

From: [Carter, SarahA](#)
To: [Kaucz, Alix](#)
Cc: [Maxwell, Brad](#); [McFarlane, Trina](#); [Moser, Sonya](#); [Robinson, Tracey](#); [Cannon, Rebecca](#)
Subject: RE: Territory Priority Project - Timeframes
Date: Tuesday, 28 May 2024 4:20:32 PM
Attachments: [image001.png](#)
[image002.jpg](#)

OFFICIAL

Hi Alix,

Please see a few points we would like to discuss tomorrow in relation to TPPs.

- Timeframes and process.
- Number of submissions we have coming up and if there is a way we can merge the initial stage of “meeting the criteria” to avoid bombarding you with submissions over the next few months.
- Details / Documentation required within the initial submission.
 - Our initial submission for Yarralumla was DA ready documentation however we note the TPP Requirements detail Concept plans only for initial public consultation, what can we include here?
 - Just concept site plan? – What Level of detail on documentation do you want/need to see?
 - Can the detail / drawings change between the initial consultation and the DA submission (main reason it would change would be in relation to coordination of service infrastructure - dwelling numbers wouldn't increase).
- Initial public notification
 - Will the comments received from the consultation round one will be made available to us? Will we need to respond to the representations? And is this also made public? - It would be beneficial to understand this so we can inform our Comms team.
 - From the initial notification will we be required to meet any particular criteria for the DA submission? Or will there be any in principle agreement?
 - Does the Planning team review and provide comments?

Looking forward to meeting you tomorrow.

Regards,

Sarah Carter | Senior Project Officer

Asset Design & Delivery | Infrastructure & Contracts Branch, Housing ACT

M: [REDACTED] | **e:** SarahA.Carter@act.gov.au

Community Services Directorate | ACT Government

Nature Conservation House | 153 Emu Bank, Belconnen ACT 2616



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From: Kaucz, Alix <Alix.Kaucz@act.gov.au>

Sent: Thursday, May 23, 2024 4:17 PM

To: Carter, SarahA <SarahA.Carter@act.gov.au>

Cc: Maxwell, Brad <Brad.Maxwell@act.gov.au>; McFarlane, Trina <Trina.McFarlane@act.gov.au>; Moser, Sonya <Sonya.Moser@act.gov.au>

Subject: FW: Territory Priority Project - Timeframes

OFFICIAL

Hi Sarah

Brad has forwarded your questions to me as the Territory Plan and Coordination team will be responsible for receiving and progressing TPP requests.

I have added some indicative timeframes below – though noting as this is a new process these timeframes are only a guesstimate at this stage.

1. Housing ACT must put pitch forward on why we believe it meets the criteria - planner will submit formally with project details/ plans. (I note that the request has been received by the team)
2. Assessment of proposal against criteria (TP&C) – 1-3 weeks depending on required advice from other agencies
3. Brief to Minister advising proposal does or doesn't meet criteria and agreement to commence public consultation (if it meets the criteria) – 1-2 weeks
4. Public consultation (TP&C) - minimum 15 working days.
5. Consultation report, declaration and statement of reasons completed by TP&C and sent to Minister and Chief Minister for approval (with Legislative Assembly presentation material). – 1-3 weeks (dependent on submissions received)
6. Presentation of TPP declaration to Legislative Assembly ASAP after Minister and Chief Minister approval (timing depends on sitting calendar)
7. With Assembly for maximum of 2 sitting days.
8. Declared on legislation register* and declaration takes effect. (2-5 working days)
9. DA can then be submitted.
10. Once DA submitted standard process will apply.

* to be confirmed whether 'notification' requires a NI on legislation register or publishing on EPSDD website.

Kind regards

Alix

Alix Kaucz | Senior Director – Territory Plan & Coordination, Planning and Urban Policy
Environment, Planning and Sustainable Development Directorate | ACT Government
Phone: 02 6205 0864 | Email: alix.kaucz@act.gov.au
Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601
www.environment.act.gov.au | www.planning.act.gov.au



From: Carter, SarahA <SarahA.Carter@act.gov.au>
Sent: Wednesday, May 22, 2024 10:19 AM
To: Maxwell, Brad <Brad.Maxwell@act.gov.au>
Subject: RE: Territory Priority Project - Timeframes

OFFICIAL

Good morning Brad,

Housing ACT have recently submitted their first TPP.

I am aware of the below steps required before we can submit our DA however can you please put rough timeframes against each item so I can confirm internally with my management team?

Territory Priority Project Process outlined below:

Once we submit the application and letter to minister it will take about 3-4 months for approval prior to submitting the Development Application (this timeframe is pending on when it was submitted verse sitting days). Steps detailed below.

1. Housing ACT must put pitch forward on why we believe it meets the criteria - planner will submit formally with project details/ plans.
2. Approval that it meets criteria.
3. First round of public consultation (Standard 20 business days run by EPSDD).
4. Representations and report completed by EPSDD and sent to Minister for approval.
5. Sent to Assembly for a minimum of 2 days.
6. Declared on legislation register.
7. DA can then be submitted.
8. Once DA submitted standard process will apply.

Looking forward to hearing from you.

Regards,

Sarah Carter | Senior Project Officer

Asset Design & Delivery | Infrastructure & Contracts Branch, Housing ACT

M: [REDACTED] | **e:** SarahA.Carter@act.gov.au

Community Services Directorate | ACT Government

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From: Carter, SarahA

Sent: Friday, March 1, 2024 7:15 AM

To: Maxwell, Brad <Brad.Maxwell@act.gov.au>

Subject: RE: Territory Priority Project

OFFICIAL

Hi Brad,

Thanks very much for confirming that.

Yes, we are aware of the lengthy process upfront for a Priority Project however we still believe its beneficial for the development.

Thanks Again.

Regards,

Sarah Carter | Senior Project Officer

Asset Design & Delivery | Infrastructure & Contracts Branch, Housing ACT

M: [REDACTED] | **e:** SarahA.Carter@act.gov.au

Community Services Directorate | ACT Government

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From: Maxwell, Brad <Brad.Maxwell@act.gov.au>

Sent: Thursday, February 29, 2024 5:56 PM

To: Carter, SarahA <SarahA.Carter@act.gov.au>

Subject: RE: Territory Priority Project

OFFICIAL

Hi Sarah

There are no additional fees associated with lodged a DA for a Territory Priority Project (TPP) – it will just be the fees that would otherwise apply (e.g. standard or significant).

Just confirming that you're aware that for a TPP DA to be lodged it first needs to be declared as a TPP by the Planning Minister and Chief Minister? The declaration itself is quite an involved process that required public consultation, tabling in the Legislation Assembly, etc.

Happy to discuss if needed.

Thanks

Brad

Brad Maxwell | A/g Senior Director

Phone: 02 6205 7670 | Email: brad.maxwell@act.gov.au

DA Services and Support, Statutory Planning Division | Environment, Planning and Sustainable Development Directorate | ACT Government

Level 1, 480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158, Canberra, ACT 2601 | www.planning.act.gov.au



I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

From: Carter, SarahA <SarahA.Carter@act.gov.au>

Sent: Thursday, February 29, 2024 8:11 AM

To: Maxwell, Brad <Brad.Maxwell@act.gov.au>

Subject: Territory Priority Project

OFFICIAL

Hi Brad,

My team are looking at submitting a Territory Priority Project for a development we have coming up.

I just wanted to check if there are any additional fees associated with a Territory Priority Project compared to a standard DA?

Looking forward to hearing from you.

Regards,

Sarah Carter | Senior Project Officer

Asset Design & Delivery | Infrastructure & Contracts Branch, Housing ACT

M: [REDACTED] | **e:** SarahA.Carter@act.gov.au

Community Services Directorate | ACT Government

Nature Conservation House | 153 Emu Bank, Belconnen ACT 2616



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From: [Kaucz, Alix](#)
To: [OBrien, Freya](#)
Cc: [McFarlane, Trina](#)
Subject: CSD TPP requests - details of proposals
Date: Friday, 7 June 2024 11:17:57 AM
Attachments: [image001.png](#)

OFFICIAL

Hi Freya

Please see below details of the requests we've received from CSD. As you can see, the proposals range from 9 to 30 social housing dwellings.

Alix

From: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Sent: Friday, June 7, 2024 10:28 AM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: TPP2024-01-07 - Dwelling numbers

OFFICIAL

Hi Alix

There are seven requests for Territory Priority Projects have been received from Housing ACT.

The development proposals are for social housing on the following sites:

- Yarralumla Section 59 Block 3 (TPP2024-01) – Approximately 30 dwellings
- O'Connor Section 43 Blocks 25 & 26 (TPP2024-02) – Approximately 11 dwellings
- Whitlam Section 73 Block 1 (TPP2024-03) – 14 dwellings
- O'Connor Section 41 Block 2 (TPP2024-04) – 9 dwellings
- Jacka Section 24 Block 7 (TPP2024-05) – 11 dwellings
- Jacka Section 31 Block 1 (TPP2024-06) – 11-20 dwellings
- Jacka Section 44 Block 1 (TPP2024-07) – 26-30 dwellings

A brief and draft declaration document is being prepared for TPP2024-01 Yarralumla seeking agreement to commence public consultation.

Regards
Trina

Trina McFarlane RPIA (Fellow) | Director, Territory Plan and Coordination

Registered Planner 6427

Phone 02 6207 1920 | Email trina.mcfarlane@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601 | www.planning.act.gov.au

I acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of

this city and this region.



From: [McFarlane, Trina](#)
To: [Maxwell, Brad](#); [Kaucz, Alix](#)
Subject: RE: Completeness checks for TPP
Date: Thursday, 20 June 2024 4:54:00 PM
Attachments: [image001.png](#)

Yes, thanks Brad

From: Maxwell, Brad <Brad.Maxwell@act.gov.au>
Sent: Thursday, June 20, 2024 4:53 PM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>; McFarlane, Trina <Trina.McFarlane@act.gov.au>
Subject: RE: Completeness checks for TPP

OFFICIAL: Sensitive

Can do – assuming its Sarah Carter?

From: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Sent: Thursday, June 20, 2024 4:51 PM
To: Maxwell, Brad <Brad.Maxwell@act.gov.au>; McFarlane, Trina <Trina.McFarlane@act.gov.au>
Subject: RE: Completeness checks for TPP

OFFICIAL: Sensitive

Thanks Brad. Might be easier if you can give Sarah a call about it – she'll likely have follow up questions

From: Maxwell, Brad <Brad.Maxwell@act.gov.au>
Sent: Thursday, June 20, 2024 4:45 PM
To: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: RE: Completeness checks for TPP

OFFICIAL: Sensitive

Hi Trina

They could submit the DAs without the TPP declaration – but it won't be able to pass completeness check until the declaration is finalised.

