

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

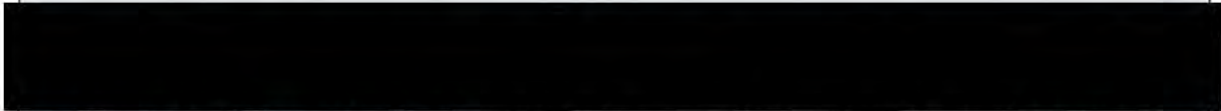
GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au



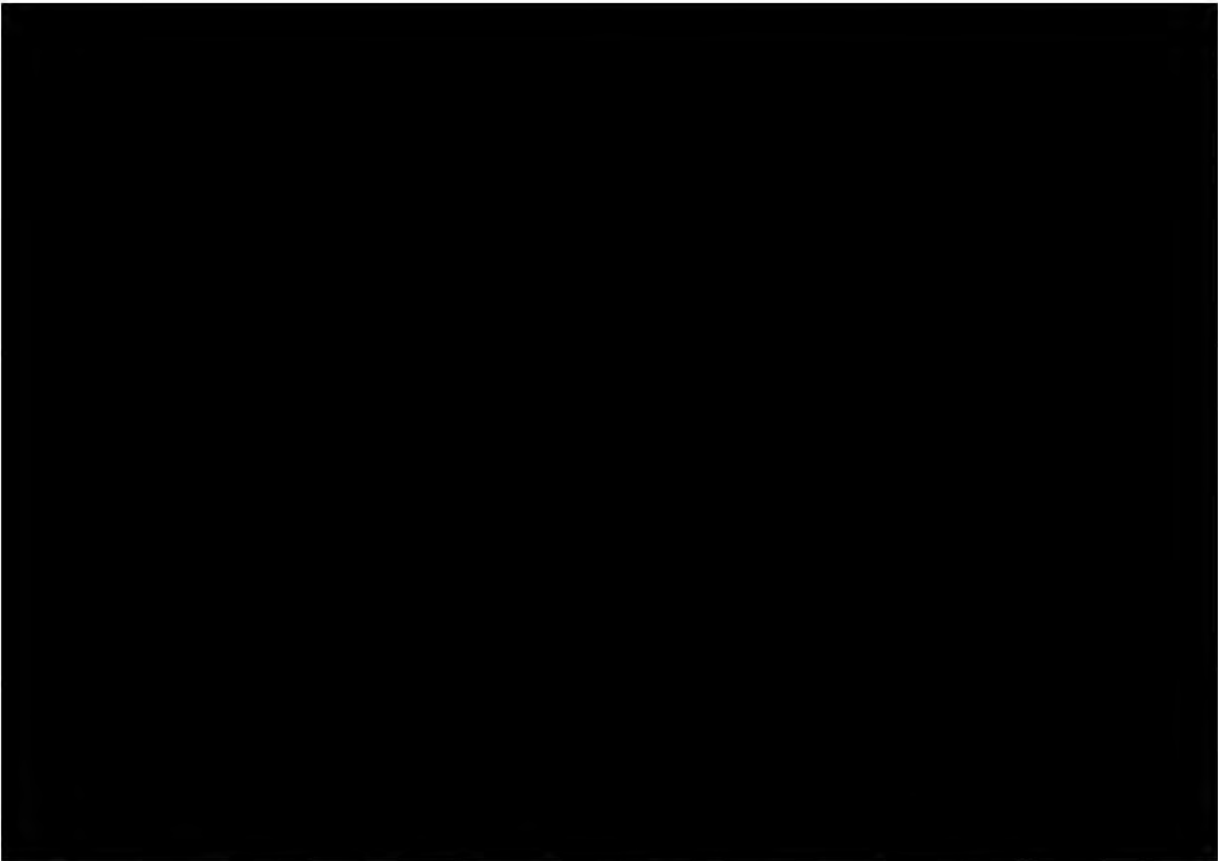
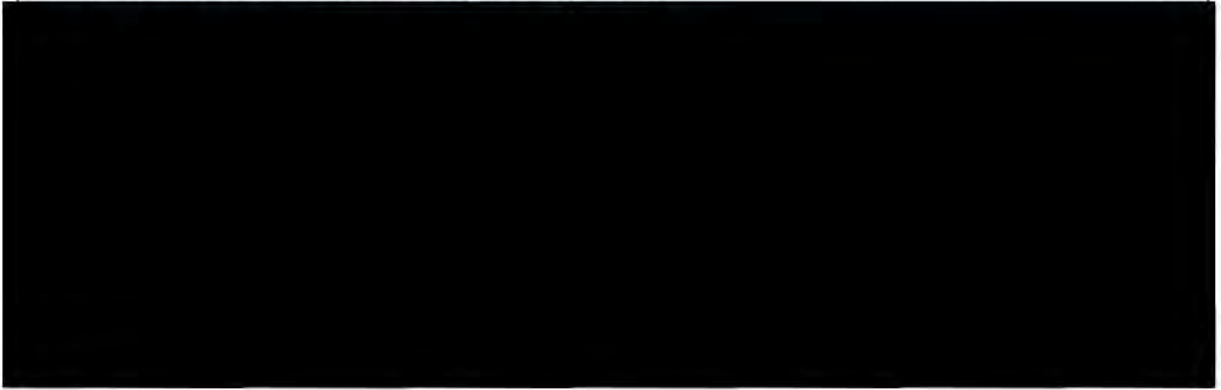
Public Housing Renewal Steering Committee Agenda Item 6: Land Supply Options

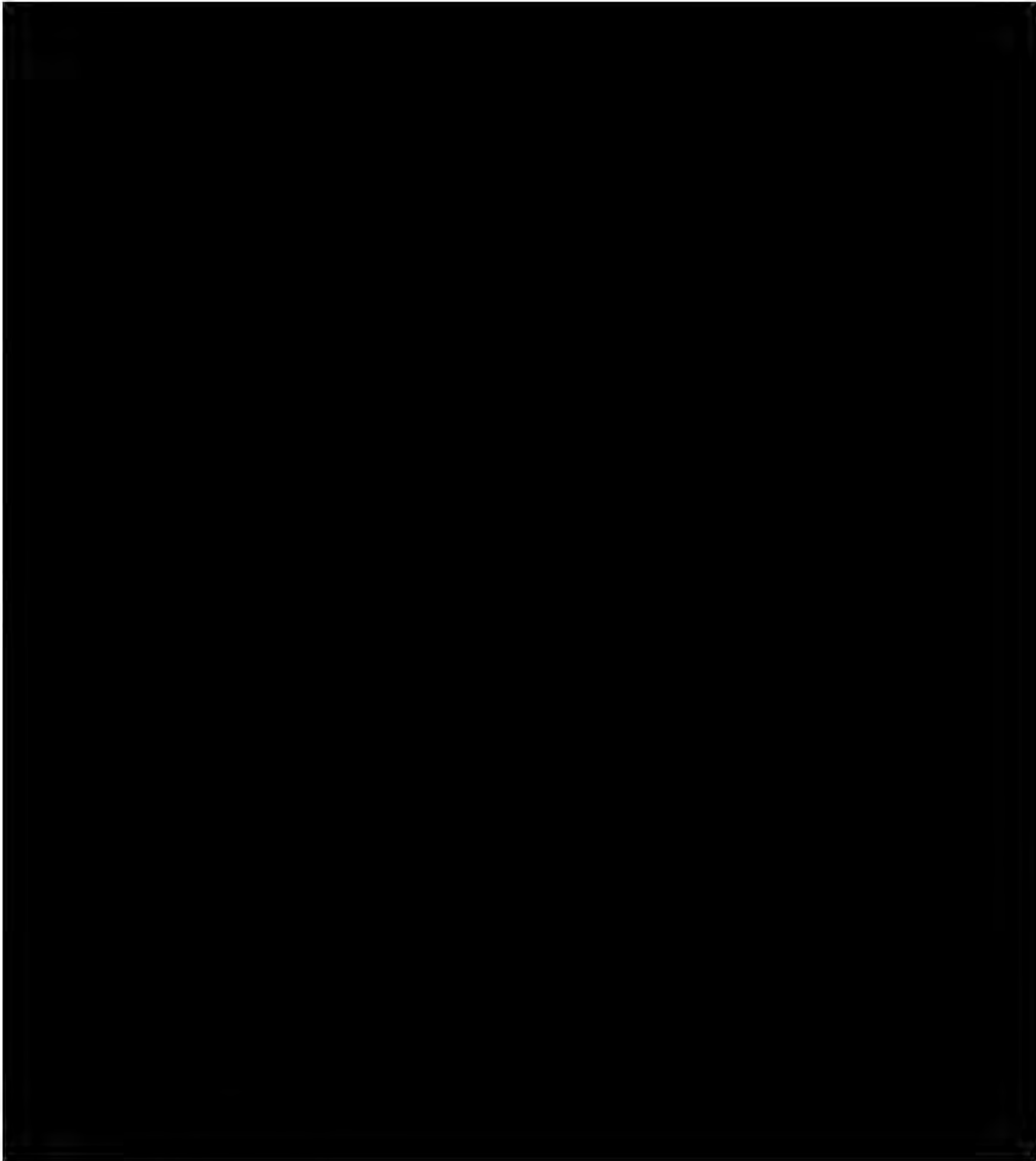
Date of meeting: 23 April 2015

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

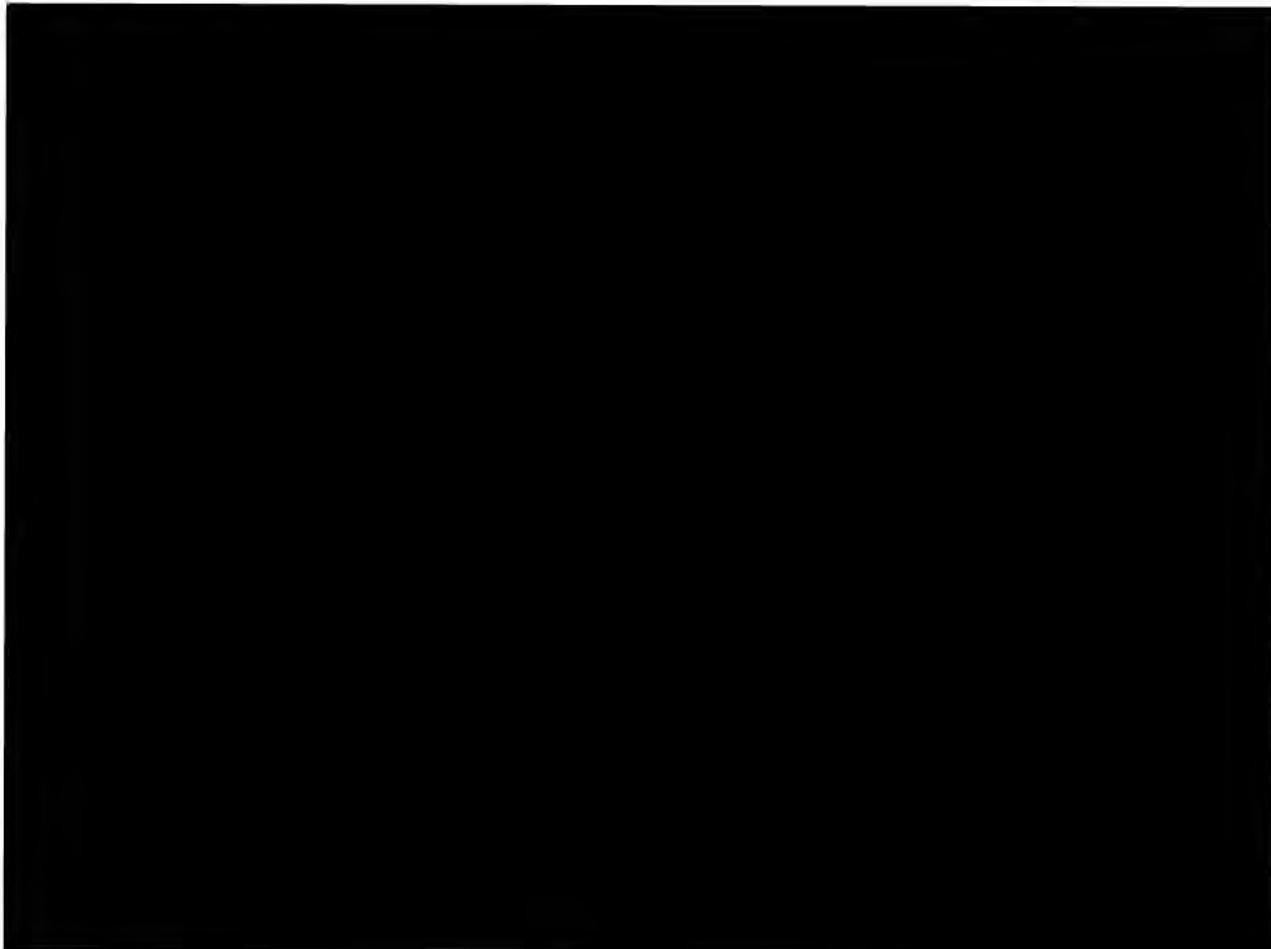
Potential exists for development of portions of existing sites in established areas designated 'Community Facility'. A number of these sites have overlays excluding supportive housing and no site allows general residential use. The Territory Plan currently limits residential development on community 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.

