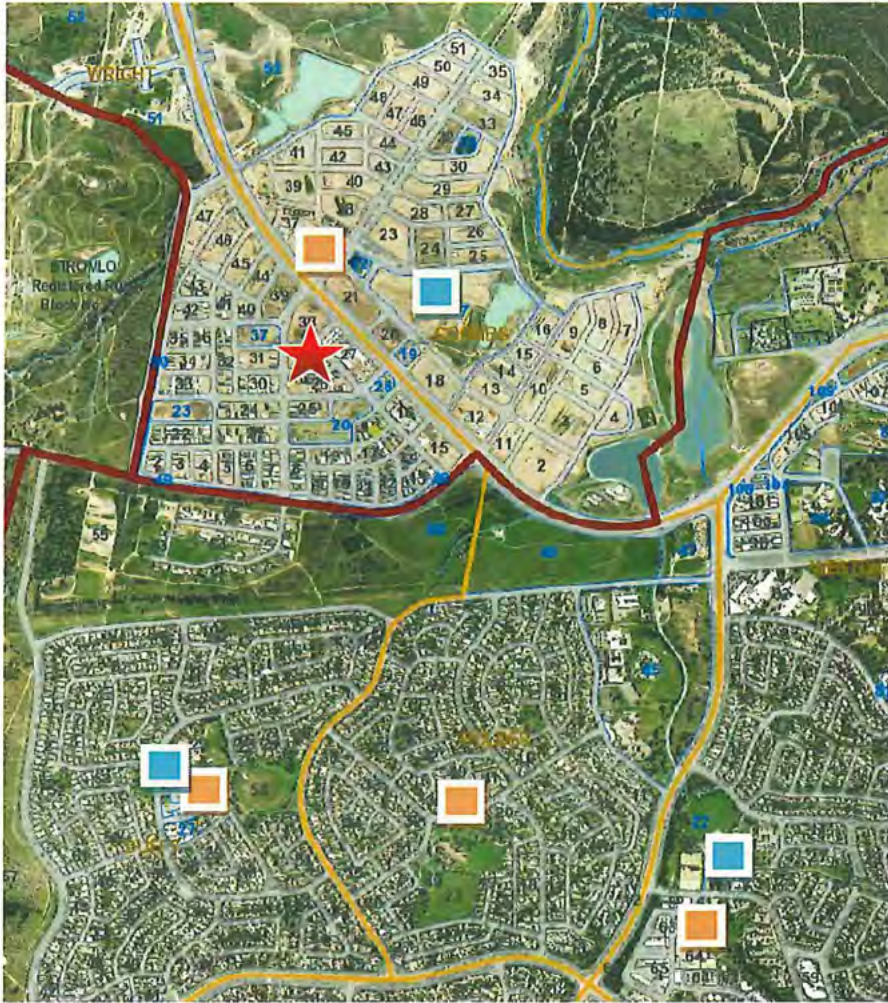
Site Evaluation

Criteria	Rating	Comments
Proximity to Amenities (within 1km)	✓	Shops 300m (construction to commence shortly) Public School 300m Bus stop 150m Park 100m
No Environmental Constraints	✓	There are no identified environmental constraints
No Heritage	✓	There are no identified heritage issues
Slope (<1:10)	✓	Gently sloping site 1:15
No Planning Restrictions	✓	No Restrictions
Community Sensitivity	High	Newly established suburb with no public housing.
Overall Assessment	✓	Potential community issues of most significance