Of course it's ultimately up to them and their applicant. But I can only see this approach saving them *maybe* a week or two (and only if their DA submission has other issues). Plus completeness check failure fees would apply.

I'm happy to speak with them around this if they need.

Thanks
Brad

From: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Sent: Thursday, June 20, 2024 2:37 PM
To: Maxwell, Brad <Brad.Maxwell@act.gov.au>
Cc: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: Completeness checks for TPP

OFFICIAL: Sensitive

Hi Brad

We currently have 7 development proposals from Housing ACT and are seeking a decision from the planning minister and CM on whether they meet the required criteria under the Act to be declared territory priority projects (TPP).

Housing ACT have tight timeframes to progress for these development proposals for DA and approval.

A question for you – Can Housing ACT submit the pre-lodgement completeness checks (without paying fees) for these DAs, while they are waiting for the TPP decision?

Happy to discuss.

Thanks
Trina

Trina McFarlane RPIA (Fellow) | Director, Territory Plan and Coordination

Registered Planner 6427

Phone 02 6207 1920 | Email trina.mcfarlane@act.gov.au

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From: [McFarlane, Trina](#)
To: [EPSDD PlanningUrbanPolicy](#); [Schreurs, Ailsa](#)
Cc: [Kaucz, Alix](#)
Subject: RE: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas
Date: Tuesday, 9 July 2024 9:15:00 AM
Attachments: [24_59590 Ministerial-Information Brief - Steel - Request from Housing ACT for Declaration of Territory Priority Projects.obr](#)
[image001.jpg](#)

Hi Ailsa

Dot points as requested.

Territory Priority Projects (TPP)

- The first requests to declare development proposals as TPP have been received.
- This is for 7 proposals from Housing ACT for social housing of between 9 and 30 dwellings in various suburbs.
- A TPP declaration is where you and the Chief Minister jointly declare that proposal is a TPP. The proposal must meet all 4 of the required criteria under the Planning Act.
- The Territory Planning Authority has done an initial assessment of the 7 proposals and made a recommendation.
- The Authority is seeking your agreement.

Regards

Trina

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Monday, July 8, 2024 4:01 PM
To: Kaucz, Alix <Alix.Kaucz@act.gov.au>; McFarlane, Trina <Trina.McFarlane@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: RE: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas

OFFICIAL

Thank you.

Hi Trina,

Are you able to provide 3-5 dot points on the agenda item below for the verbal update next week?

Thank you,

Ailsa

Ailsa Schreurs (she/her)

A/g Business Support Officer | Planning and Urban Policy, EPSDD
EPSDDPlanningUrbanPolicy@act.gov.au

From: Kaucz, Alix <Alix.Kaucz@act.gov.au>
Sent: Thursday, July 4, 2024 4:55 PM
To: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Cc: McFarlane, Trina <Trina.McFarlane@act.gov.au>
Subject: RE: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas

OFFICIAL

Hi Ailsa

I've updated the weekly brief and have added some details in the table below about an agenda item I'm hoping can be discussed (not sure if that's the right way to do it as we've not added anything to the agenda before). I've also attached a link to the brief it relates to.

If there are any TPP related questions Trina will be able to help while I'm on leave (the next 2 weeks).

Kind regards

Alix

From: Schreurs, Ailsa <Ailsa.Schreurs@act.gov.au> **On Behalf Of** EPSDD PlanningUrbanPolicy
Sent: Thursday, July 4, 2024 3:18 PM
To: Kemp, Alison <Alison.Kemp@act.gov.au>; Burton, Anthony <Anthony.Burton@act.gov.au>; Clarke, TraceyA <TraceyA.Clarke@act.gov.au>; Kingham, Amy <Amy.Kingham@act.gov.au>; Azzopardi, Adam <Adam.Azzopardi@act.gov.au>; Doherty, Cara <Cara.Doherty@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>; Wright, KarenJ <KarenJ.Wright@act.gov.au>; Seagrott, Helena <Helena.Seagrott@act.gov.au>; Foxley, Patrick <Patrick.Foxley@act.gov.au>; Deutrom, Alexander <Alexander.Deutrom@act.gov.au>; Yeo, Kieren <Kieren.Yeo@act.gov.au>; Sullivan, AmandaC <AmandaC.Sullivan@act.gov.au>
Cc: EPSDD PlanningUrbanPolicy <EPSDDPlanningUrbanPolicy@act.gov.au>
Subject: FOR ACTION DUE 8/7 // PUP Weekly Brief and Min weekly briefing agendas

OFFICIAL

Good afternoon team

The two requests to be completed are:

1. **PUP Weekly Brief**

Please can you update the weekly brief (attached) with your respective forward-looking matters and anything of key interest to Ministers for the **week of 8 July 2024**. Please remember, matters where DDG or MO are not yet aware, should not be raised in this brief.

2. **Ministers weekly briefing agendas/actions:** For agenda items, please ensure the following information is included when sending through agenda items – I will distribute the actions arising table to teams accordingly for updates. **Please note where a written**

briefing is not proposed, three to five dot points are required to be provided to DGO/DDGO prior to the meeting.

Minister	Agenda item	Context (include briefing reference or short summary for context)	Advise if verbal update only or supporting briefing paper	Proposed EPSDD Executive attendance
Steel	Territory Priority Projects	Info brief 24/59590	Verbal update	Ben Green

Due back to the PUP inbox with updates, or 'nil updates', by COB Monday 8 July 2024.

Please let me know if you have any further questions.

Kind Regards,

Ailsa

Ailsa Schreurs ([She/her](#)) | **A/g Business Support Officer, Planning and Urban Policy**

Environment, Planning and Sustainable Development Directorate | ACT Government

Email: ailsa.schreurs@act.gov.au |

Level 2, Murrumbidgee, 480 Northbourne Ave, Dickson, ACT 2602 | GPO Box 158, Canberra 2601

www.environment.act.gov.au | www.planning.act.gov.au



I acknowledge the Traditional Custodians of the ACT, the Ngunnawal people and recognise any other people or families with connection to the lands of the ACT and region. I acknowledge and respect their continuing culture and the contribution they make to the life of our city and

From: [Carter, SarahA](#)
To: [Robinson, Tracey](#); [Chu, Sam](#); [Cannon, Rebecca](#); [Kaucz, Alix](#); [McFarlane, Trina](#); [Moser, Sonya](#); [Lee, Roy](#)
Cc: [Maxwell, Brad](#)
Subject: Territory Priority Projects Housing ACT Catchup

Cancelling all weekly meetings as EPSDD's request. We will get updates as the submissions progresses.



ACT
Government

Environment, Planning and
Sustainable Development

Planning Act 2023

LETTER OF AUTHORISATION

To be completed and submitted with various planning applications, including development applications, to confirm permission for a third party to act on behalf of a lessee.

LEASE OR SITE DETAILS

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block/s: 3

District: INNER SAITH

Section: 59

Street Address: 40/42/44 Banks Street
1 Solander Place
2 Schlich street

Suburb: YARRALUMLA

Block/s: _____

District: _____

Section: _____

Street Address: _____

Suburb: _____

Where no block and section details are available, describe the location (i.e. road reserve name, or outdoor dining area location)

APPLICANT DETAILS AND DECLARATION

Applicant Details (Please Print)

Applicant name: _____ Email: _____

OR

Company name: Purdon Planning Pty Ltd Email: hello@purdon.com.au

Company Nominees – a Company can list up to three nominees. The first nominee must be authorised to sign on behalf of the Company

Nominee 1: Angela Jones Nominee 2: Lachlan Taylor Nominee 3: Jane Stakelum

Applicant Declaration

I/we the applicant, by signing the below, declare that:

- I am the person authorised to sign, or to sign on behalf of the company described in this form; and
- I declare that all the information given on this form and its attachments are true and complete.

Signature: _____

Date: 26/04/2024

LESSEE DETAILS AND DECLARATION

Lessee Details (Please Print Names) - if more than two lessees, please number each additional lessee in 'additional lessees'

First Lessee: Commissioner for Social Housing Second Lessee: _____

Additional lessees: _____

Lessee Declaration - if more than two lessees, please number each additional lessee in 'additional lessees'

I/we the lessee(s), by signing the below, declare that:

- I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration and privacy clause 6.14 all relevant forms; and

- I/we understand that all the information given on this form is true and complete.

I/we the lessee(s), by signing the below, authorise the person/company (to be known as *the Applicant*) to:

- obtain information in relation to this site;
- to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);
 - Pre-Application Meeting
 - Development Application, including amendments
 - Exemption Declaration
 - Reconsideration Application
 - Environmental Impact Statement or Environmental Significant Opinions
 - Other planning application
- to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amend and provide further information as necessary and receive any communications relating to the application.

X First Lessee Signature: _____

Date: 26/04/2024

Second Lessee Signature: _____

Date: _____

Additional Lessee Signature: _____

Date: _____

LAND CUSTODIAN DETAILS AND DECLARATION – for works on unleased Territory Land

Land Custodian Details (Please Print) - if more than two custodians, please number each additional custodian in 'additional custodians'

First Custodian Name: _____

Agency: _____

Second Custodian Name: _____

Agency: _____

Additional Custodians: _____

Land Custodian Declaration - if more than two custodians, please number each additional custodian in 'additional custodians'

I/we the land custodian(s), by signing the below, declare that:

- I am/we are the land custodian(s) of the public or unleased land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and
- I/we understand that all the information given on this form is true and complete.

I/we the land custodian(s), by signing the below, authorise the person/company (to be known as *the Applicant*) to:

- obtain information in relation to this site;
- to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);
 - Pre-Application Meeting
 - Development Application, including amendments
 - Exemption Declaration
 - Reconsideration Application
 - Environmental Impact Statement or Environmental Significant Opinions
 - Other planning application
- to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amend and provide further information as necessary and receive any communications relating to the application.