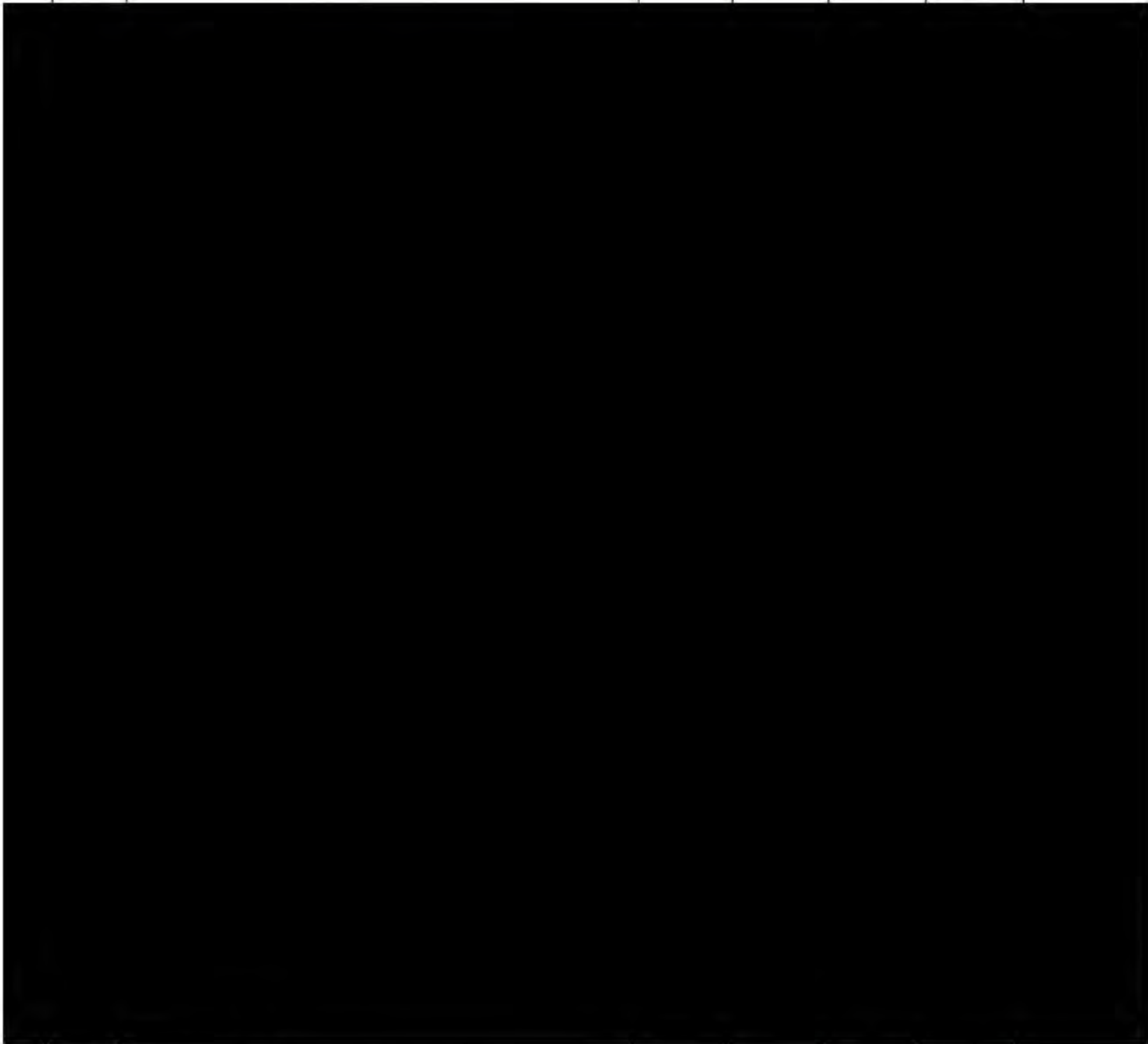
Action:

- **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.**

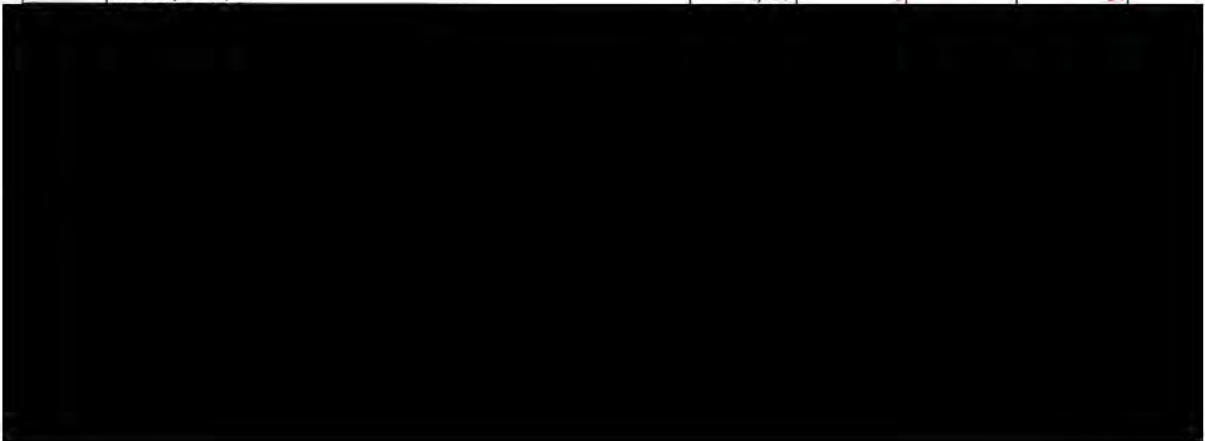


Draft land Supply Options for Public Housing Renewal Program (As at 10 April 2015)

	Disposal and Renewal - Construction completion & delivery	Site Area	Total Dwellings		What if Scenario
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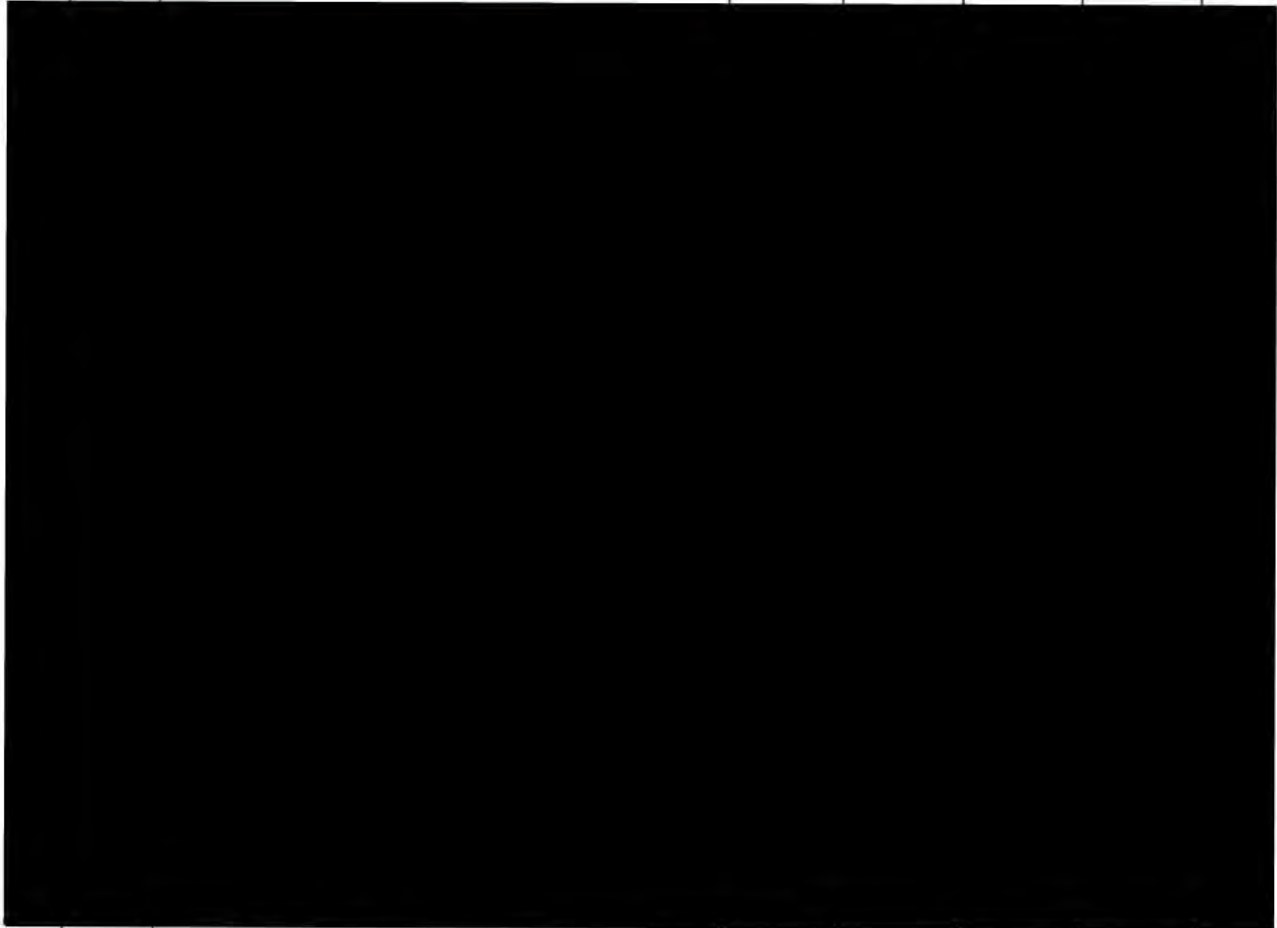


	<i>Community Facility Land</i>				
	Monash 2/20	2,112	0		6
	Monash part 13/56	4,000	0		24



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

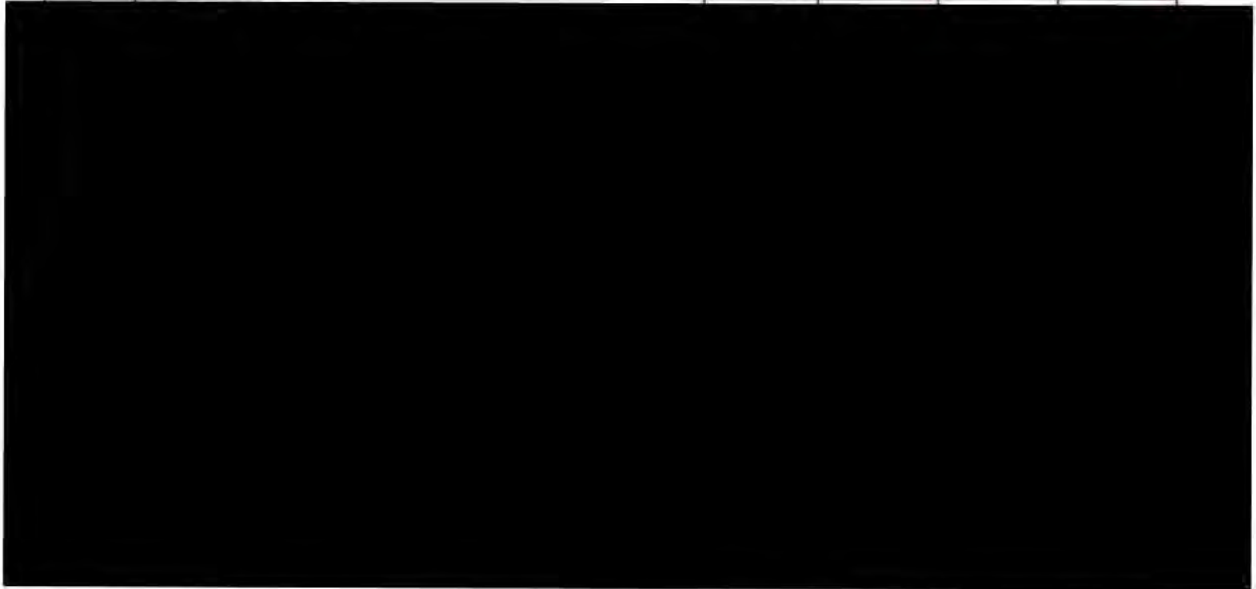
	Disposal and Renewal - Construction completion & delivery	Site Area	Total Dwellings		What if Scenario
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	<i>Community Facility Land</i>				
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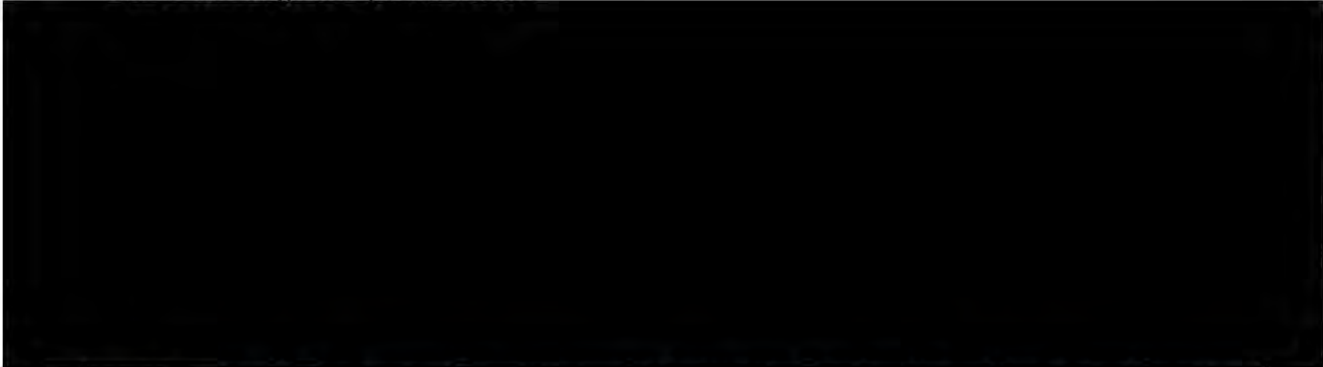
	Chapman part section 45/1	4,000	0		24
	Holder, Part Block 2 Section 21	4,000	0		24