Public Housing Renewal Taskforce

Community Facility Land Site Evaluation



-  Site
-  Schools
-  Shops



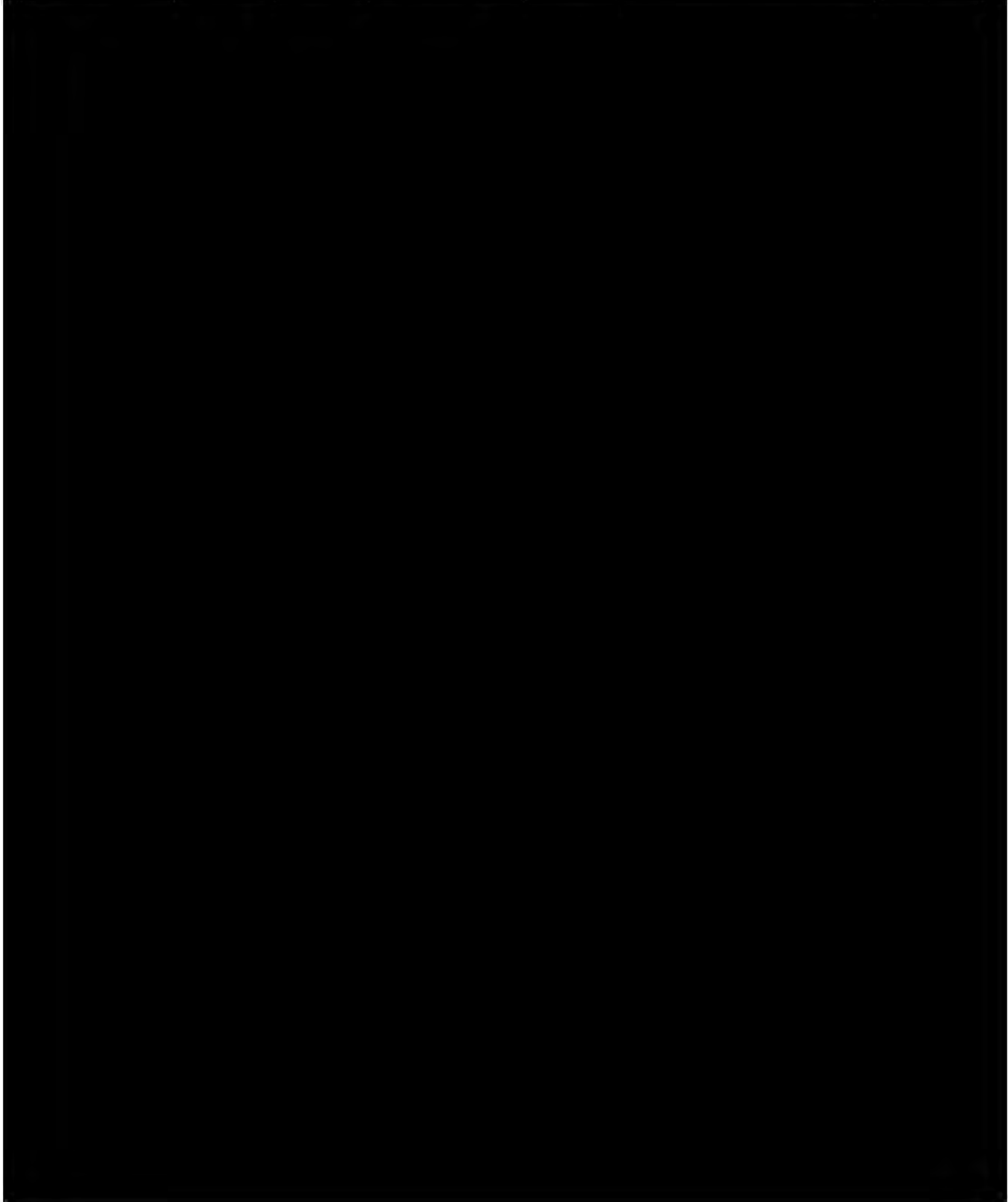
Action Bus Routes

Draft Land Supply

CF Land Ready to Go				
Suburb	Block	Section	Potential Dwelling Yield	Notes
Chapman	1	45	30	Formerly Considered for the LDA Land Release Program for sale as an Aged Care Site Within an established residential area
Holder	2	21	30	Former school site now community hub. Not Proposal to build on Oval Backs on to existing residential development
Mawson	29	36	13	Vacant Land in residential area
Monash	13	56	30	LDA plans to sell portion of land not proposed to be used by PHRT on remainder of site
Monash	2	20	6	Vacant site in residential area Formerly on short list for ATSI elderly persons site
Wright	1	29	32	New suburb, vacant land Proposing to only use half the block Adjacent sites are zoned CZ5 which also allow community use
		Total	173	

Community Facility Land

Community Facility Land				Approx Site Area	Current Zoning	Development Sign	Subject to direct sale
District	Block	Section	Suburb				