First Custodian Signature: _____

Date: _____

Second Custodian Signature: _____

Date: _____

Additional Custodian Signature: _____

Date: _____

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the *Planning Act 2023*. If all or some of the personal information is not collected EPSDD cannot process your application. The *Planning Act 2023* requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
8 Darling Street Mitchell ACT 2911

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923
Email: ACEpdcustomerservices@act.gov.au
Website: www.planning.act.gov.au



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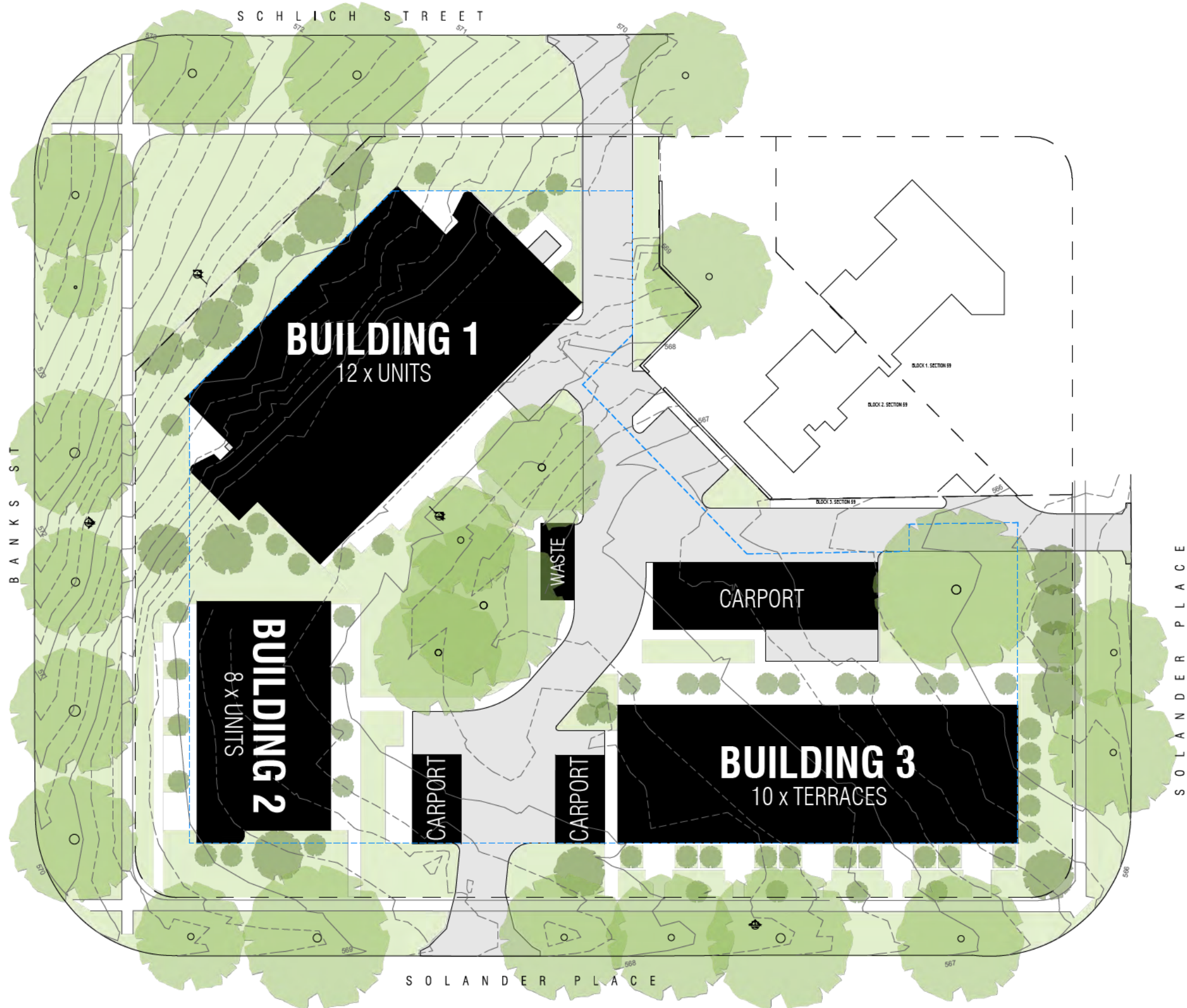


CEMENTAL TERRAZZO
WOODLAND CEDAR
FINISH-LOOK SOLID

**COLLINS
PENNINGTON**
architects



017



AREA SCHEDULE	
SITE AREA	6641m ²
SITE COVERAGE	2362m ²

UNIT SCHEDULE	
TOTAL DWELLINGS	30
MIX OF DWELLINGS	14 x ONE BEDROOM 4 x ONE BEDROOM CLASS C 10 x TWO BEDROOM 2 x THREE BEDROOM

PARKING SCHEDULE	
RESIDENT CARS	37 (INC 4 x ACCESSIBLE)
VISITOR CARS	8 (INC 1 x ACCESSIBLE)
TOTAL CARS ON SITE	45

SITE ESTABLISHMENT NOTES

VERGE MANAGEMENT AND PROTECTION PLAN PROVIDE TEMPORARY 1.8m HIGH FENCING ON VERGE DURING CONSTRUCTION. NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGE OR PUBLIC OPEN SPACE. NO CAR PARKING OR EQUIPMENT PERMITTED ON VERGES OR ADJACENT PARKLAND.

SEDIMENT EROSION CONTROL PLAN
BUILDER IS TO PROVIDE ALL ON SITE STORM WATER RETENTION AND EPA MEASURES IN ACCORDANCE WITH TCCS; ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT. ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND NOMINATED TO BE RETAINED ON UNLEASED TERRITORY LAND, ARE TO REMAIN UNDAMAGED. SITE SHEDS, STORAGE SHEDS, SITE AMENITIES ARE NOT TO BE ERRECTED ON VERGES OR PUBLIC OPEN SPACE.

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NOT FOR CONSTRUCTION

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THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007.

LEGEND

- ONE BEDROOM UNIT
- ONE BEDROOM UNIT, UPPER LEVEL
- ONE BEDROOM UNIT, CLASS C ACCESSIBLE
- TWO BEDROOM UNIT, TWO STOREYS
- THREE BEDROOM UNIT
- INTERNAL CORRIDOR
- PLANT ROOM
- SETBACK LINE

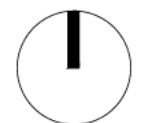
EV ELECTRIC VEHICLE CHARGING PROVISION. ALLOW ONE FOR EACH RESIDENT'S CAR PARKING SPACE

xTR EXISTING TREE TO REMAIN

MATERIALS LEGEND

- AG ALUMINIUM-FRAMED GLAZING
- BR SOLID BRICK
- BOWRAL BRICKS SIMMENTAL SILVER
- MC1 METAL CLADDING 1 - LIGHT
- MC2 METAL CLADDING 2 - DARK
- TS TIMBER-LOOK SOFFIT
- CEMINTEL TERRITORY WOODLANDS CEDAR

ADDITIONAL TREES WILL BE INCLUDED IN THE DEVELOPMENT APPLICATION TO FULFIL THE PROJECTS COMMITMENT TO INCREASING THE TREE CANOPY COVERAGE OF THE SITE IN ACCORDANCE WITH THE ACT'S URBAN FOREST STRATEGY.



1 FOR PRIORITY PROJECT SUBMISSION 16/05/2024

rev: issue: date:

COLLINS PENNINGTON
architects

Level 1 Style Arcade Manuka, Shop 13
Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

YARRALUMLA HOUSING
BLOCK 3, SECTION 59
YARRALUMLA ACT

drawing title:
SITE PLAN

scale: 1:500 @ A3

drawing no: issue no:

DA0100 1



AREA SCHEDULE	
SITE AREA	6641m ²
SITE COVERAGE	2362m ²

UNIT SCHEDULE	
TOTAL DWELLINGS	30
MIX OF DWELLINGS	14 x ONE BEDROOM 4 x ONE BEDROOM CLASS C 10 x TWO BEDROOM 2 x THREE BEDROOM

PARKING SCHEDULE	
RESIDENT CARS	37 (INC 4 x ACCESSIBLE)
VISITOR CARS	8 (INC 1 x ACCESSIBLE)
TOTAL CARS ON SITE	45

SITE ESTABLISHMENT NOTES

VERGE MANAGEMENT AND PROTECTION PLAN PROVIDE TEMPORARY 1.8m HIGH FENCING ON VERGE DURING CONSTRUCTION. NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGE OR PUBLIC OPEN SPACE. NO CAR PARKING OR EQUIPMENT PERMITTED ON VERGES OR ADJACENT PARKLAND.

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LEGEND

- ONE BEDROOM UNIT
- ONE BEDROOM UNIT, UPPER LEVEL
- ONE BEDROOM UNIT, CLASS C ACCESSIBLE
- TWO BEDROOM UNIT, TWO STOREYS
- THREE BEDROOM UNIT
- INTERNAL CORRIDOR
- PLANT ROOM
- SETBACK LINE

EV ELECTRIC VEHICLE CHARGING PROVISION. ALLOW ONE FOR EACH RESIDENT'S CAR PARKING SPACE

xTR EXISTING TREE TO REMAIN

MATERIALS LEGEND

- AG ALUMINIUM-FRAMED GLAZING
- BR SOLID BRICK
- BOWRAL BRICKS SIMMENTAL SILVER
- MC1 METAL CLADDING 1 - LIGHT
- MC2 METAL CLADDING 2 - DARK
- TS TIMBER-LOOK SOFFIT
- CEMINTEL TERRITORY WOODLANDS CEDAR

ADDITIONAL TREES WILL BE INCLUDED IN THE DEVELOPMENT APPLICATION TO FULFIL THE PROJECTS COMMITMENT TO INCREASING THE TREE CANOPY COVERAGE OF THE SITE IN ACCORDANCE WITH THE ACT'S URBAN FOREST STRATEGY.

1

1 FOR PRIORITY PROJECT SUBMISSION 16/05/2024

rev: issue: date:

COLLINS PENNINGTON architects

Level 1 Style Arcade Manuka, Shop 13

Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

YARRALUMLA HOUSING

BLOCK 3, SECTION 59
YARRALUMLA ACT

drawing title:
**FLOOR PLAN
LOWER GROUND**

scale: 1:500 @ A3

drawing no: DA1000 issue no: 1



AREA SCHEDULE	
SITE AREA	6641m ²
SITE COVERAGE	2362m ²

UNIT SCHEDULE	
TOTAL DWELLINGS	30
MIX OF DWELLINGS	14 x ONE BEDROOM 4 x ONE BEDROOM CLASS C 10 x TWO BEDROOM 2 x THREE BEDROOM

PARKING SCHEDULE	
RESIDENT CARS	37 (INC 4 x ACCESSIBLE)
VISITOR CARS	8 (INC 1 x ACCESSIBLE)
TOTAL CARS ON SITE	45

SITE ESTABLISHMENT NOTES

VERGE MANAGEMENT AND PROTECTION PLAN PROVIDE TEMPORARY 1.8m HIGH FENCING ON VERGE DURING CONSTRUCTION. NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGE OR PUBLIC OPEN SPACE. NO CAR PARKING OR EQUIPMENT PERMITTED ON VERGES OR ADJACENT PARKLAND.