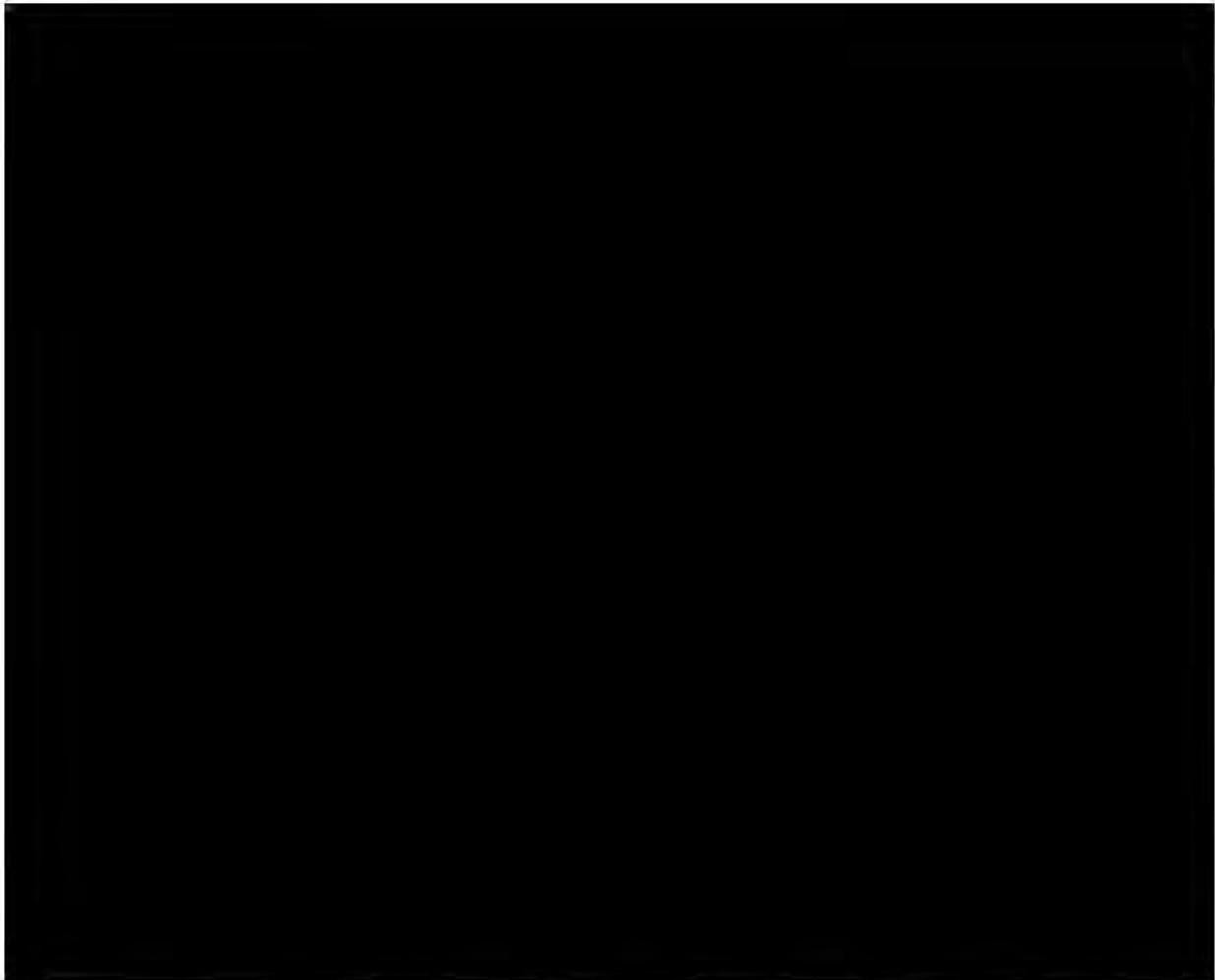
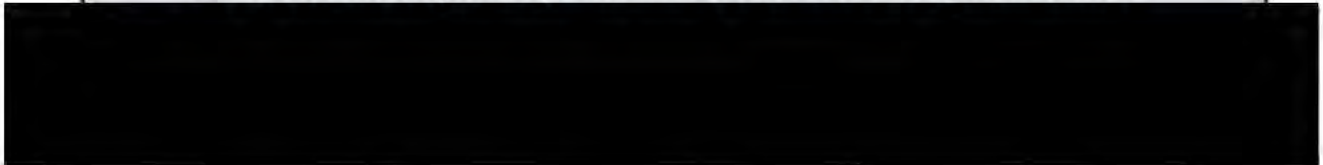


Public Housing Renewal Steering Committee
Agenda Item 7: Land Supply

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.

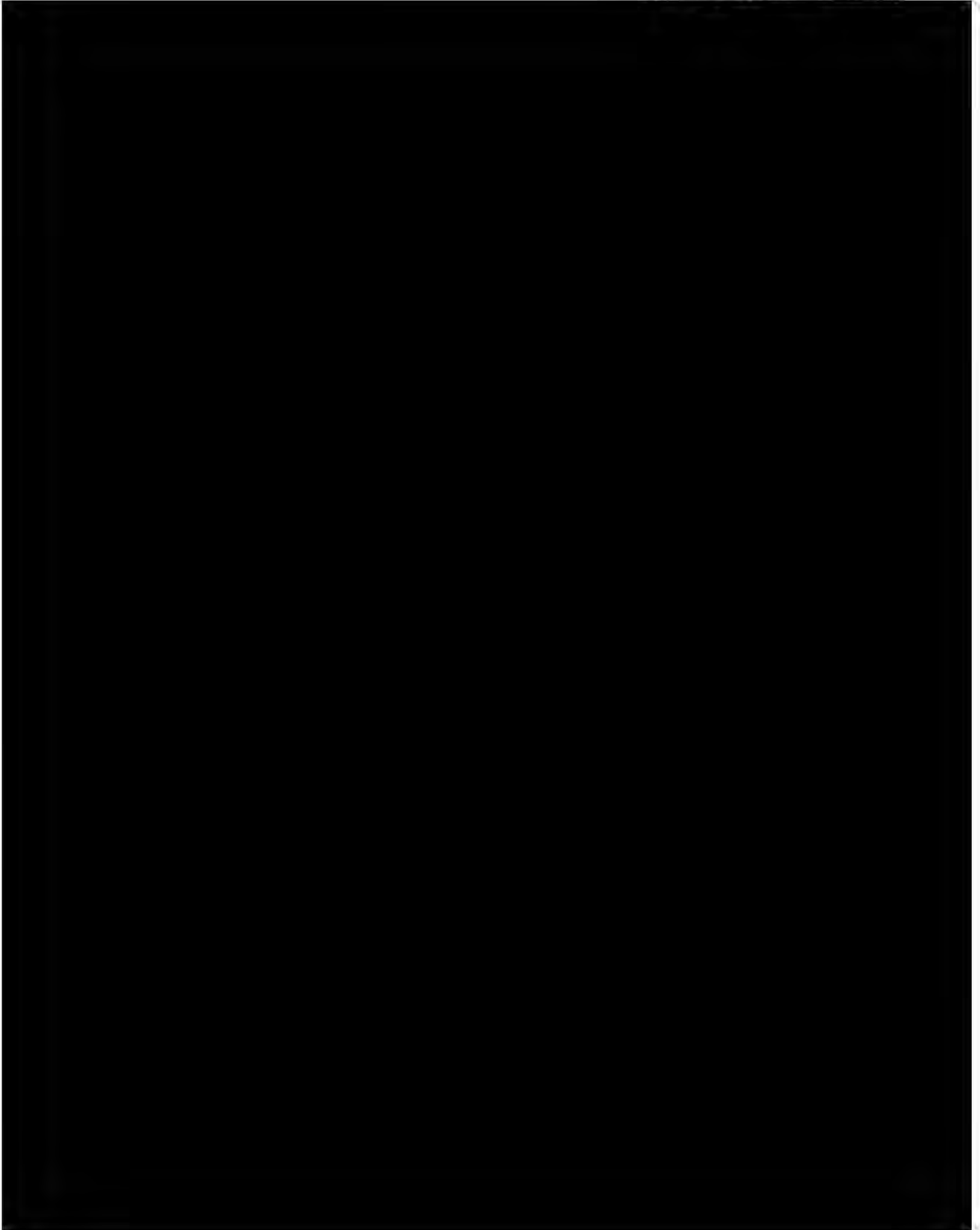
This definition fits with the purpose and use (allocation) of public housing as administered by Housing ACT. There is a point of confusion around Common Terminology associated with 'supportive housing' in the Territory Plan. The Public Housing Renewal Taskforce has sought clarification on this issue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

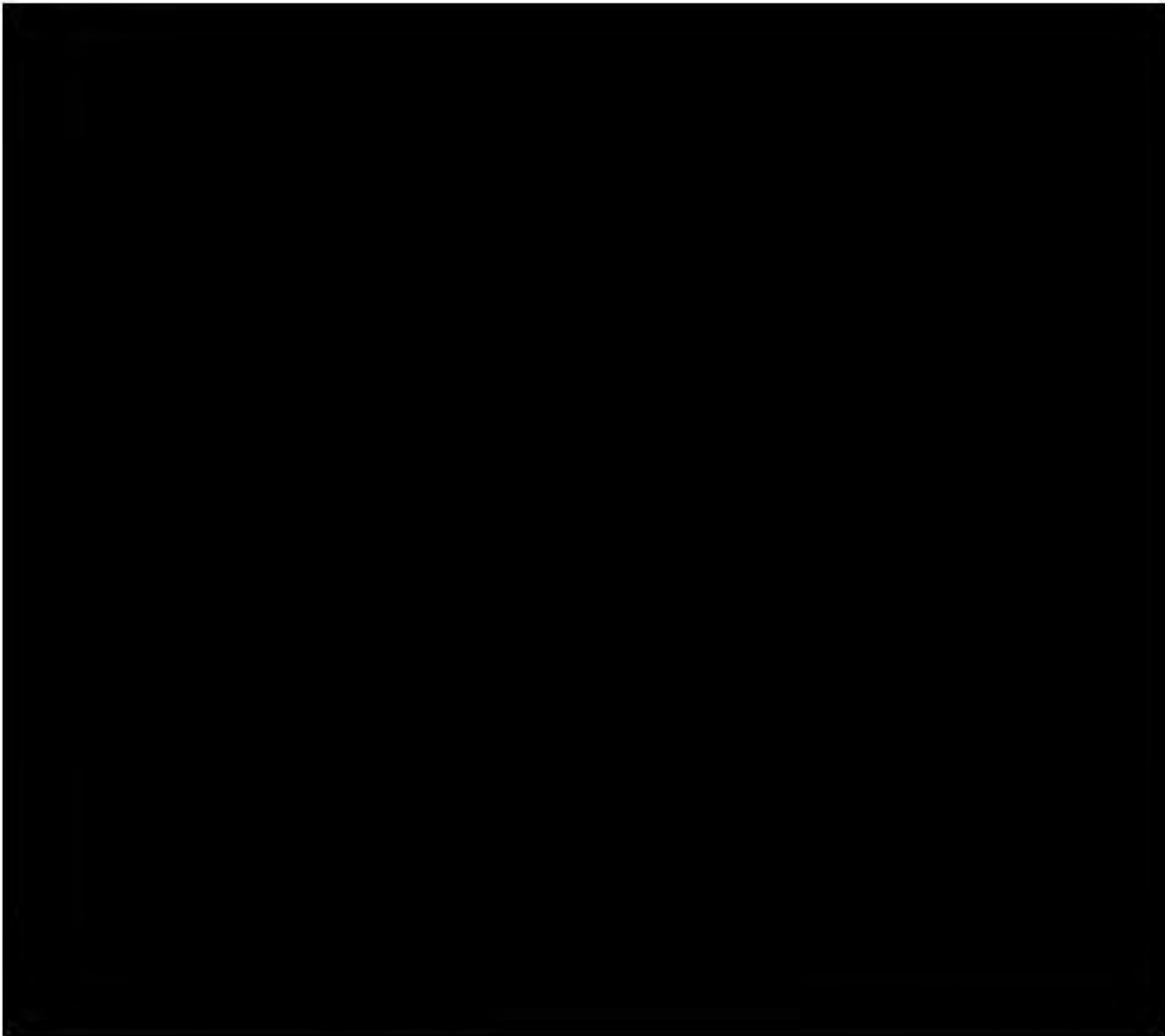
Further sites are planned to be explored for the remaining 209 dwellings, pending the outcome on the interpretation of 'supportive housing'.

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.

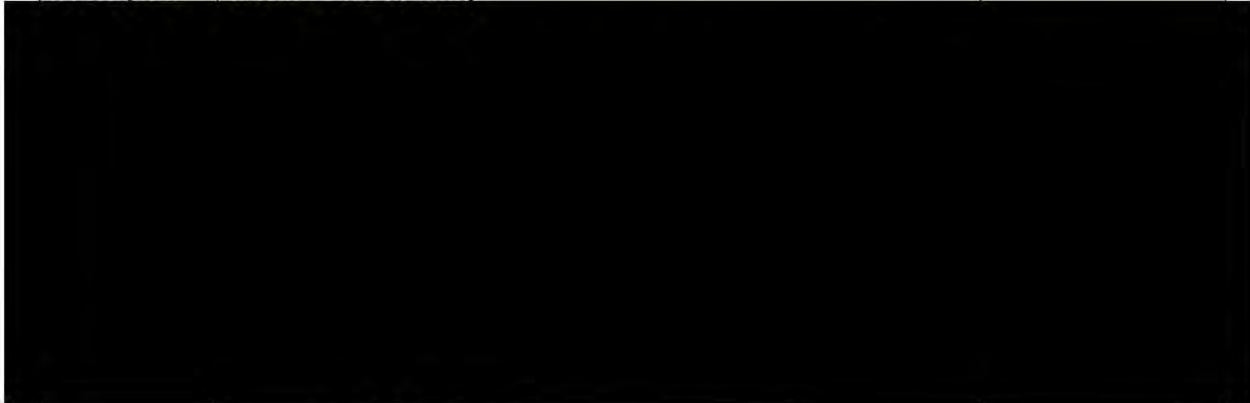
Attachment A – Land Supply Program

(as at 1 September 20115)





	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

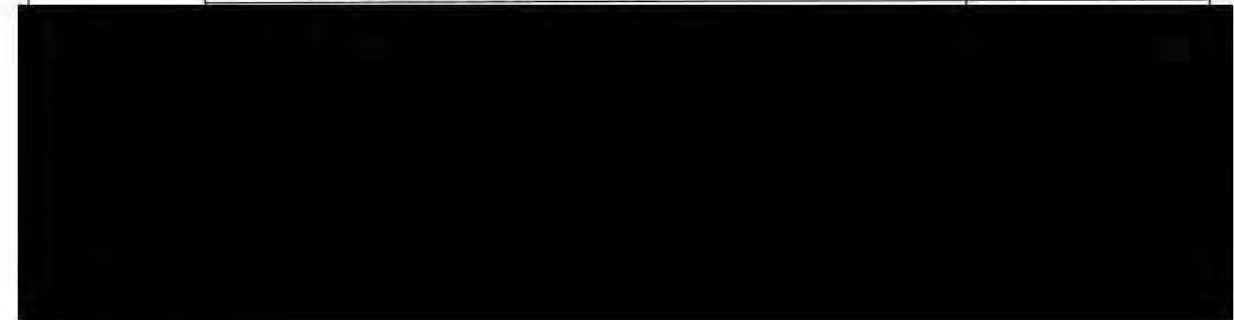
Wright Part Block 1 Section 29	26
[REDACTED]	
Monash Block 2 Section 20	4
Monash Part Block 13 Section 56	26