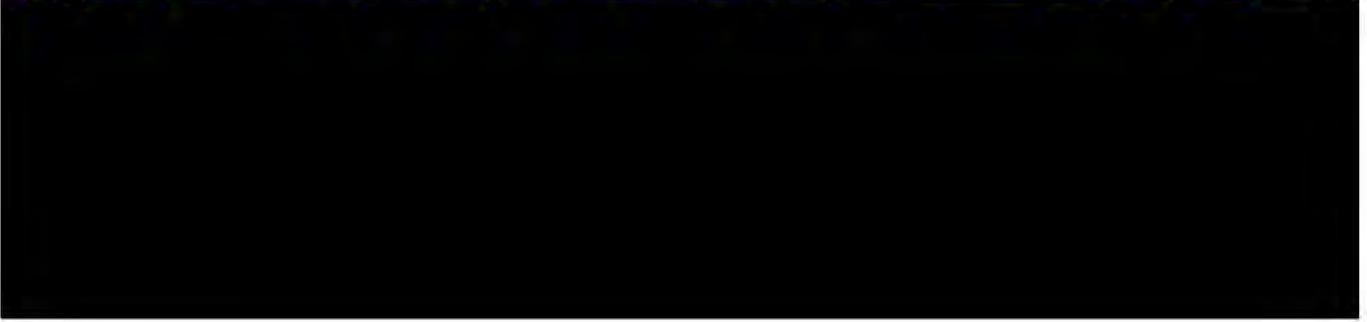




Tuggeranong	2	20	MONASH	2,112	CF: Community Facility	Y	
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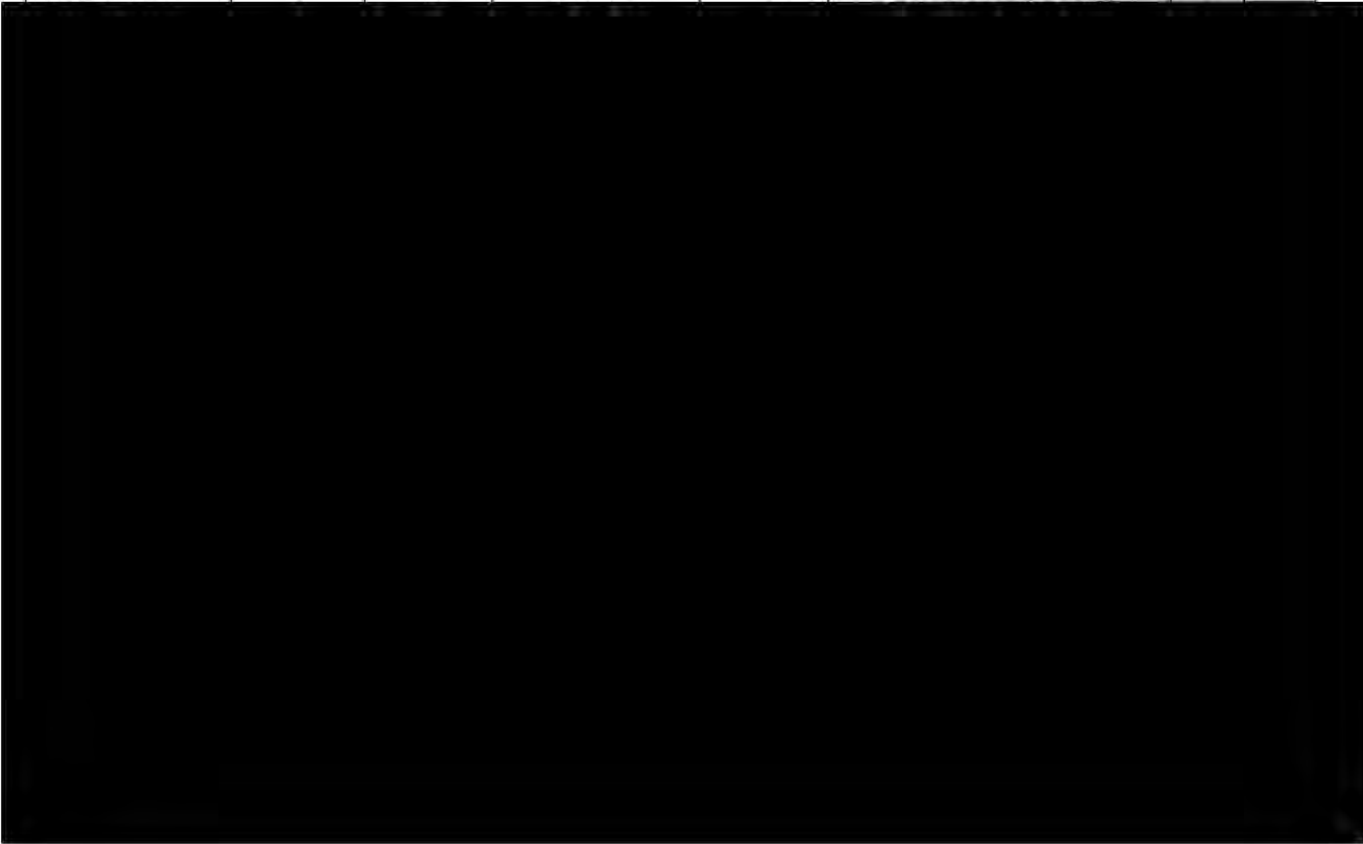