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LEGEND

- ONE BEDROOM UNIT
- ONE BEDROOM UNIT, UPPER LEVEL
- ONE BEDROOM UNIT, CLASS C ACCESSIBLE
- TWO BEDROOM UNIT, TWO STOREYS
- THREE BEDROOM UNIT
- INTERNAL CORRIDOR
- PLANT ROOM
- SETBACK LINE

EV ELECTRIC VEHICLE CHARGING PROVISION. ALLOW ONE FOR EACH RESIDENT'S CAR PARKING SPACE

xTR EXISTING TREE TO REMAIN

MATERIALS LEGEND

- AG ALUMINIUM-FRAMED GLAZING
- BR SOLID BRICK
- BOWRAL BRICKS SIMMENTAL SILVER
- MC1 METAL CLADDING 1 - LIGHT
- MC2 METAL CLADDING 2 - DARK
- TS TIMBER-LOOK SOFFIT
- CEMINTEL TERRITORY WOODLANDS CEDAR

ADDITIONAL TREES WILL BE INCLUDED IN THE DEVELOPMENT APPLICATION TO FULFIL THE PROJECTS COMMITMENT TO INCREASING THE TREE CANOPY COVERAGE OF THE SITE IN ACCORDANCE WITH THE ACT'S URBAN FOREST STRATEGY.

I

1 FOR PRIORITY PROJECT SUBMISSION 16/05/2024

rev: issue: date:

COLLINS PENNINGTON architects

Level 1 Style Arcade Manuka, Shop 13

Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

YARRALUMLA HOUSING

BLOCK 3, SECTION 59
YARRALUMLA ACT

drawing title:
**FLOOR PLAN
UPPER GROUND**

scale: 1:500 @ A3

drawing no: DA1100 issue no: 1



AREA SCHEDULE	
SITE AREA	6641m ²
SITE COVERAGE	2362m ²

UNIT SCHEDULE	
TOTAL DWELLINGS	30
MIX OF DWELLINGS	14 x ONE BEDROOM 4 x ONE BEDROOM CLASS C 10 x TWO BEDROOM 2 x THREE BEDROOM

PARKING SCHEDULE	
RESIDENT CARS	37 (INC 4 x ACCESSIBLE)
VISITOR CARS	8 (INC 1 x ACCESSIBLE)
TOTAL CARS ON SITE	45

SITE ESTABLISHMENT NOTES

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LEGEND

■	ONE BEDROOM UNIT
■	ONE BEDROOM UNIT, UPPER LEVEL
■	ONE BEDROOM UNIT, CLASS C ACCESSIBLE
■	TWO BEDROOM UNIT, TWO STOREYS
■	THREE BEDROOM UNIT
■	INTERNAL CORRIDOR
■	PLANT ROOM
---	SETBACK LINE

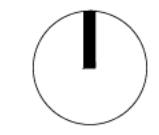
EV ELECTRIC VEHICLE CHARGING PROVISION. ALLOW ONE FOR EACH RESIDENT'S CAR PARKING SPACE

xTR EXISTING TREE TO REMAIN

MATERIALS LEGEND

AG	ALUMINIUM-FRAMED GLAZING
BR	SOLID BRICK
	BOWRAL BRICKS SIMMENTAL SILVER
MC1	METAL CLADDING 1 - LIGHT
MC2	METAL CLADDING 2 - DARK
TS	TIMBER-LOOK SOFFIT
	CEMINTEL TERRITORY WOODLANDS CEDAR

ADDITIONAL TREES WILL BE INCLUDED IN THE DEVELOPMENT APPLICATION TO FULFIL THE PROJECTS COMMITMENT TO INCREASING THE TREE CANOPY COVERAGE OF THE SITE IN ACCORDANCE WITH THE ACT'S URBAN FOREST STRATEGY.



1 FOR PRIORITY PROJECT SUBMISSION 16/05/2024

rev: issue: date:

COLLINS PENNINGTON
architects

Level 1 Style Arcade Manuka, Shop 13

Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

YARRALUMLA HOUSING

BLOCK 3, SECTION 59
YARRALUMLA ACT

drawing title:
**FLOOR PLAN
LEVEL 1**
scale: 1:500 @ A3

drawing no: issue no:

DA1200 1



AREA SCHEDULE	
SITE AREA	6641m ²
SITE COVERAGE	2362m ²

UNIT SCHEDULE	
TOTAL DWELLINGS	30
MIX OF DWELLINGS	14 x ONE BEDROOM 4 x ONE BEDROOM CLASS C 10 x TWO BEDROOM 2 x THREE BEDROOM

PARKING SCHEDULE	
RESIDENT CARS	37 (INC 4 x ACCESSIBLE)
VISITOR CARS	8 (INC 1 x ACCESSIBLE)
TOTAL CARS ON SITE	45

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LEGEND

- ONE BEDROOM UNIT
- ONE BEDROOM UNIT, UPPER LEVEL
- ONE BEDROOM UNIT, CLASS C ACCESSIBLE
- TWO BEDROOM UNIT, TWO STOREYS
- THREE BEDROOM UNIT
- INTERNAL CORRIDOR
- PLANT ROOM
- SETBACK LINE

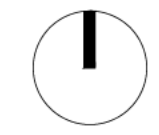
EV ELECTRIC VEHICLE CHARGING PROVISION. ALLOW ONE FOR EACH RESIDENT'S CAR PARKING SPACE

xTR EXISTING TREE TO REMAIN

MATERIALS LEGEND

- AG ALUMINIUM-FRAMED GLAZING
- BR SOLID BRICK
- BOWRAL BRICKS SIMMENTAL SILVER
- MC1 METAL CLADDING 1 - LIGHT
- MC2 METAL CLADDING 2 - DARK
- TS TIMBER-LOOK SOFFIT
- CEMINTEL TERRITORY WOODLANDS CEDAR

ADDITIONAL TREES WILL BE INCLUDED IN THE DEVELOPMENT APPLICATION TO FULFIL THE PROJECTS COMMITMENT TO INCREASING THE TREE CANOPY COVERAGE OF THE SITE IN ACCORDANCE WITH THE ACT'S URBAN FOREST STRATEGY.



1 FOR PRIORITY PROJECT SUBMISSION 16/05/2024

rev: issue: date:

COLLINS PENNINGTON
architects

Level 1 Style Arcade Manuka, Shop 13

Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

YARRALUMLA HOUSING
BLOCK 3, SECTION 59
YARRALUMLA ACT

drawing title:
ROOF PLAN

scale: 1:500 @ A3

drawing no: issue no:

DA1300 **1**

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LEGEND

- ONE BEDROOM UNIT
- ONE BEDROOM UNIT, UPPER LEVEL
- ONE BEDROOM UNIT, CLASS C ACCESSIBLE
- TWO BEDROOM UNIT, TWO STOREYS
- THREE BEDROOM UNIT
- INTERNAL CORRIDOR
- PLANT ROOM
- SETBACK LINE

- EV ELECTRIC VEHICLE CHARGING PROVISION. ALLOW ONE FOR EACH RESIDENT'S CAR PARKING SPACE
- xTR EXISTING TREE TO REMAIN

MATERIALS LEGEND

- AG ALUMINIUM-FRAMED GLAZING
- BR SOLID BRICK
BOWRAL BRICKS SIMMENTAL SILVER
- MC1 METAL CLADDING 1 - LIGHT
- MC2 METAL CLADDING 2 - DARK
- TS TIMBER-LOOK SOFFIT
CEMINTEL TERRITORY WOODLANDS CEDAR

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1 FOR PRIORITY PROJECT SUBMISSION 16/05/2024

rev: issue: date:

COLLINS PENNINGTON architects
Level 1 Style Arcade Manuka, Shop 13

Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

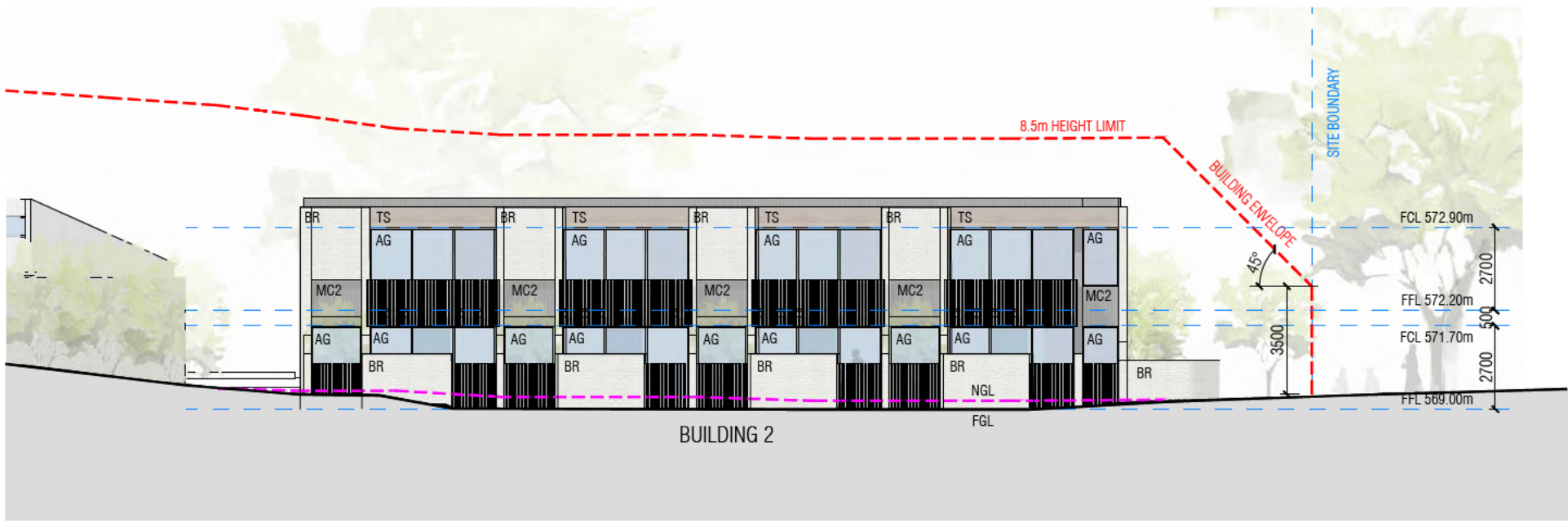
YARRALUMLA HOUSING
BLOCK 3, SECTION 59
YARRALUMLA ACT

drawing title:
STREETSCAPE ELEVATIONS
scale: 1:200 @ A3

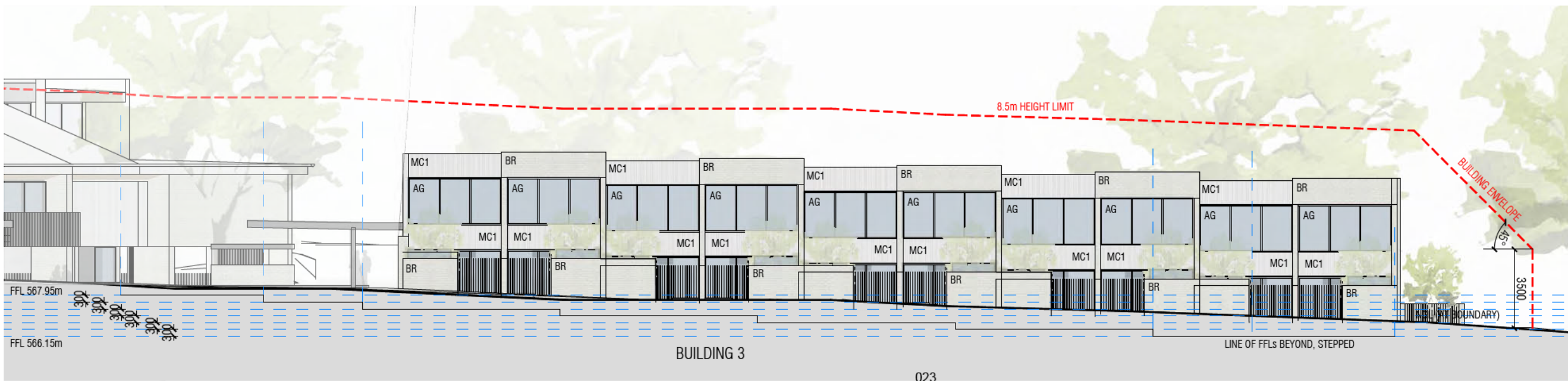
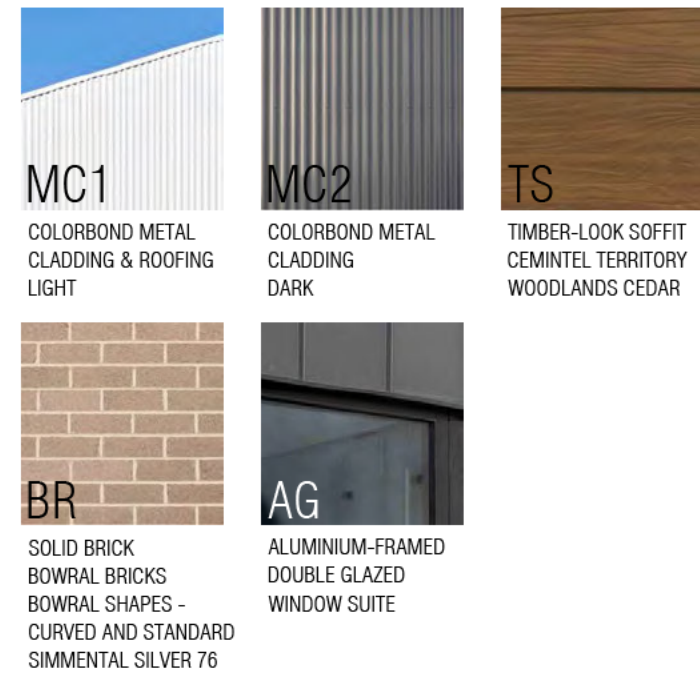
drawing no: **DA2000** issue no: **1**



BUILDING 1 (SECTION)



BUILDING 2



BUILDING 3

NOT FOR CONSTRUCTION

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LEGEND

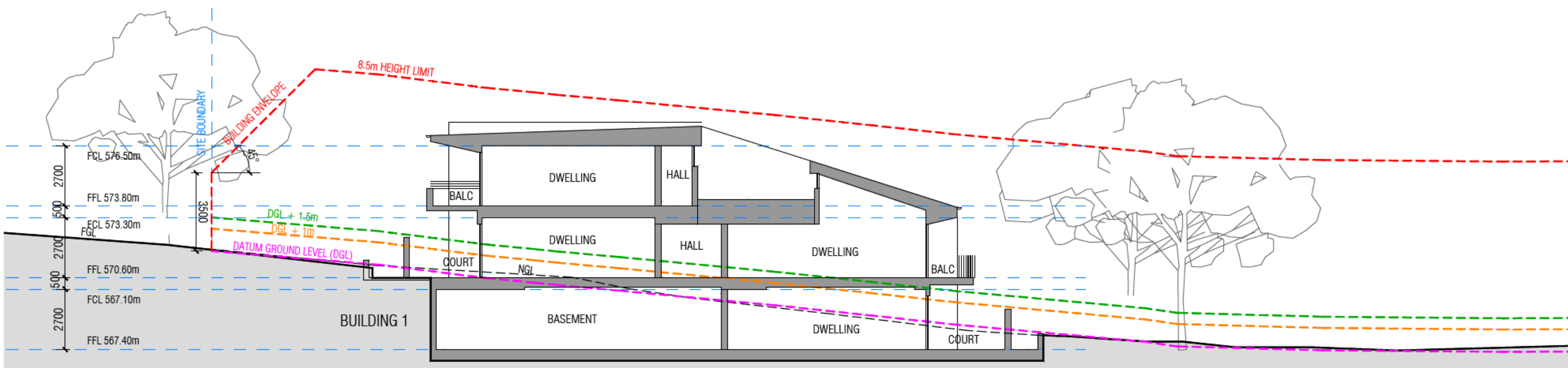
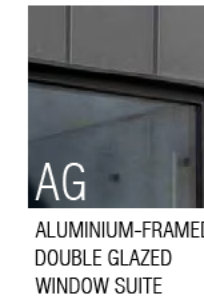
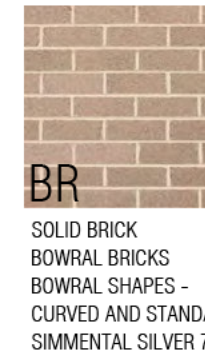
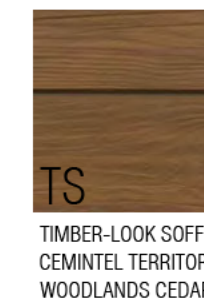
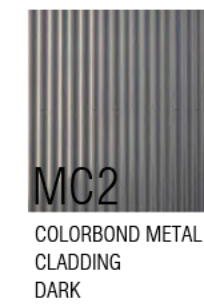
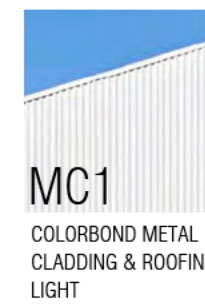
- ONE BEDROOM UNIT
- ONE BEDROOM UNIT, UPPER LEVEL
- ONE BEDROOM UNIT, CLASS C ACCESSIBLE
- TWO BEDROOM UNIT, TWO STOREYS
- THREE BEDROOM UNIT
- INTERNAL CORRIDOR
- PLANT ROOM
- SETBACK LINE

- EV ELECTRIC VEHICLE CHARGING PROVISION. ALLOW ONE FOR EACH RESIDENT'S CAR PARKING SPACE
- xTR EXISTING TREE TO REMAIN

MATERIALS LEGEND

- AG ALUMINIUM-FRAMED GLAZING
- BR SOLID BRICK BOWRAL BRICKS SIMMENTAL SILVER
- MC1 METAL CLADDING 1 - LIGHT
- MC2 METAL CLADDING 2 - DARK
- TS TIMBER-LOOK SOFFIT CEMINTEL TERRITORY WOODLANDS CEDAR

ADDITIONAL TREES WILL BE INCLUDED IN THE DEVELOPMENT APPLICATION TO FULFIL THE PROJECTS COMMITMENT TO INCREASING THE TREE CANOPY COVERAGE OF THE SITE IN ACCORDANCE WITH THE ACT'S URBAN FOREST STRATEGY.



BUILDING 1 (SECTION)

1 FOR PRIORITY PROJECT SUBMISSION 16/05/2024

rev: issue: date:

COLLINS PENNINGTON
architects

Level 1 Style Arcade Manuka, Shop 13

Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

YARRALUMLA HOUSING

BLOCK 3, SECTION 59
YARRALUMLA ACT

drawing title:
SECTION

scale: 1:200 @ A3

drawing no: issue no:

DA2100 1

Hill, Elizabeth

From: STEEL
Sent: Friday, 17 May 2024 2:11 PM
To: EPSDD DLO
Subject: FOR ACTION: Application for Declaration of a Territory Priority Project - Public housing proposal Yarralumla
Attachments: Territory Priority Project B3S59 Yarralumla.pdf; Yarralumla Housing_Artists Impression.pdf; Yarralumla Housing_TPP Submission_240516.pdf; Letter of authorisation YARR059003-Signed.pdf
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: 01. Michelle to Action

Hi Michelle,

For appropriate action please.

Many thanks,
Tee

From: Angela Jones [REDACTED]@purdon.com.au>
Sent: Friday, May 17, 2024 10:00:58 AM
To: barr@act.gov <barr@act.gov>; STEEL <STEEL@act.gov.au>
Cc: Carter, SarahA <SarahA.Carter@act.gov.au>
Subject: Application for Declaration of a Territory Priority Project - Public housing proposal Yarralumla

Caution: This email originated from outside of the ACT Government. Do not click links or open attachments unless you recognise the sender and know the content is safe. [Learn why this is important](#)

Dear Chief Minister and Minister for Planning
Purdon are acting on behalf of Housing ACT for a public housing proposal in Yarralumla (Block 3 Section 59). Attached is the application to request this project be declared a Territory Priority Project, accompanied by architectural plans and an artist's impression of the proposed development.
Our project team would be happy to meet with you to present this project and answer any questions you may have. Please do not hesitate to contact me if you have any queries in the meantime.
Kind regards

ANGELA JONES RPIA
Lead Planning Practitioner
purdon.com.au | [LinkedIn](#)

02 6257 1511
+61 [REDACTED]
243 Northbourne Avenue,
Lyneham ACT 2602



Behind this email is a person passionate about Planning

17 May 2024

Andrew Barr, MLA - Chief Minister

Chris Steel, MLA - Minister for Planning

Application for Declaration of a Territory Priority Project – ACT Public Housing Proposal
Block 3 Section 59 Yarralumla

Dear Ministers

I am writing to apply for Territory Priority Project status for this ACT Government Housing project for residential development proposed for Block 3 Section 59 Yarralumla under Section 218 of the *Planning Act 2023*. The project, as outlined below, meets several desired future outcomes of the Territory, and will have a significant benefit to the people of the ACT.