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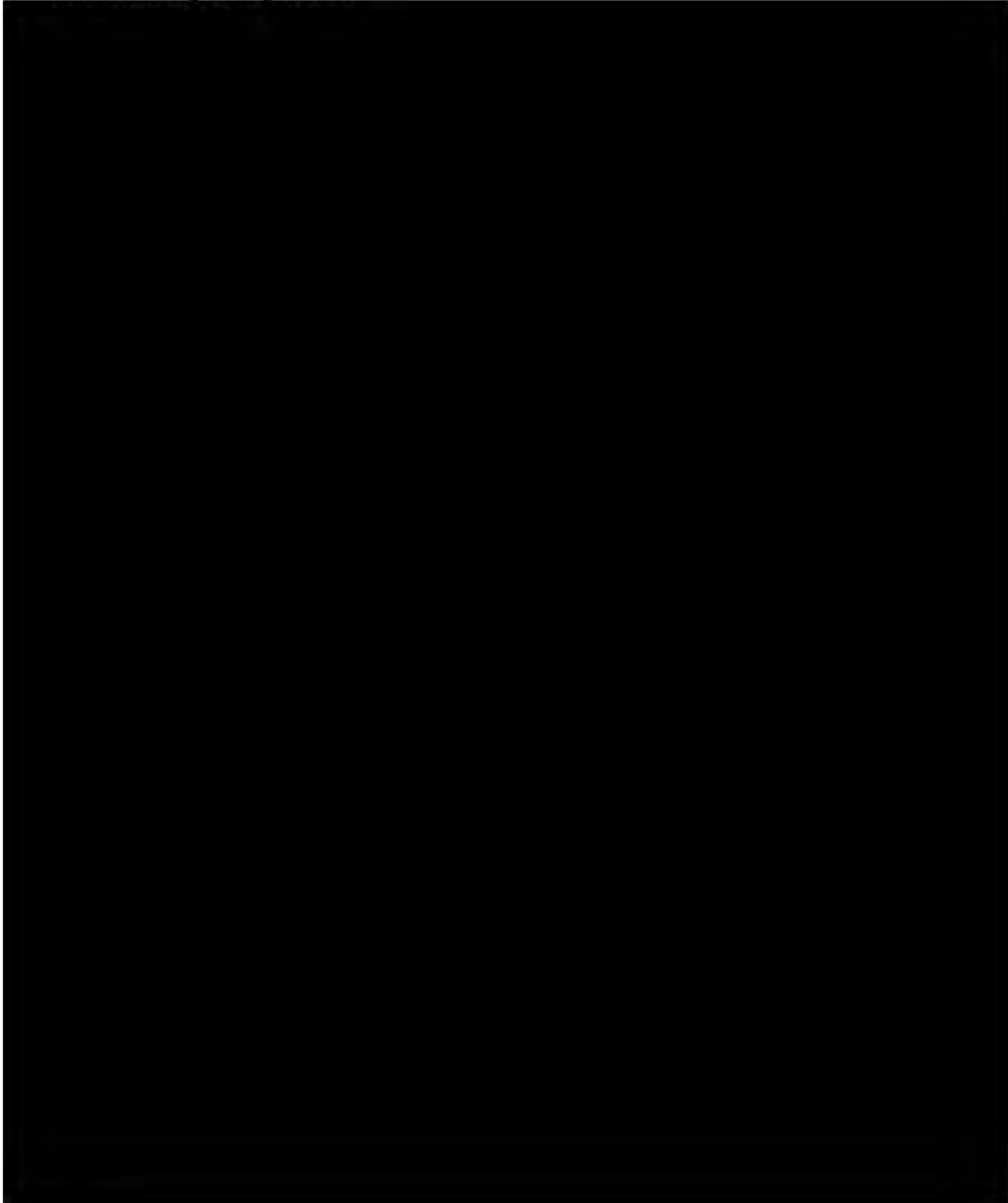
	<i>Community Facility Land</i>	
	Monash Part Block 5 Section 52	26
	Mawson Block 29 Section 36	10





**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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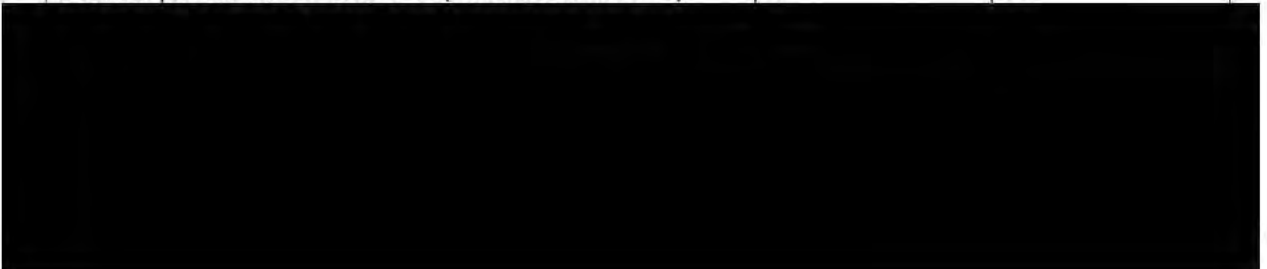


Replacement



Community Facility

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

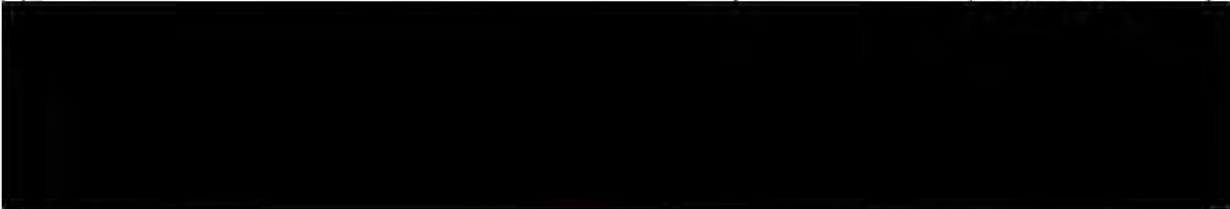




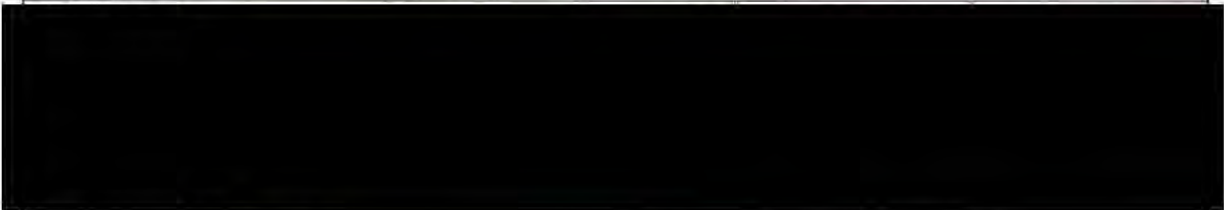
- **Community Facilities** – Two sites in Monash (Block 2 Section 20 and part Block 13 Section 56 – expected to yield 29 dwellings) have been substituted for the Franklin site. Early planning and due diligence is being progressed for these sites.



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

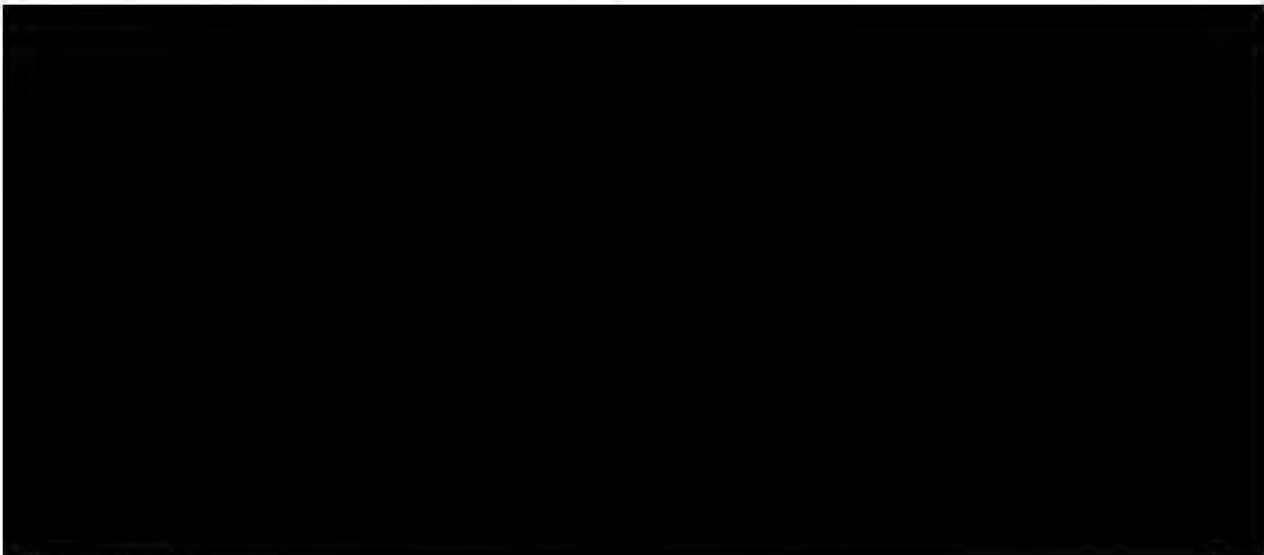


Community Facility Land

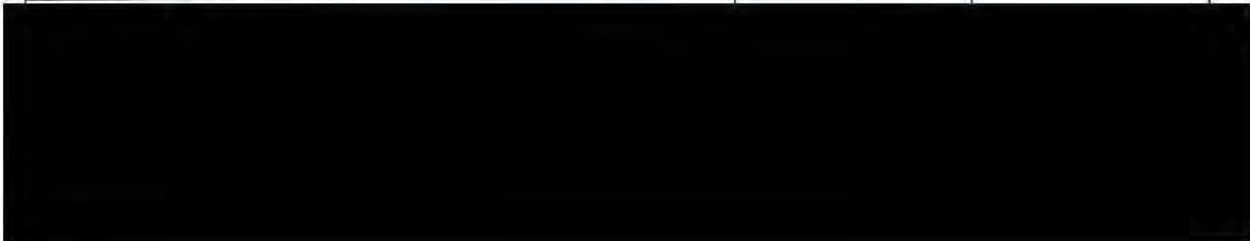
Holder part Block 2 Section 21	20	20
[REDACTED]		
Mawson Block 29 Section 36	8	8
Monash Block 2 Section 20 (transferred to T3)	4	0
Monash part Block 13 Section 56 (transferred to T3)	20	0
Wright Block 1 Section 29	0	16
Chapman Block 1 Section 45	0	25