Tuggeranong	13	56	MONASH	34,417	CF: Community Facility	Y	
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Weston Creek	1	45	CHAPMAN	14938	CF, Community Facility	Y
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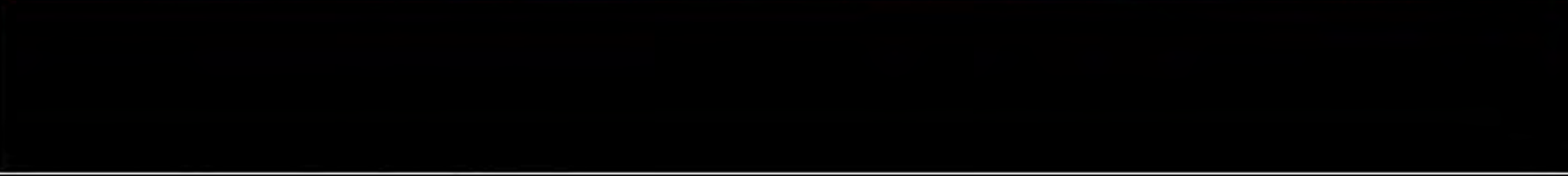
Additional sites for consideration - Community Facilities & other

Suburb	Section/Block	Location	Block Size	Low Risk Yield	High Risk Yield	Zoning	OTPV	Restrictions	LRP	Custodian	Due Diligence Yes/No	Costings	Reports	Comment
Low Risk														
[Redacted]														
Holder (fmr school)	21/2	Blackwood Terrace	39634	24		CF	OTPV2				No			
Monash	56/13	Clive-Steele Ave	34416	18		CF					Yes			Identified for aged care. Flooding across lower area of site. Need to investigate whether we can build on higher ground only.
[Redacted]														
Wright	29/1	Max Jacobs Avenue	9151	24		CF					No			
[Redacted]														
High Risk														
Chapman	45/1	Darwinia Terrace	14537		24	CF	OTPV2				Yes			SIR, Bushfire, Tree, Traffic, Geotech, Contamination, Flood. Fire zone. Under current zoning approval not possible. Value of site after rezoning may impact upon potential for public housing.
[Redacted]														
Mawson	29/3B		7914		6	CF								on a rise and sloping, dual street access, only part of site may be suitable for housing.
[Redacted]														
Monash	20/2	Blakey Close	2112		6	CF					No			Check with Housing plans for block.
[Redacted]														
[Redacted]														

20/10/2015

Additional sites for consideration - Community Facilities & other

Suburb	Section/block	Location	Block Size	Low Risk Yield	High Risk Yield	Zoning	OTPV	Restrictions	LRP	Custodian	Due Diligence Yes/No	Coatings	Reports	Comment
Low Risk														
Monash	20/2	Blakey Close	2112	4	5	CF					underway			Check with Housing plans for block
Holder (fmr school)	21/2	Blackwood Terrace	39634	24		CF	OTPV2				underway			
Monash	56/13	Clive-Steele Ave	34416	18		CF					Yes			Identified for aged care. Flooding across lower area of site. Need to investigate whether we can build on higher ground only.
Wright	29/1	Max Jacobs Avenue	9191	24		CF					No			
Sub-Total				142										
High Risk														
Mawson	29/36		7914		6	CF								on a rise and sloping, dual street access, only part of site may be able to be developed



Risk to Delivery for PHRT
 Not achievable for PHRT
 High Risk to delivery

Sites to be reviewed