The proposal for ACT Housing includes:

- Demolition of the existing dwellings on the site.
- Construction of 30 one, two and three-bedroom dwellings:
 - 18 x 1-bedroom units
 - 10 x 2-bedroom units
 - 2 x 3-bedroom units
- Associated on-site car parking, bicycle parking and EV ready stations.
- Landscaping.

Section 218 of the *Planning Act 2023* outlines the process required to declare a proposal as a territory priority project, as follows:

- (1) *The Chief Minister and Minister may jointly declare that a development proposal is a territory priority project (a territory priority project declaration) if the Chief Minister and Minister are satisfied that the proposal—*
- (a) would achieve a major government policy outcome that is of significant benefit to the people of the ACT; and*

Response:

The Growing and Renewing Public Housing program (Program) forms part of the *ACT Housing Strategy*, released in October 2018. A key element of the strategy is a commitment to strengthening social housing assistance. The Program commenced in 2019-20 and is set to deliver 1,400 new homes by 2026-27 comprising of 1,000 dwellings to replace existing end-of-use dwellings and at least 400 dwellings to grow the social housing portfolio. Delivering more government social housing in the ACT, as part of the Government's vision to build a progressive and inclusive city that supports vibrant local communities. Over the 8-year period, homes will be delivered through a mix of redevelopments on existing Housing ACT land, developments on



purchased land, and acquisitions from the market (including through private treaty/auctions and the Expression of Interest mechanism).

This site in Yarralumla is a key redevelopment site for the Program, delivering a yield of 30 dwellings (replacing 10 existing) well positioned in an established suburb, close to the Yarralumla local centre, services and amenities. The Program relies on redevelopment sites from approximately 300 older, inefficient homes that no longer meet the tenant needs or are no longer practical to upgrade, to deliver approximately half of the dwellings for the Program. It is intended that these new homes will be accessible, adaptable and sustainable to meet the needs of the ACT's increasingly diverse tenant community.

The Program aims to deliver government housing (social/public) in as many suburbs as possible, be well located close to transport, jobs and services, be of good quality and design, be consistent with the look and feel of surrounding properties, be acquired through construction and purchase, provide a mix of diverse building types, and co-locate with a range of tenancy types in higher density areas.

Additionally, through this Program, new opportunities will be provided to tenants to live better lives, encouraging social inclusion and participation and building stronger communities. This Program supports Government in the reduction of homelessness and strengthening social housing assistance, while increasing capacity to assist those experiencing or at risk of experiencing homelessness. The Program will continue to have an overall positive impact on the wellbeing of tenants through continued and expanded provision of social housing to the Canberra community, largely assisting people who not only access social housing, but a range of other government services.

This proposal therefore supports these objectives.

(b) would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone; and

Response:

Planning strategy

The *ACT Planning Strategy 2018* identifies 5 themes, including proposals that are compact and efficient; diverse; sustainable, liveable and resilient. It is considered that this proposed location for government social housing would meet these themes by providing sustainable new homes close to local amenity and public transport.

Territory Plan 2023

- Inner South District Policy

The proposal would meet point 10 of the desired policy outcomes to be achieved for the Inner south which aims to “*deliver a mix of housing types, social housing and connectivity to transport including light rail in urban renewal precincts, while integrating and protecting environmental, built and cultural heritage values*”.



There are no specific assessment outcomes identified for this site, however the proposal will be designed to address the Territory Plan requirements as well as the Housing and Urban Design Guides, where relevant.

- **Residential Zone Policy**

The site is zoned RZ2 – Suburban Core where multi-unit housing is a permissible use.

The RZ2 policy outcomes include:

1. *Facilitate development or redevelopment of sites within reasonable proximity to local services to achieve a mix of low to medium density housing.*
2. *Provide for a range of housing choices where the housing is low rise and contains a mix of single dwelling and multi-unit housing.*
3. *Provide opportunities for redevelopment by enabling a limited extent of change in density.*

This site has an area of 6,641m² and is in close proximity to local services, public transport bus routes, and local amenity within Yarralumla and around Lake Burley Griffin. It is considered a suitable site for redevelopment of existing aged development into new, sustainable and energy efficient dwellings for government social housing purposes. The site would have capacity to achieve 30 new dwellings of one, two and three-bedrooms, to provide a mixture of dwelling types which respond to the Housing and Urban Design Guide requirements for new dwellings.

(c) is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT; and Note Significant infrastructure or facilities includes community, social and public housing projects of any scale.

Response:

This proposal is to provide 30 residential dwellings for ACT social housing which directly responds to this requirement. This is a social housing proposal which will have a significant benefit to the ACT community, and will assist in meeting targets under the Growing and Renewing Public Housing Program.

(d) has been the subject of sufficient consultation under subsection (3).

Response:

Please refer to response at (3) below. We are of the view that the Authority will engage sufficiently with the community as part of this process.

- (2) *A territory priority project declaration for a development proposal must be made before the development application for the proposal is made under section 166.*

Response:

The consultant team are working on the DA deliverable documentation and the DA is intended to be submitted following declaration of the project as a Territory Priority Project.

- (3) *Before making a territory priority project declaration, the Minister—
(a) may seek the advice of the territory planning authority; and*



(b) must publish a notice on the authority website—

(i) stating that copies of the proposed declaration are available on the website; and

(ii) inviting people to give written comments about the proposed declaration to the authority at a stated address during a stated period of at least 15 working days (the consultation period); and

(iii) if the development proposal requires a major plan amendment to proceed—

(A) including a description of the proposed major plan amendment; and

(B) inviting the national capital authority to give written comments about the proposed declaration to the authority during the consultation period; and

(C) including the supporting report for the major plan amendment; and

(c) must consider any comments received during the consultation period.

Response:

We note the requirement for the Minister to publish details of this proposal for at least 15 working days in accordance with the Act.

No major plan amendment is required for this project as the proposal is to be consistent with the Territory Plan 2023.

This block has a site area of 6,641m² which is a non-standard block according to the Territory Plan 2023, as such 30 dwellings can be achieved provided it meets the other relevant policies and guidelines of the Territory Plan.

(4) If the Chief Minister is also the Minister, another Minister must make the declaration under subsection (1) with the Chief Minister.

(5) In this section: development proposal includes a proposal involving 2 or more stages, sites or development applications. supporting report—see section 55.

Yours sincerely



Angela Jones RPIA

Lead Planning Practitioner

From: [EPSD Government Services](#)
To: [EPSDD PlanningUrbanPolicy](#)
Cc: [EPSD Government Services](#)
Subject: FOR APPROP ACTION: 24/53344 Ministerial-Correspondence - Steel - FOR APPROP ACTION - Angela Jones - Purdon - Application for Declaration of Territory Plan Project - Public housing proposal Yarralumla
Date: Monday, 20 May 2024 4:45:37 PM
Attachments: [24_53344_Ministerial-Correspondence - Steel - FOR APPROP ACTION - Angela Jones - Purdon - Application for Declaration of Territory Plan Project - Public housing proposal Yarralumla.obr](#)

OFFICIAL

Ministerial Correspondence / Brief Request Form
24/53344 Ministerial-Correspondence - Steel - FOR APPROP ACTION - Angela Jones - Purdon - Application for Declaration of Territory Plan Project - Public housing proposal Yarralumla

To:

Climate Change and Energy	Development and Implementation	Office of the Director-General	Corporate Services & Operations
Planning and Urban Policy	Statutory Planning	Office of the Deputy Director-General	City Renewal Authority
Building Reform	Environment, Heritage and Water	Utilities Technical Regulator	Suburban Land Agency

Response By:

Minister	Director-General	Deputy Director-General
Chief Minister	Directorate	

Action Required:

Reply to Correspondence Information Brief	Directorate Input Officer to attend***	Questions and Answers Media Alert / Media Release**
Meeting Brief* Caveat Brief Arrangements Brief*	For Information Only For Appropriate Action Phone Constituent/ Provide Report	Speech** Speaking Notes** Talking Points (as dot points)**

**For up to date meeting/event timing, please see the calendar confirmation email in the attached Objective File.*

*** In consultation with EPSDD Media.*

****Exec will advise you who is required to attend.*

Further Information:

Kind Regards,

Tatiana Mironova | Coordination and Support Officer, Government Services

Email: EPSDGovernmentServices@act.gov.au

Environment, Planning and Sustainable Development Directorate | ACT Government

Level 4 (Snow Gum), 480 Northbourne Ave, DICKSON | GPO Box 158 Canberra ACT 2601

Consultation Notice

Declaration of Territory Priority Project TPP2024-01

Territory Priority Project Declaration

The Territory Planning Authority (the **Authority**) has received a proposed declaration for a territory priority project TPP2024-01 (the **declaration**) under section 218 of the *Planning Act 2023*.

The development proposal at Block 3 Section 59 Yarralumla is for the redevelopment of the site to provide social housing. The indicative proposal is for approximately 30 dwellings, associated on-site car parking, bicycle parking and electric vehicle (EV) ready stations.

Documents available for public inspection

The Authority gives notice that the proposed declaration at Attachment A is available for inspection during the public consultation period on the Environment, Planning and Sustainable Development (EPSDD) website at www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/territory-priority-projects

Invitation to give written comments

The Authority invites written comments on the proposed declaration from **Day Month** to **Day Month** 2024.

Comments with a reference to Territory Priority Project Draft Declaration TPP2024-01 should be addressed to the Territory Plan and Coordination Section, EPSDD, and submitted by:

- email to terrplan@act.gov.au; or
- mail to GPO Box 158, Canberra, ACT 2601; or
- hand delivered to Access Canberra Shopfront at 480 Northbourne Avenue, Dickson ACT 2602.

Comments will be considered and incorporated in a consultation report that will be made publicly available on the EPSDD website.

Obtaining further information

Further information can be obtained from the Territory Plan and Coordination Section, EPSDD, by email at terrplan@act.gov.au. Please include a reference to Territory Priority Project Draft Declaration TPP2024-01.

Delegate's name

Delegate of the territory planning authority

Day Month 2024

Territory Priority Project – Draft Declaration – TPP2024-01

Territory Priority Project – Draft Declaration – TPP2024-01

1 Introduction

The development proposal described in this document is provided for consideration to be declared as a territory priority project (TPP2024-01) under section 218 of the Planning Act 2023 (the Act) – declaration of territory priority projects.