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



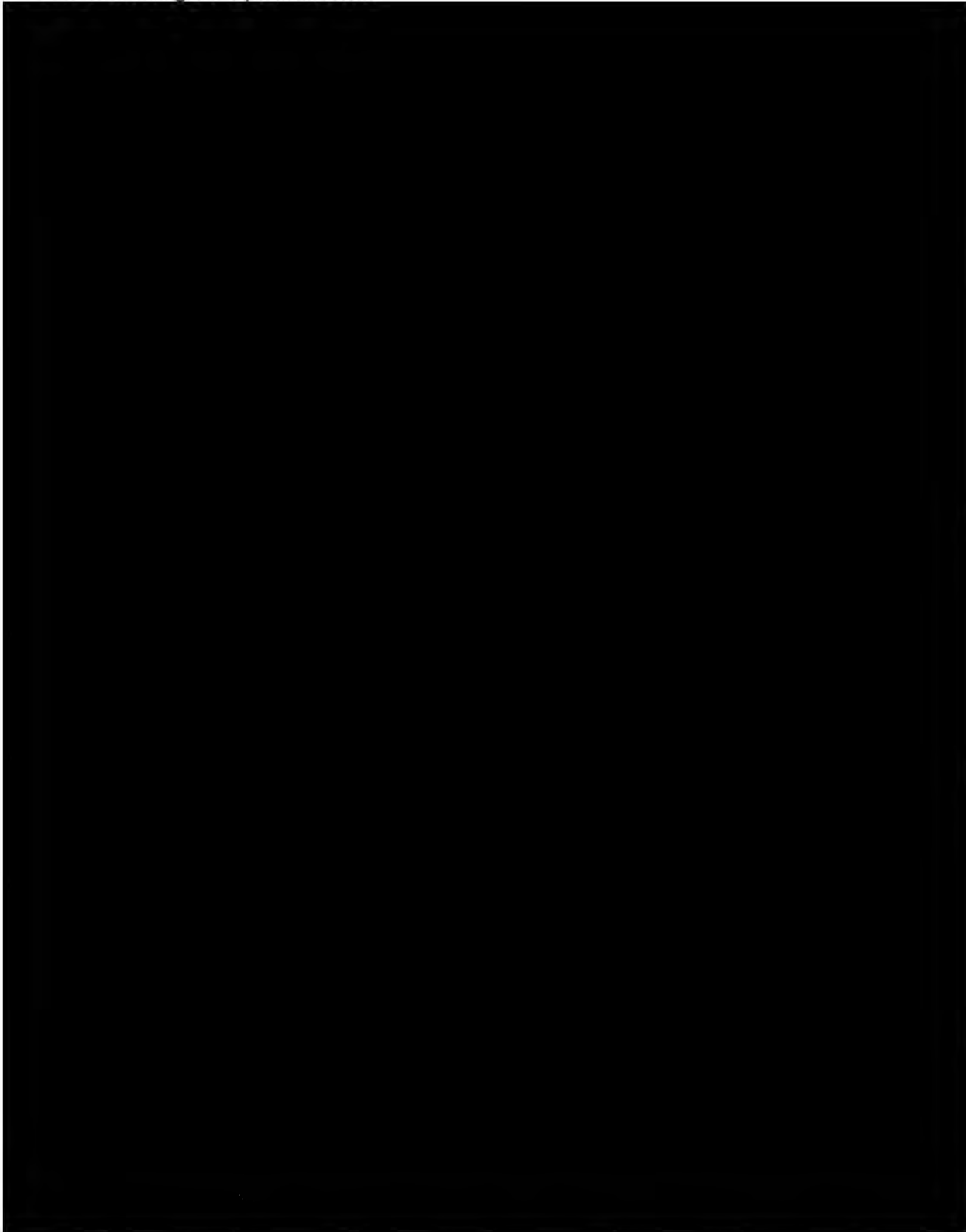
Replacement

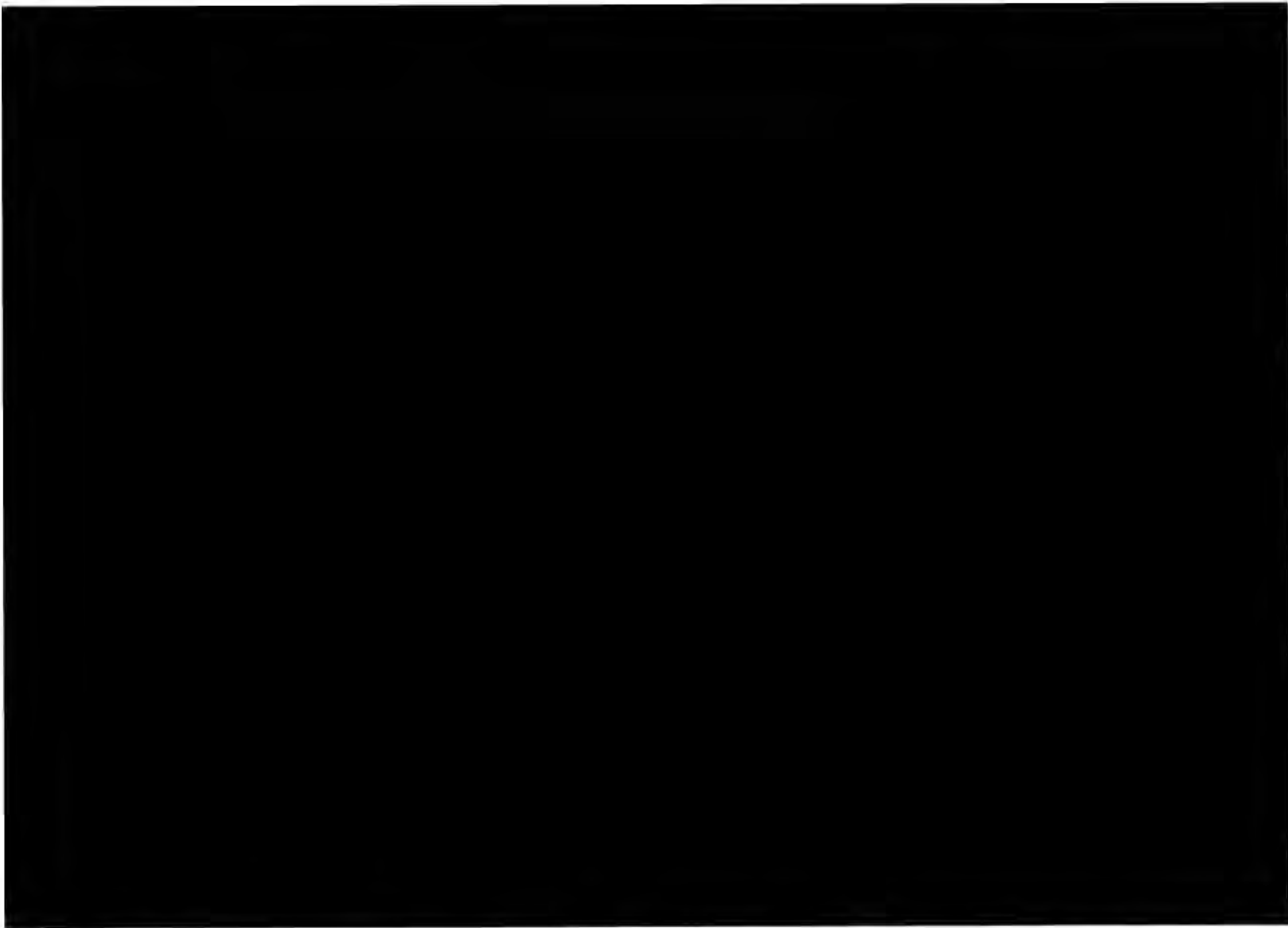




**Public Housing Renewal Steering Committee
Agenda Item 6: Land Supply and Purchases**

Date of Meeting: 23 September 2016

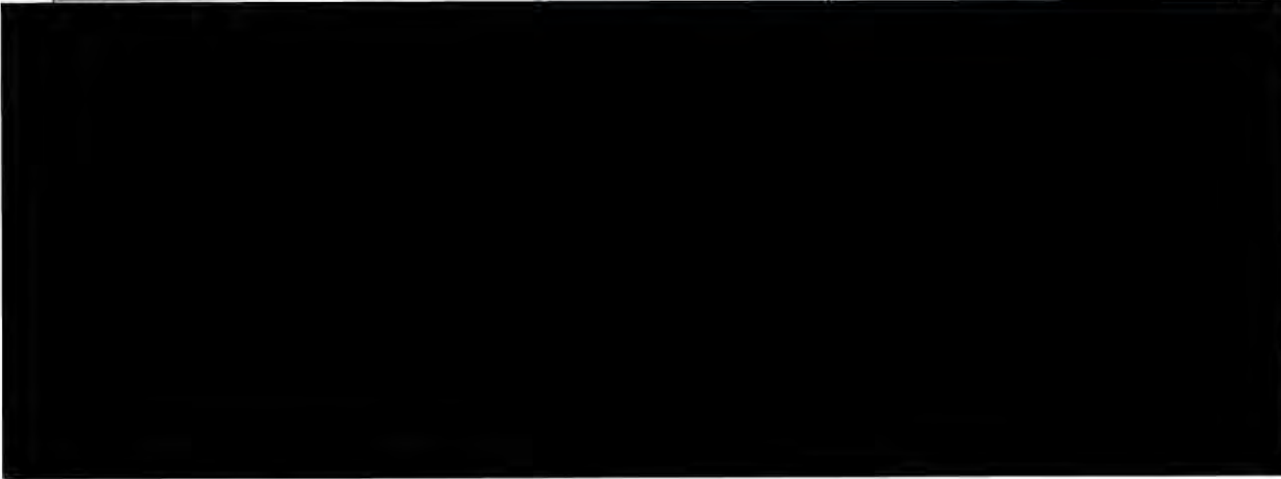




3rd Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at September 2016
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Replacement



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

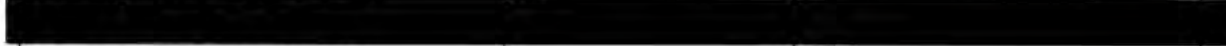
Contact Officer: Paul Lewis, Acting Executive Director, Public Housing Renewal Taskforce

Replacement

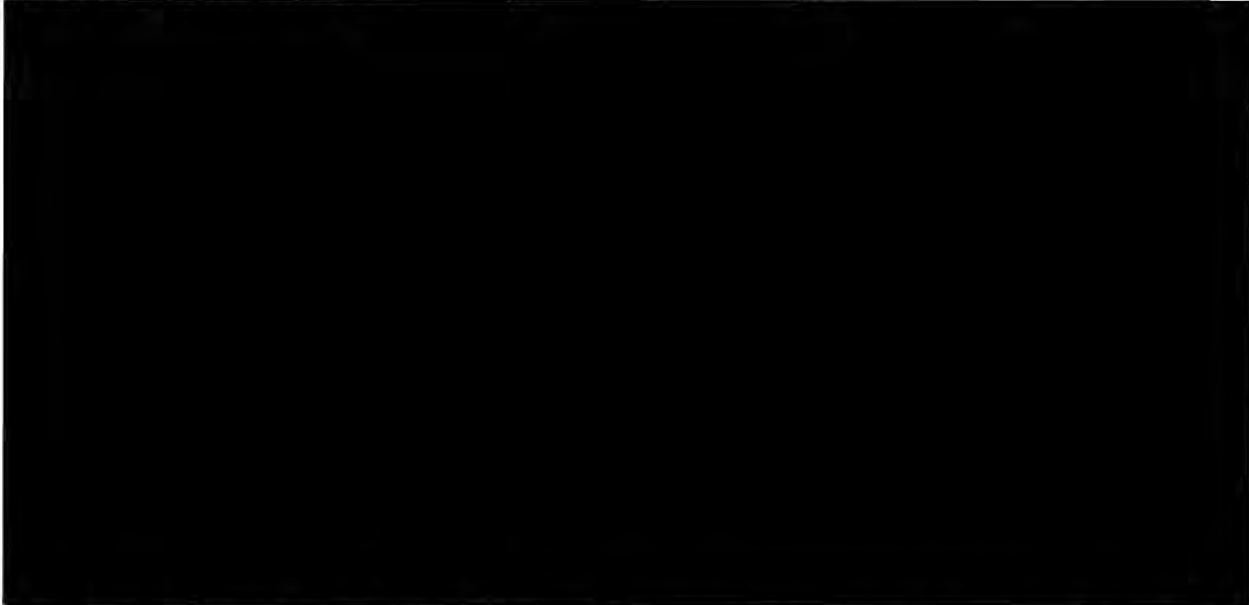


Community Facility Land

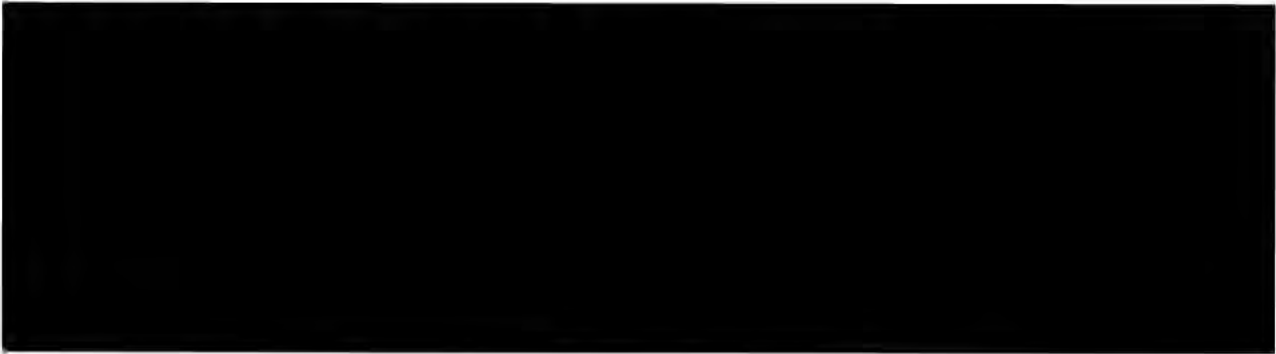
Holder part Block 2 Section 21	20	20 [^]
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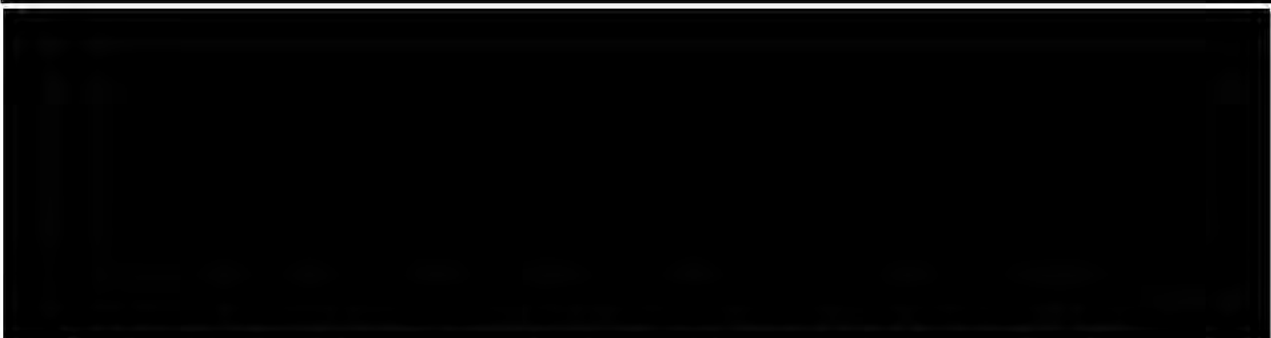
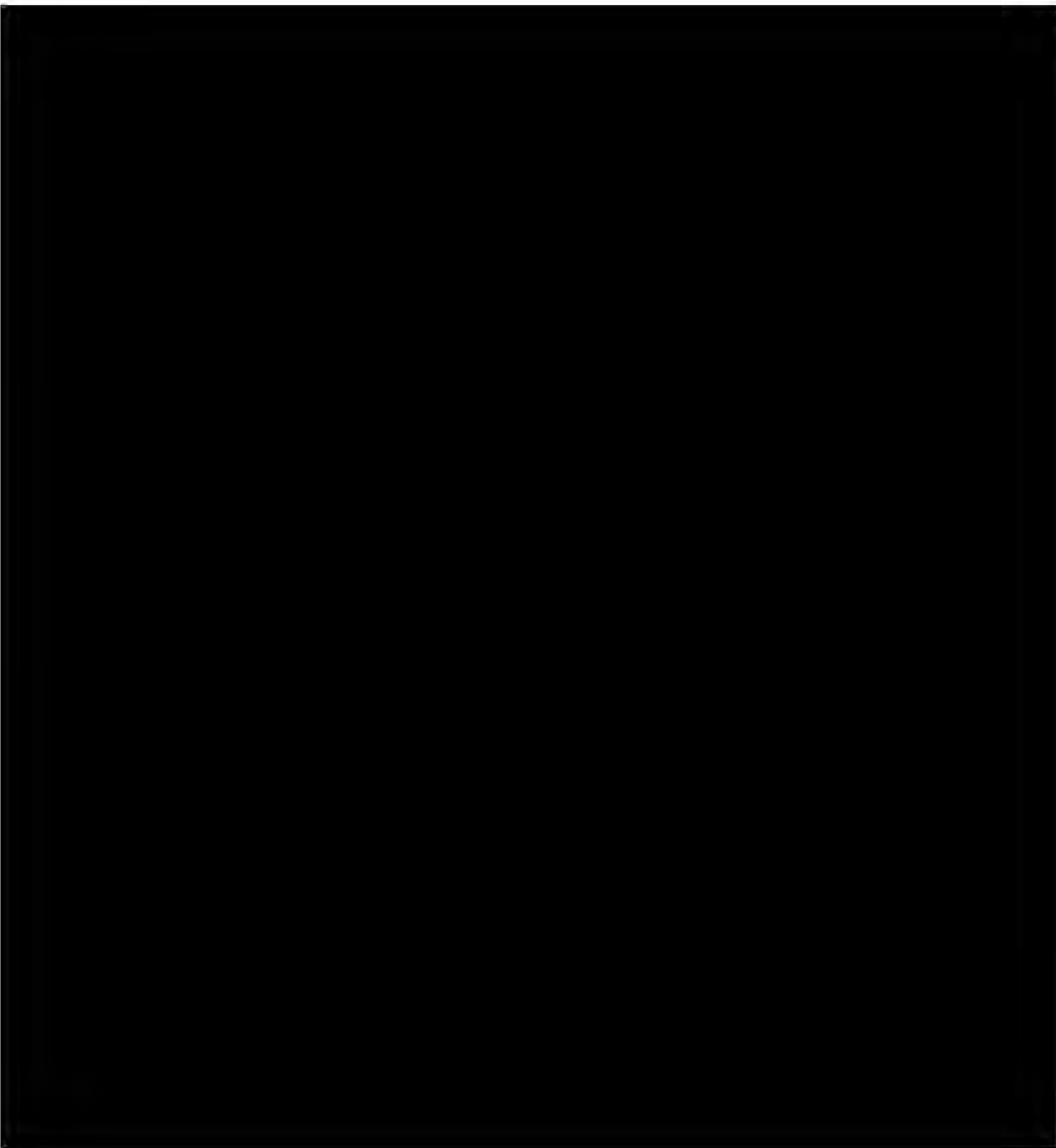


Mawson Block 29 Section 36	8	8 [^]
Monash Block 2 Section 20 (transferred to T3)	4	0
Monash part Block 13 Section 56 (transferred to T3)	20	0
Wright Block 1 Section 29	0	16 [^]
Chapman Block 1 Section 45	0	25 [^]



- **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).



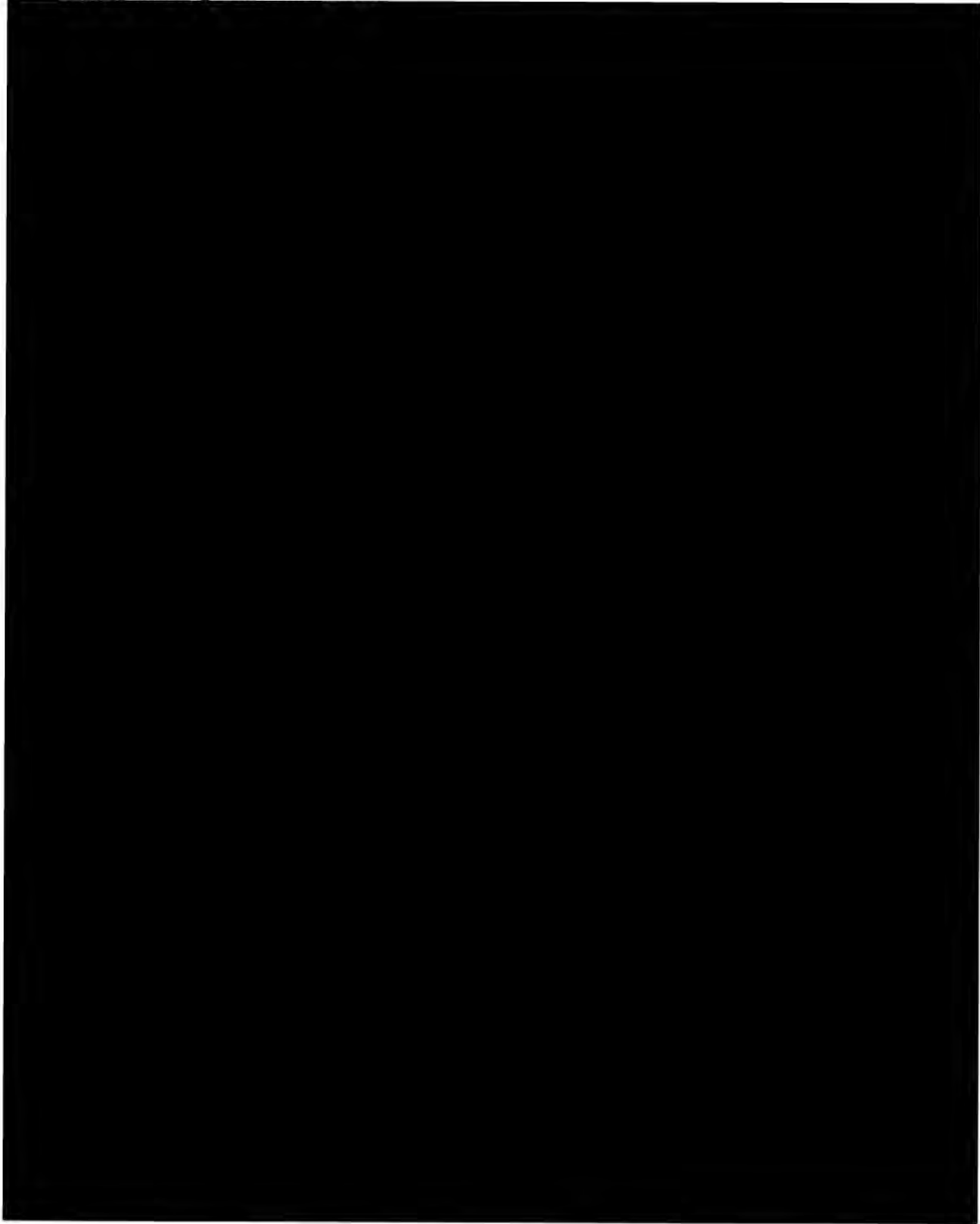


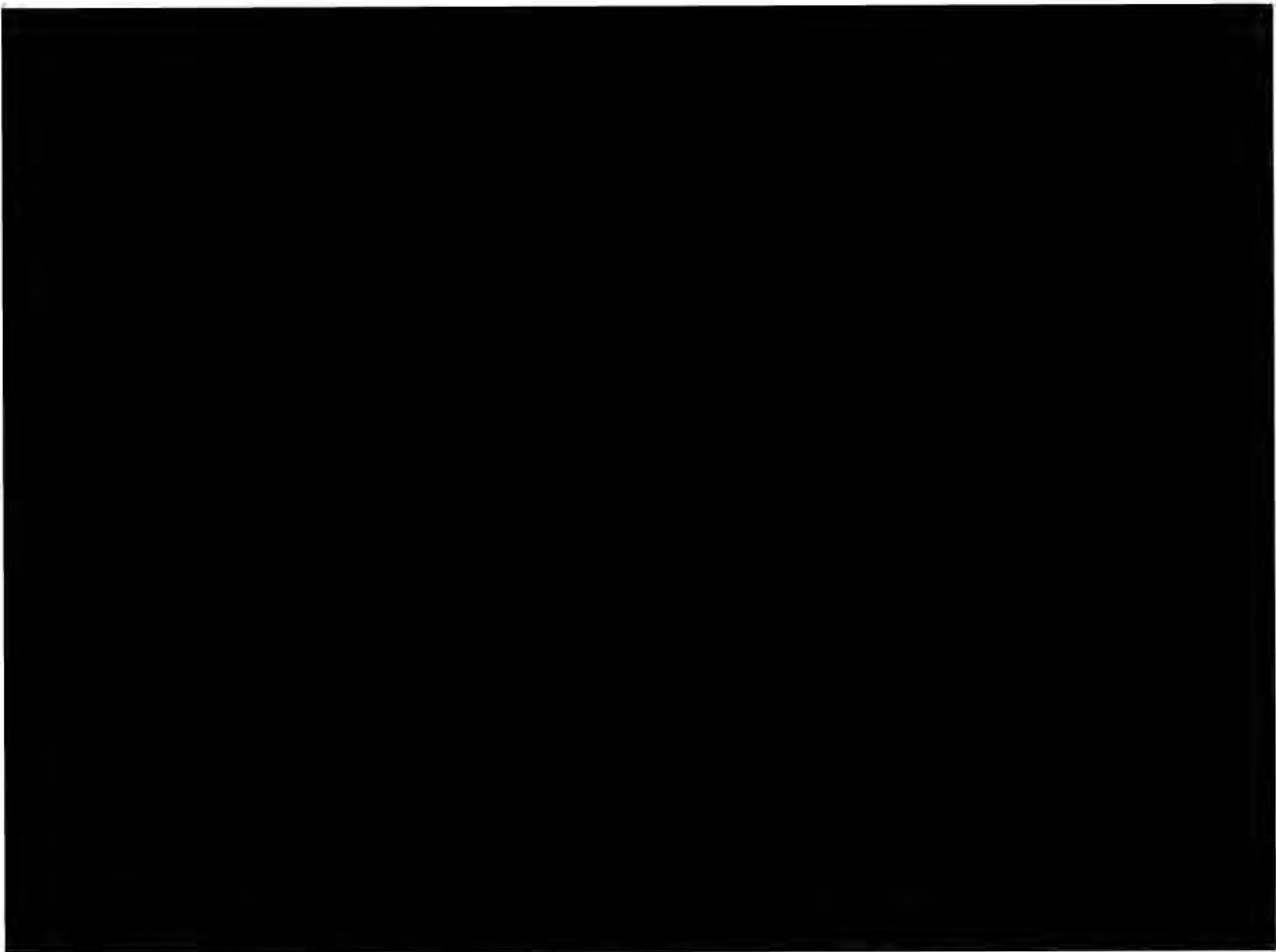
⁹ high risk sites are those for which the Taskforce has a low degree of certainty that these dwellings will be achieved within the timeframe of the public housing renewal program (eg. higher-risk Community Facility zoned sites, later Greenfield sites, marked ^ in tables above)



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

Date of Meeting: 2 November 2016

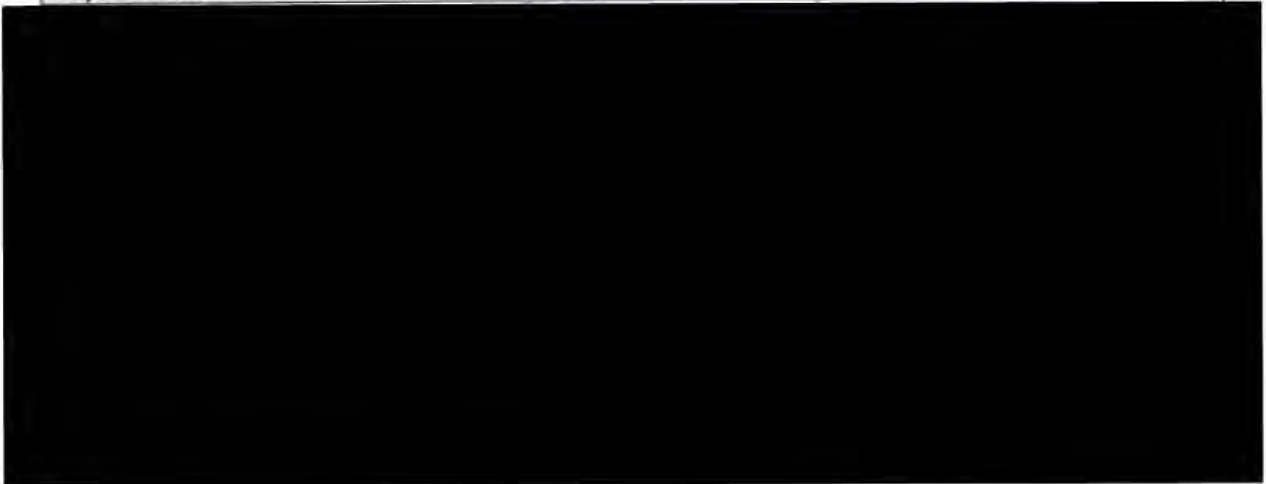




3rd Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at October 2016
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Replacement



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

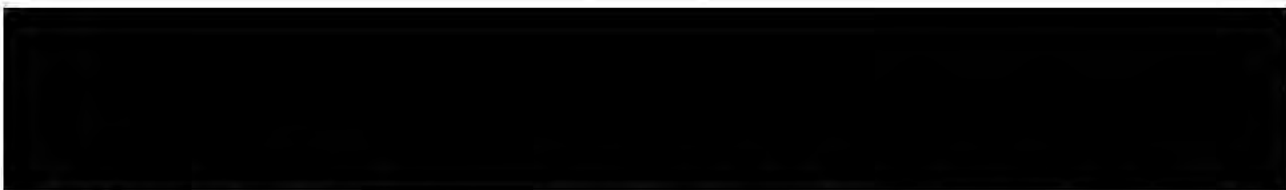


Community Facility Land

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



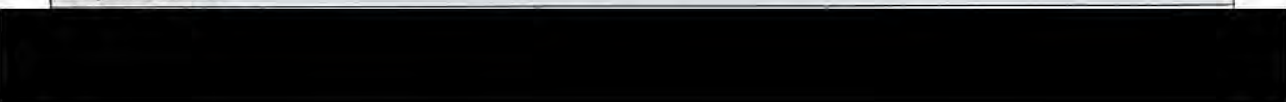
- **Community Facility land** – Design work is progressing for these sites including Site Action Plans for community engagement to commence in early 2017.