The development proposal is located at Block 3 Section 59 Yarralumla.

2 Development proposal description

The development proposal at Block 3 Section 59 Yarralumla is for the redevelopment of the site to provide social housing. The indicative proposal is for approximately 30 dwellings, associated on-site car parking, bicycle parking and electric vehicle (EV) ready stations.

The indicative site plan at Attachment A1 is provided for information only. The design of the development proposal may change prior to a development application for the proposal being submitted to the Territory Planning Authority.

4 Statement of claims against the criteria

The development proposal is considered to meet the required criteria to be declared a territory priority project under section 218 of the Planning Act 2023 for the reasons set out below.

(1)(a) *Would achieve a major government policy outcome that is of significant benefit to the people of the ACT.*

Response

The Growing and Renewing Public Housing program (the Program) forms part of the *ACT Housing Strategy*, released in October 2018. A key element of the strategy is a commitment to strengthening social housing assistance. The Program commenced in 2019-20 and is set to deliver 1,400 new homes by 2026-27 comprising of 1,000 dwellings to replace existing end-of-use dwellings and at least 400 dwellings to grow the social housing portfolio. Delivering more government social housing in the ACT, as part of the Government's vision to build a progressive and inclusive city that supports vibrant local communities.

This site in Yarralumla is a key redevelopment site for the Program, delivering a yield of 30 dwellings (replacing 10 existing) well positioned in an established suburb, close to the Yarralumla local centre, services and amenities. It is intended that these new homes will be accessible, adaptable and sustainable to meet the needs of the ACT's increasingly diverse tenant community.

The Program aims to deliver government housing (social/public) in as many suburbs as possible, be well located close to transport, jobs and services, be of good quality and design, be consistent with the look and feel of surrounding properties, be acquired through construction and purchase, provide a mix of diverse building types, and co-locate with a range of tenancy types in higher density areas.

Additionally, through this Program, new opportunities will be provided to tenants to live better lives, encouraging social inclusion and participation and building stronger communities. This Program supports Government in the reduction of homelessness and strengthening social housing assistance, while increasing capacity to assist those experiencing or at risk of experiencing homelessness. The Program will continue to have an overall positive impact on the wellbeing of tenants through

continued and expanded provision of social housing to the Canberra community, largely assisting people who not only access social housing, but a range of other government services.

This proposal therefore supports these objectives.

(1)(b) *Would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone.*

Response

ACT Planning Strategy 2018

The *ACT Planning Strategy 2018* identifies 5 themes, including proposals that are compact and efficient; diverse; sustainable, liveable and resilient. It is considered that this proposed location for government social housing would meet these themes by providing sustainable new homes close to local amenity and public transport.

Territory Plan 2023

Inner South District Policy

The proposal would meet point 10 of the desired policy outcomes to be achieved for the Inner south which aims to “*deliver a mix of housing types, social housing and connectivity to transport including light rail in urban renewal precincts, while integrating and protecting environmental, built and cultural heritage values*”.

Residential Zone Policy

The site is zoned RZ2 – Suburban Core where multi-unit housing is a permissible use.

The RZ2 policy outcomes include:

1. *Facilitate development or redevelopment of sites within reasonable proximity to local services to achieve a mix of low to medium density housing.*
2. *Provide for a range of housing choices where the housing is low rise and contains a mix of single dwelling and multi-unit housing.*
3. *Provide opportunities for redevelopment by enabling a limited extent of change in density.*

This site has an area of 6,641m² and is in close proximity to local services, public transport bus routes, and local amenity within Yarralumla and around Lake Burley Griffin. It is considered a suitable site for redevelopment of existing aged development into new, sustainable and energy efficient dwellings for government social housing purposes.

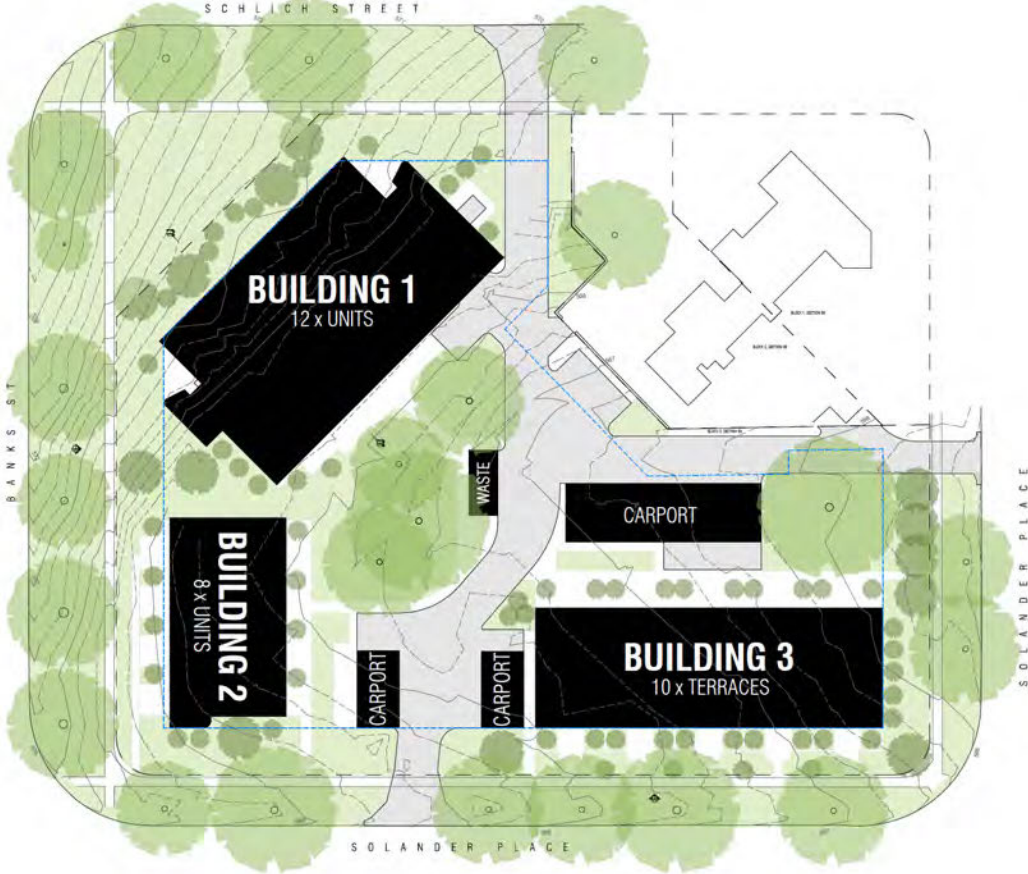
(1)(c) *Is significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT.*

Note: Significant infrastructure or facilities includes community, social and public housing projects of any scale.

Response

This proposal is to provide approximately 30 social housing dwellings which directly responds to this requirement. This is a social housing proposal which will have a significant benefit to the ACT community, and will assist in meeting targets under the Growing and Renewing Public Housing Program.

Indicative site plan – Block 3 Section 59 Yarralumla



AREA SCHEDULE	
SITE AREA	6641m ²
SITE COVERAGE	2362m ²
UNIT SCHEDULE	
TOTAL DWELLINGS	30
MIX OF DWELLINGS	14 x ONE BEDROOM 4 x ONE BEDROOM CLASS C 10 x TWO BEDROOM 2 x THREE BEDROOM
PARKING SCHEDULE	
RESIDENT CARS	37 (INC 4 x ACCESSIBLE)
VISITOR CARS	8 (INC 1 x ACCESSIBLE)
TOTAL CARS ON SITE	45

SITE ESTABLISHMENT NOTES

VERGE MANAGEMENT AND PROTECTION PLAN PROVIDE TEMPORARY 1.8m HIGH FENCING ON VERGE DURING CONSTRUCTION. NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGE OR PUBLIC OPEN SPACE. NO CAR PARKING OR EQUIPMENT PERMITTED ON VERGES OR ADJACENT PARKLAND.

SEDIMENT EROSION CONTROL PLAN
BUILDER IS TO PROVIDE ALL ON SITE STORM WATER RETENTION AND EPA MEASURES IN ACCORDANCE WITH TOCS. ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT. ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND NOMINATED TO BE RETAINED ON UNRELEASED TERRITORY LAND, ARE TO REMAIN UNDAUNAGED. SITE SHEDS, STORAGE SHEDS, SITE AMENITIES ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACE.

FOR LANDSCAPE MANAGEMENT AND PROTECTION MEASURES PLEASE REFER THE LANDSCAPE ARCHITECTS DOCUMENTATION.

NOT FOR CONSTRUCTION

Use figure dimensions and do not scale off drawings. All dimensions and levels to be checked and verified on site prior to commencement of works. Any form of reproduction of this drawing in full or part without the written permission of Collins Pennington architects 2024 constitutes an infringement of copyright.

THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENT PROTECTION AUTHORITY ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007

- LEGEND**
- ONE BEDROOM UNIT
 - ONE BEDROOM UNIT, UPPER LEVEL
 - ONE BEDROOM UNIT, CLASS C ACCESSIBLE
 - TWO BEDROOM UNIT, TWO STOREYS
 - THREE BEDROOM UNIT
 - INTERNAL CORRIDOR
 - PLANT ROOM
 - SETBACK LINE

- EV** ELECTRIC VEHICLE CHARGING PROVISION
ALLOW ONE FOR EACH RESIDENTS CAR PARKING SPACE
- YTR** EXISTING TREE TO REMAIN

- MATERIALS LEGEND**
- AG ALUMINIUM-FRAMED GLAZING
 - BR SOLID BRICK
 - BRW BROWN BRICKS/SANDTAL SILVER
 - MC1 METAL CLADDING 1 - LIGHT
 - MC2 METAL CLADDING 2 - DARK
 - TS TIMBER-LOOK SOFFIT
 - CEM CEMENT/TERRITORY WOODLANDS CEDAR
- ADDITIONAL TREES WILL BE INCLUDED IN THE DEVELOPMENT APPLICATION TO FULFIL THE PROJECTS COMMITMENT TO INCREASING THE TREE CANOPY COVERAGE OF THE SITE IN ACCORDANCE WITH THE ACT'S URBAN FOREST STRATEGY

FOR PRIORITY PROJECT SUBMISSION 14/05/2024

rev: issue: date:

COLLINS PENNINGTON
architects

Level 1 Style Arcade Maruka, Shop 13

Nominated Architects:
Andrew Collins ACT #2443 NGW #7448
David Pennington ACT #2490

YARRALUMLA HOUSING

BLOCK 3, SECTION 59
YARRALUMLA ACT

drawing title:
SITE PLAN

scale: 1:500 @ A3

drawing no: **DA0100** issue no: **1**

From: [Kaucz, Alix](#)
To: [McFarlane, Trina](#)
Subject: FW: Application for Declaration of a Territory Priority Project - Public housing proposal O'Connor B2 S41
Date: Wednesday, 5 June 2024 5:00:36 PM
Attachments: [image001.png](#)
[letter-of-authorisation HACT.pdf](#)
[Application for Declaration of a Territory Priority Project - OCONNOR S41 B2.pdf](#)
[tpp-4-1-3D Views.pdf](#)
[Site and Floor Plans.pdf](#)
[ACTmapi A4-Landscape B2 S41.pdf](#)

From: Carter, SarahA <SarahA.Carter@act.gov.au>
Sent: Wednesday, June 5, 2024 4:50 PM
To: STEEL <STEEL@act.gov.au>
Cc: Terrplan <Terrplan@act.gov.au>; Kaucz, Alix <Alix.Kaucz@act.gov.au>
Subject: Application for Declaration of a Territory Priority Project - Public housing proposal O'Connor B2 S41

Dear Minister,

I am writing to you in relation to a Territory Priority Project for Housing ACT in O'Connor (Block 2 Section 41).