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

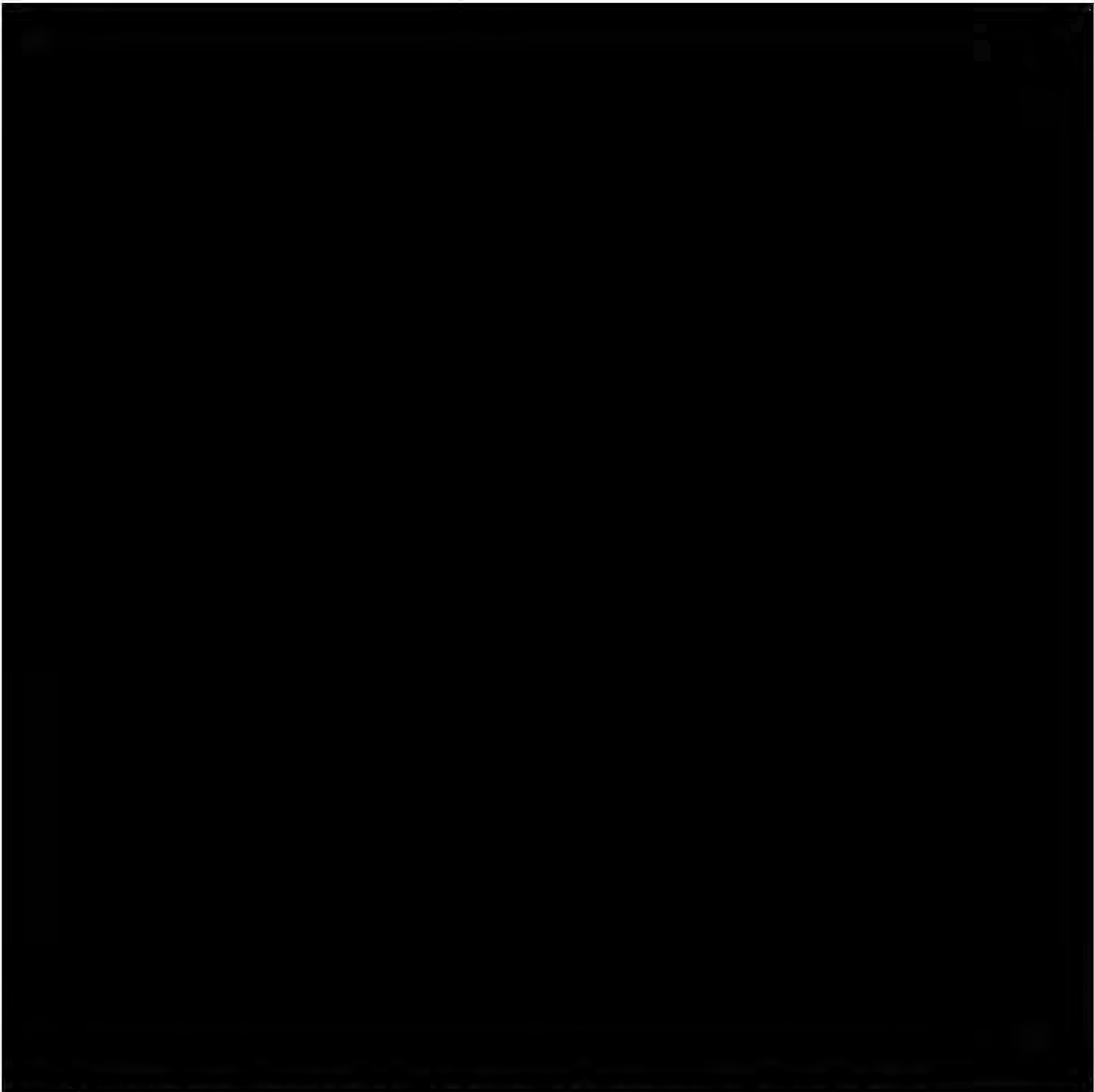


Community Facility Land

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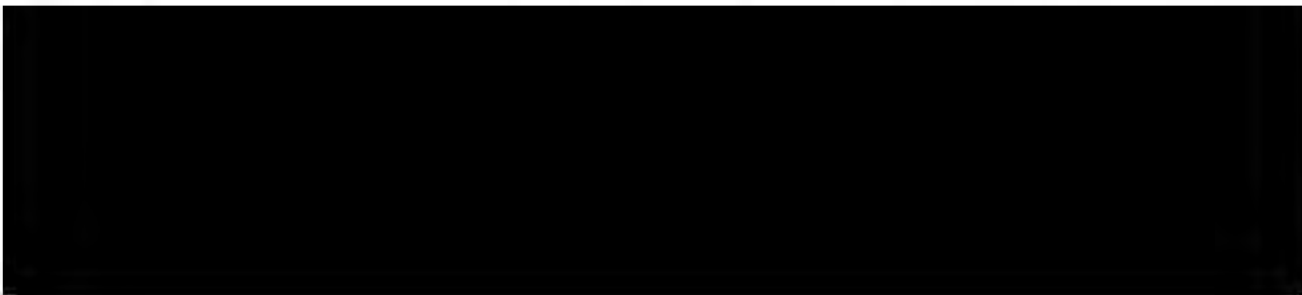
Mawson Block 29 Section 36 (transferred from T4)	0	11 ^A
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- **Community Facility land** – Design work is progressing for these sites including Site Action Plans for community engagement to commence in early 2017.



^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)

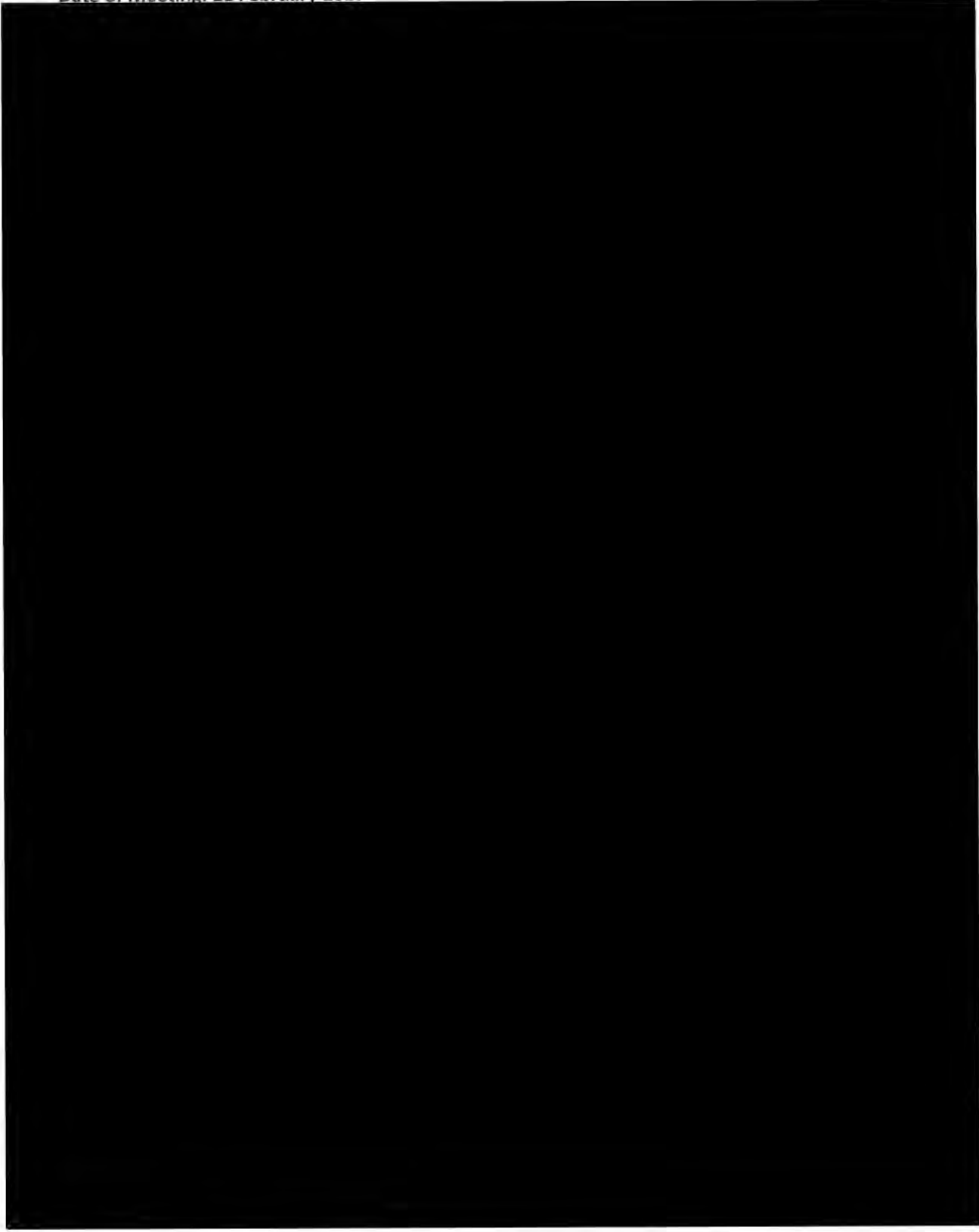
^a The 6th Tranche Business Case is scheduled for Cabinet consideration in February 2017.

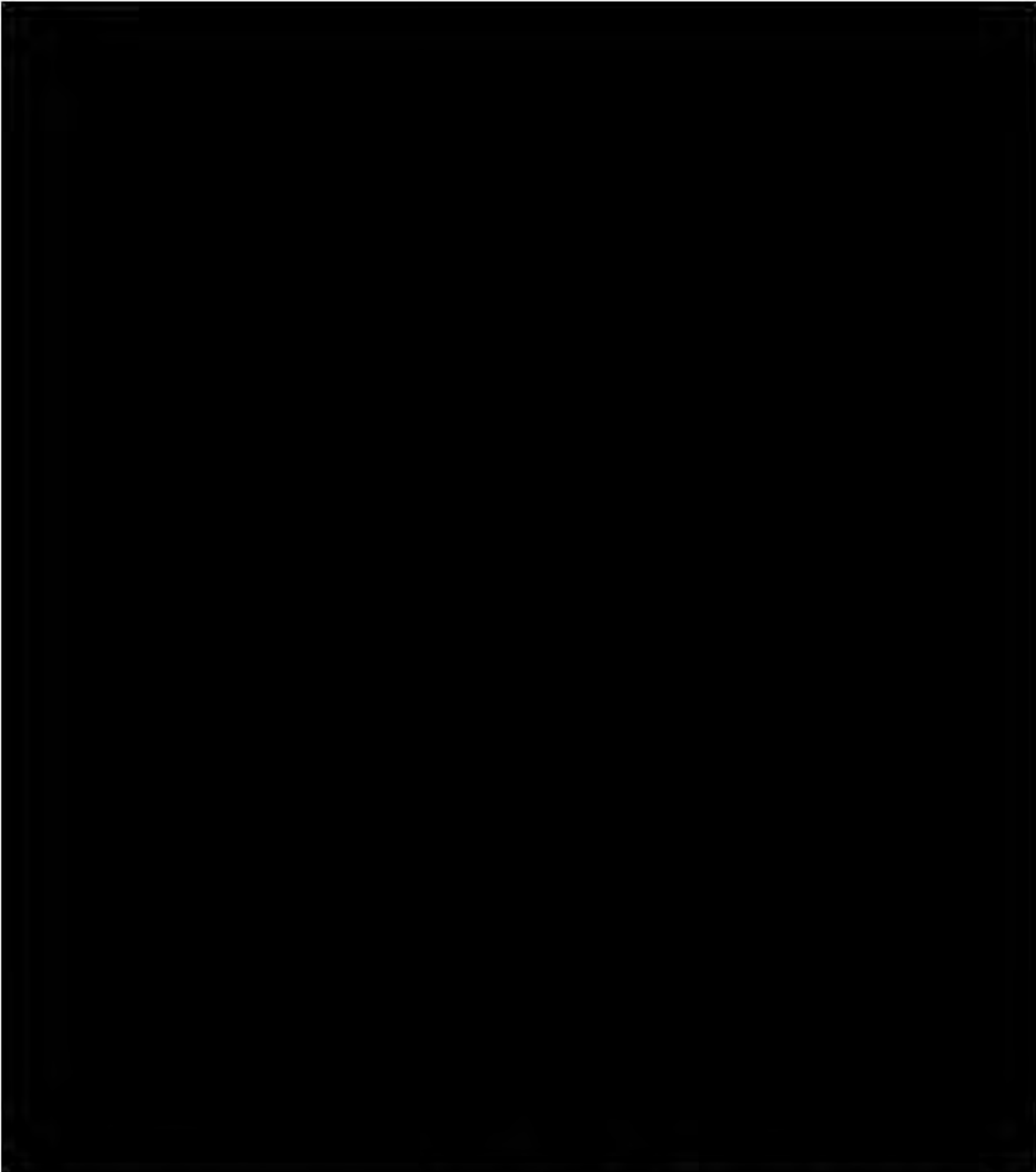




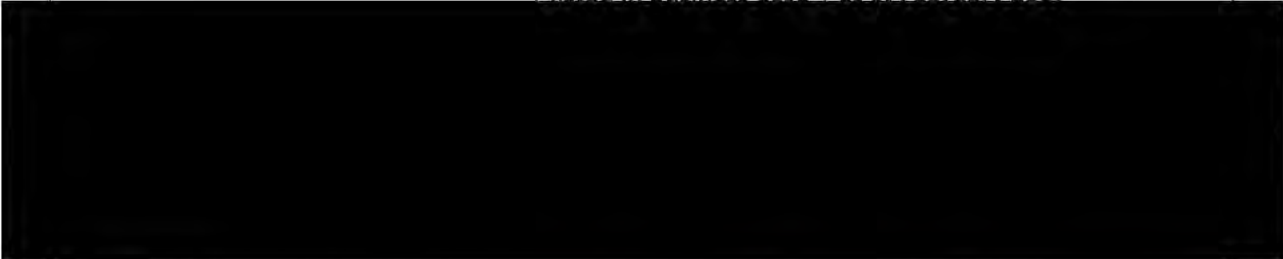
**Public Housing Renewal Steering Committee
Agenda Item 5.1: Land Supply and Purchases**

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
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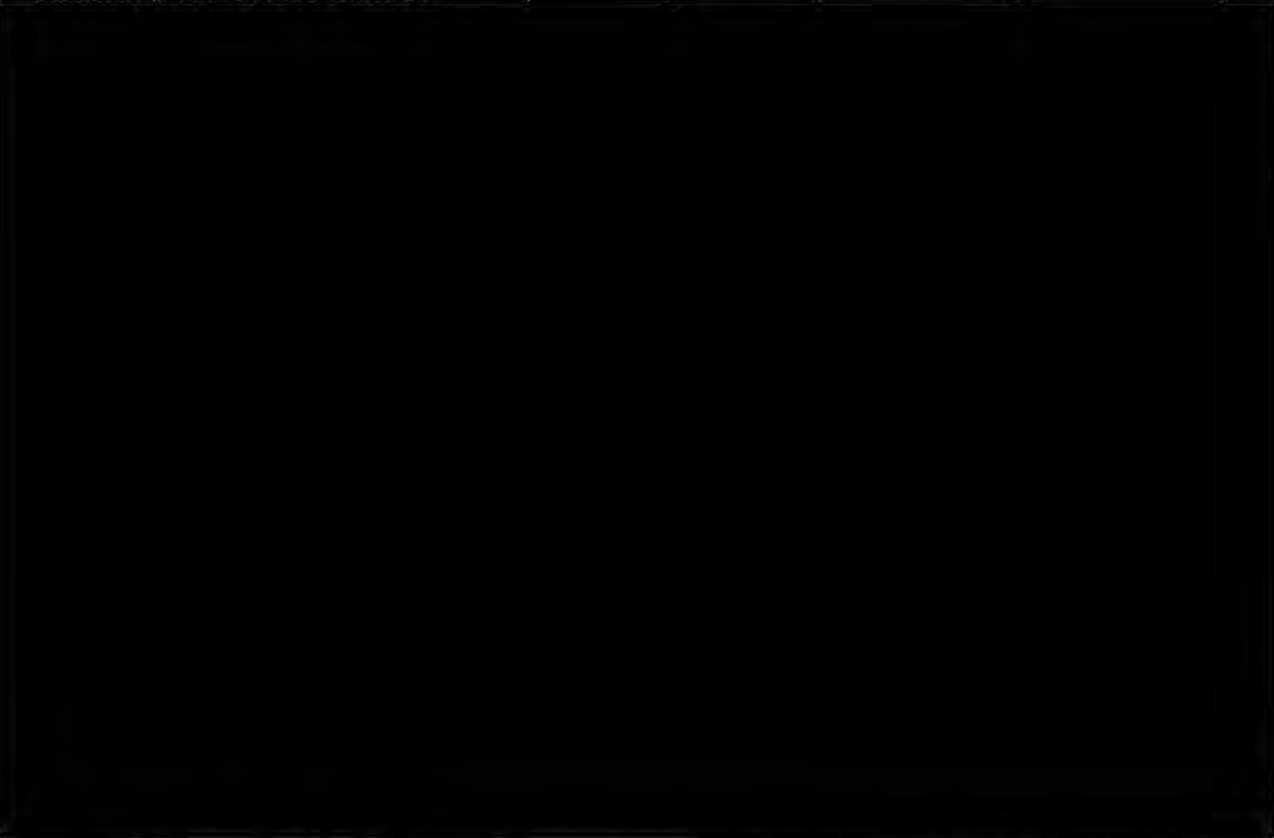
Replacement

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.



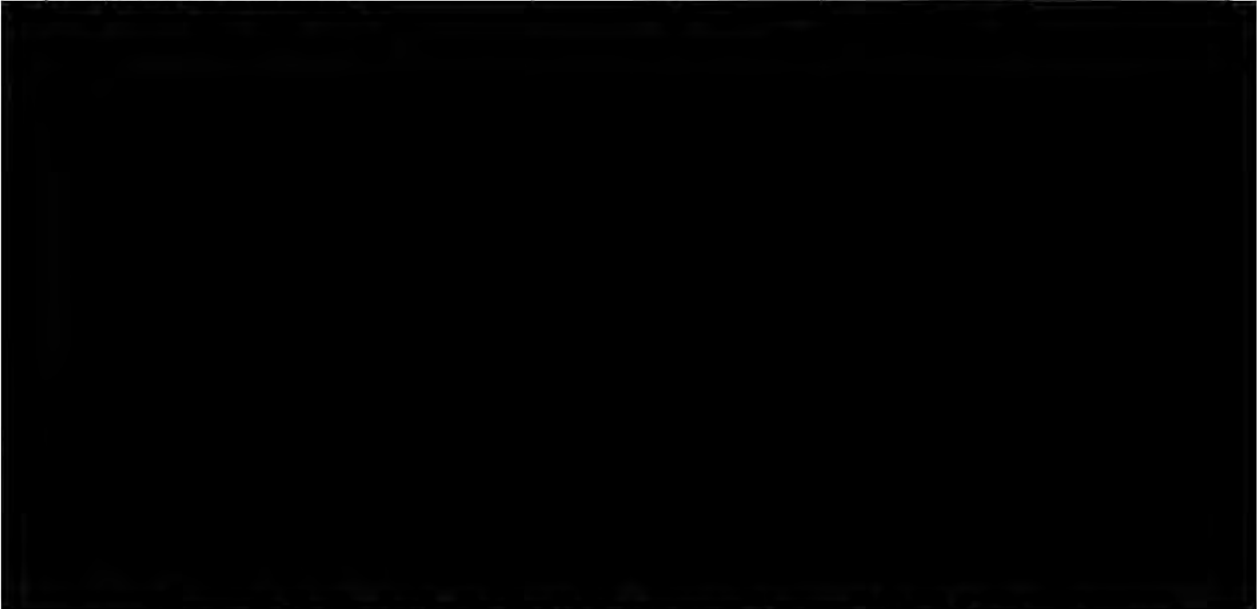
4th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at February 2017
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Replacement		
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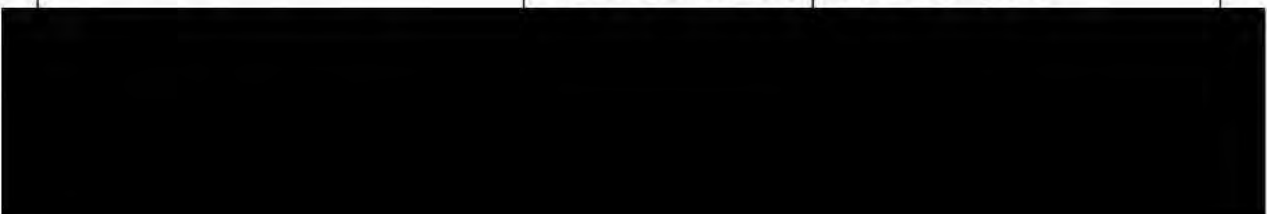
<i>Community Facility Land</i>		
Wright Block 1 Section 29	0	32 [^]
Chapman Block 1 Section 45	0	30 [^]



- **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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Replacement

Community Facility Land

Holder part Block 2 Section 21	20	30 [^]
Mawson Block 29 Section 36	0	13 [^]

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

Engagement Strategy – Community Facility zoned sites

The Taskforce has worked with the Economic Development Communications and Engagement team to develop a strategy for engaging with the community on six Community Facility zoned sites located in Monash, Mawson, Chapman, Holder and Wright. The proposed development of public housing on these sites will be announced via media release in mid to late March 2017. Prior to this announcement, the Taskforce will issue notices to surrounding residents and brief the relevant Community Councils. After the media announcement, the Taskforce will host drop-in sessions to answer any questions. It is intended that Development Applications (DAs) will be lodged for these sites from late March 2017 onwards.

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?

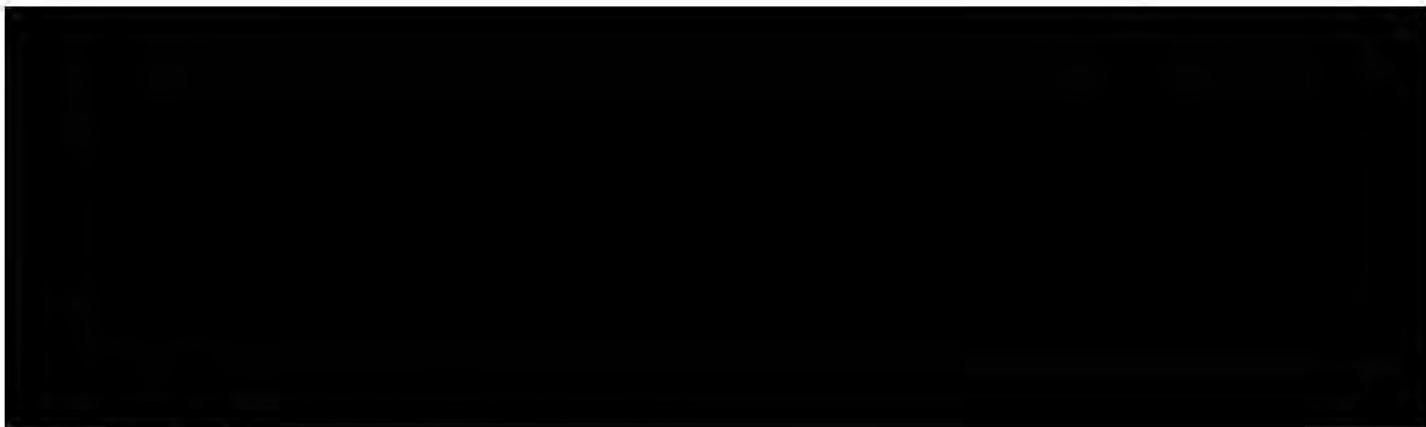
Regards

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

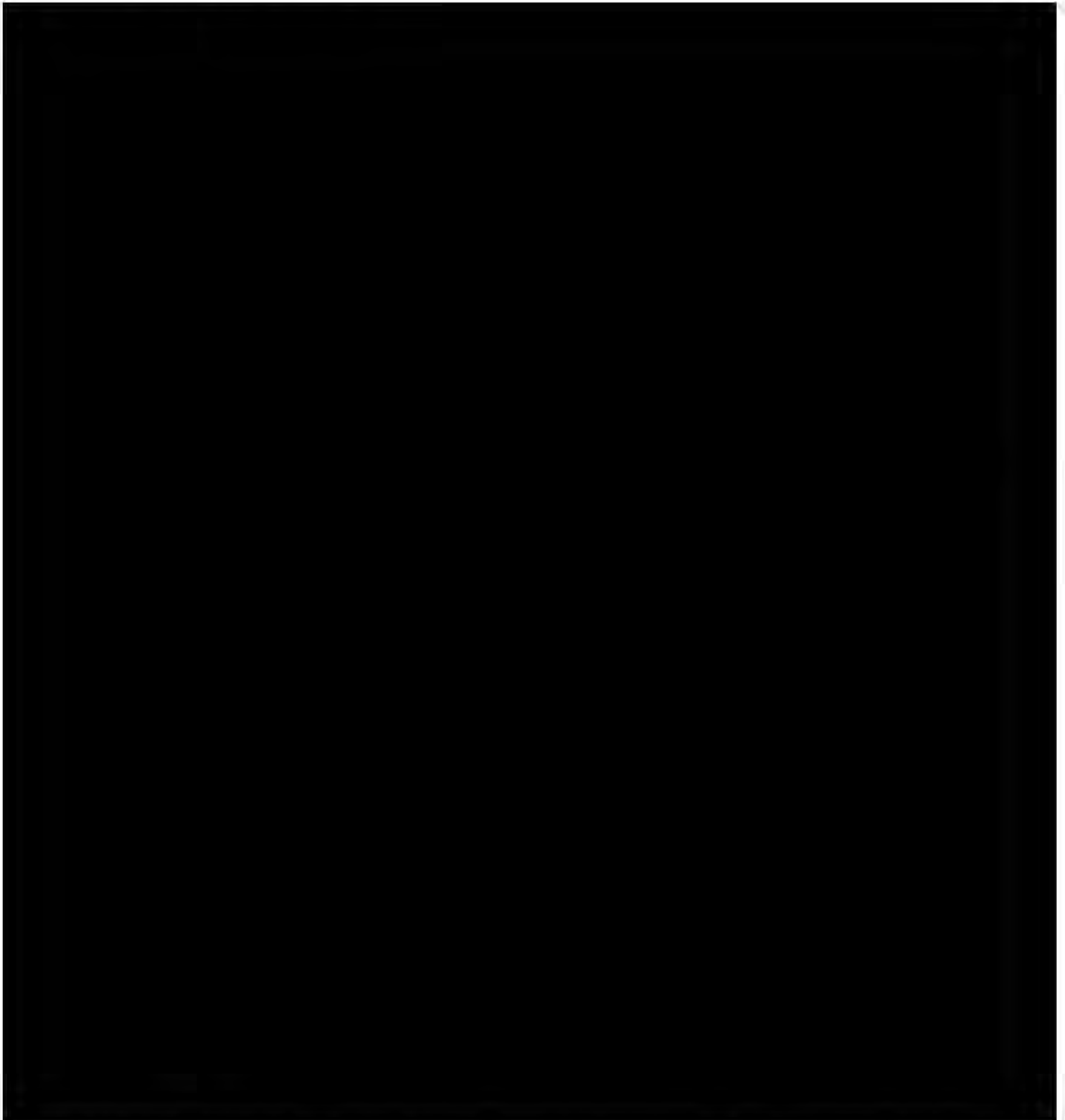
- Yield remains at 6

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

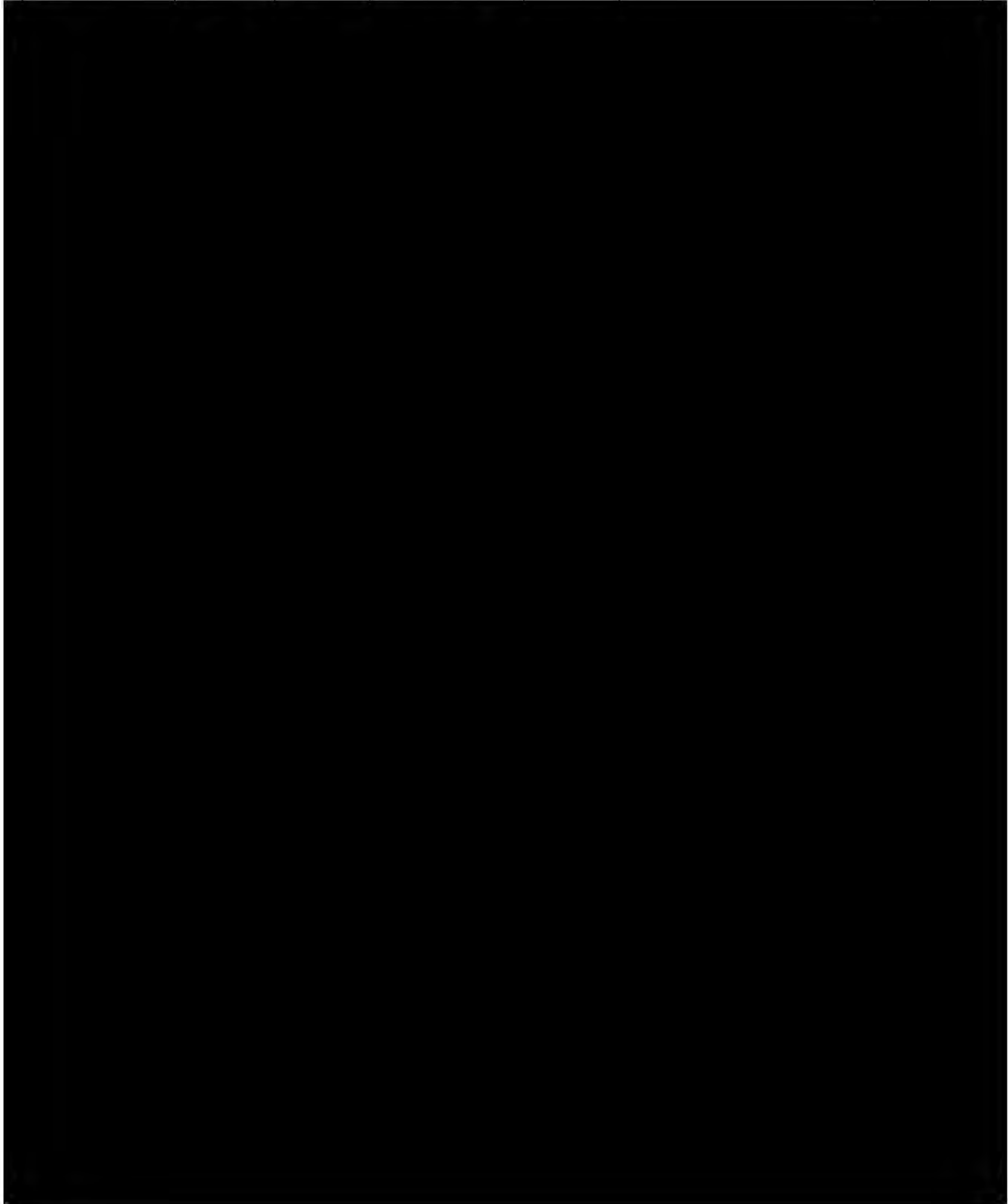
GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au

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]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Holder (Imr 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]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Wright	29/1	Max Jacobs Avenue	9151	24		CF					No			
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
High Risk														
Chapman	45/1	Darwinia Terrace	14537		24	CF	OTPV2				Yes	4610-2000 Flood		Fire zone. Under current zoning approval not possible. Value of site after rezoning may impact upon potential for public housing.
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Mawson	29/36		7914		6	CF								on a rise and sloping, dual street access, only part of site may be suitable for development.
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
Monash	20/2	Blakey Close	2112		6	CF					No			Check with Housing plans for block
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]

Risk to Delivery for PHRT

- Not achievable for PHRT
- High Risk to delivery

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