Attached is the application to request this project be declared a Territory Priority Project, accompanied by ACTMAPI Location map, architectural plans and an artist's impression of the proposed development.

Our project team would be happy to meet with you to present this project and answer any questions you may have.

Please do not hesitate to contact me if you have any queries in the meantime.

Regards,

Sarah Carter | Senior Project Officer

Asset Design & Delivery | Infrastructure & Contracts Branch, Housing ACT

M: [REDACTED] | **e:** SarahA.Carter@act.gov.au

Community Services Directorate | ACT Government

Nature Conservation House | 153 Emu Bank, Belconnen ACT 2616



IMPORTANT NOTICE

The information contained in this email and any attachments is for the intended recipient only. It may contain material of a confidential nature relating to the operations of the Community Services Directorate, or its clients, contractors or stakeholders. Information of this nature may be subject to the provisions of the *Information Privacy Act 2014*, *Public Sector Management Act 1994*, *Health Records (Privacy and Access) Act 1997*, *Children and Young People Act 2008*, *Housing Assistance Act 1987* and/or the *Crimes Act 1900*. Any person who inappropriately discloses this information may be

subject to disciplinary/criminal proceedings under any of these Acts. If you have received this email in error, please notify the sender and then delete this transmission and any attachments.



ACT
Government

Environment, Planning and
Sustainable Development

Planning Act 2023

LETTER OF AUTHORISATION

To be completed and submitted with various planning applications, including development applications, to confirm permission for a third party to act on behalf of a lessee.

LEASE OR SITE DETAILS

If more than two leases/sites please attach the following details for each additional lease/site on a separate sheet

Block/s: 2

District: Inner North and City

Section: 41

Street Address: 7 Bagot Street

Suburb: O'Connor

Block/s: _____

District: _____

Section: _____

Street Address: _____

Suburb: _____

Where no block and section details are available, describe the location (i.e. road reserve name, or outdoor dining area location)

APPLICANT DETAILS AND DECLARATION

Applicant Details (Please Print)

Applicant name: Commissioner of Social Housing Email: saraha.carter@act.gov.au

OR

Company name: _____ Email: _____

Company Nominees – a Company can list up to three nominees. The **first** nominee **must** be authorised to sign on behalf of the Company

Nominee 1: _____ Nominee 2: _____ Nominee 3: _____

Applicant Declaration

I/we the applicant, by signing the below, declare that:

- I am the person authorised to sign, or to sign on behalf of the company described in this form; and
- I declare that all the information given on this form and its attachments are true and complete.

Signature: _____

Date: 31/05/2024

LESSEE DETAILS AND DECLARATION

Lessee Details (Please Print Names) - if more than two lessees, please number each additional lessee in 'additional lessees'

First Lessee: Sarah Carter Second Lessee: _____

Additional lessees: _____

Lessee Declaration - if more than two lessees, please number each additional lessee in 'additional lessees'

I/we the lessee(s), by signing the below, declare that:

- I am/we are the lessee(s) of the land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and

- I/we understand that all the information given on this form is true and complete.

I/we the lessee(s), by signing the below, authorise the person/company (to be known as *the Applicant*) to:

- obtain information in relation to this site;
- to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);
 - Pre-Application Meeting
 - Development Application, including amendments
 - Exemption Declaration
 - Reconsideration Application
 - Environmental Impact Statement or Environmental Significant Opinions
 - Other planning application
- to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amend and provide further information as necessary and receive any communications relating to the application.

First Lessee Signature: _____ Date: 31/05/2024

Second Lessee Signature: _____ Date: _____

Additional Lessee Signature: _____ Date: _____

LAND CUSTODIAN DETAILS AND DECLARATION – for works on unleased Territory Land

Land Custodian Details (Please Print) - if more than two custodians, please number each additional custodian in 'additional custodians'

First Custodian Name: _____ Agency: _____

Second Custodian Name: _____ Agency: _____

Additional Custodians: _____

Land Custodian Declaration - if more than two custodians, please number each additional custodian in 'additional custodians'

I/we the land custodian(s), by signing the below, declare that:

- I am/we are the land custodian(s) of the public or unleased land described above;
- I/we have been made aware of the declaration and privacy clauses in all relevant forms; and
- I/we understand that all the information given on this form is true and complete.

I/we the land custodian(s), by signing the below, authorise the person/company (to be known as *the Applicant*) to:

- obtain information in relation to this site;
- to act on my/our behalf in relation to the following types of application for the abovementioned site/s (please tick all that apply);
 - Pre-Application Meeting
 - Development Application, including amendments
 - Exemption Declaration
 - Reconsideration Application
 - Environmental Impact Statement or Environmental Significant Opinions
 - Other planning application
- to pay all application fees, bonds and securities, liaise with the Territory Planning Authority when required, alter, amend and provide further information as necessary and receive any communications relating to the application.

First Custodian Signature: _____ Date: _____

Second Custodian Signature: _____ Date: _____

Additional Custodian Signature: _____ Date: _____

THIS AUTHORISATION DOES NOT CONSTITUTE AN APPROVAL IN PRINCIPLE OR OTHERWISE BY THE LAND CUSTODIAN IN RELATION TO THE PROPOSED DEVELOPMENT.

Privacy Notice

The personal information on this form is provided to the Environment, Planning and Sustainable Development Directorate (EPSDD) to enable the processing of your application. The collection of personal information is authorised by the *Planning Act 2023*. If all or some of the personal information is not collected EPSDD cannot process your application. The Planning Act 2023 requires the details of applications, decisions and orders to be kept on a register and made available for public inspection. Information and documentation relevant to a development application may be made available via the Internet. The personal information you provide may be disclosed to Australian Bureau of Statistics, ACT Revenue Office, the Registrar General's Office, ACTEW Corporation, ActewAGL, Transport Canberra and City Services Directorate and other Government agencies with a direct interest in the development assessment process. The information may also be disclosed where authorised by law or court order, or where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPSDD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPSDD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPSDD Information Privacy Policy can be found at www.environment.act.gov.au

Contact Details:

Environment, Planning and Sustainable Development Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
8 Darling Street Mitchell ACT 2911

Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)

Phone: (02) 6207 1923

Email: ACEpdcustomerservices@act.gov.au

Website: www.planning.act.gov.au

5 June 2024

Andrew Barr, MLA - Chief Minister
Chris Steel, MLA - Minister for Planning

Application for Declaration of a Territory Priority Project – ACT Public Housing Proposal

Block 2 Section 41 O'CONNOR

Dear Ministers,

I am writing to apply for Territory Priority Project status for this ACT Government Housing project for residential development proposed for Block 2 Section 41 O'Connor under Section 218 of the *Planning Act 2023*. The project, as outlined below, meets several desired future outcomes of the Territory, and will have a significant benefit to the people of the ACT.

The proposal for ACT Housing includes:

- Demolition of the existing dwelling on the site.
- Construction of 9 one and two-bedroom dwellings:
 - 6 x 1-bedroom units
 - 3 x 2-bedroom unit
- Associated on-site car parking, bicycle parking and EV ready stations.
- Landscaping.

Section 218 of the *Planning Act 2023* outlines the process required to declare a proposal as a territory priority project, as follows:

1. *The Chief Minister and Minister may jointly declare that a development proposal is a territory priority project (a territory priority project declaration) if the Chief Minister and Minister are satisfied that the proposal*

a. would achieve a major government policy outcome that is of significant benefit to the people of the ACT; and

Response:

The Growing and Renewing Public Housing program (Program) forms part of the ACT Housing Strategy, released in October 2018. A key element of the strategy is a commitment to strengthening social housing assistance. The Program commenced in 2019-20 and is set to deliver 1,400 new homes by 2026-27 comprising of 1,000 dwellings to replace existing end-of-use dwellings and at least 400 dwellings to grow the social housing portfolio. Delivering more government social housing in the ACT, as part of the Government's vision to build a progressive and inclusive city that supports vibrant local communities. Over the 8-year period, homes will be delivered through a mix of redevelopments on existing Housing ACT land, developments on purchased land, and acquisitions from the market (including through private treaty/auctions and the Expression of Interest mechanism).

This site in O'Connor is a key redevelopment site for the Program, delivering a yield of 9 dwellings (replacing 1 existing) well positioned in an established suburb, close to the O'Connor local centre, services and amenities. The Program relies on redevelopment sites from approximately 300 older,

inefficient homes that no longer meet the tenant needs or are no longer practical to upgrade, to deliver approximately half of the dwellings for the Program. It is intended that these new homes will be accessible, adaptable and sustainable to meet the needs of the ACT's increasingly diverse tenant community.

The Program aims to deliver government housing (social/public) in as many suburbs as possible, be well located close to transport, jobs and services, be of good quality and design, be consistent with the look and feel of surrounding properties, be acquired through construction and purchase, provide a mix of diverse building types, and co-locate with a range of tenancy types in higher density areas.

Additionally, through this Program, new opportunities will be provided to tenants to live better lives, encouraging social inclusion and participation and building stronger communities. This Program supports Government in the reduction of homelessness and strengthening social housing assistance, while increasing capacity to assist those experiencing or at risk of experiencing homelessness. The Program will continue to have an overall positive impact on the wellbeing of tenants through continued and expanded provision of social housing to the Canberra community, largely assisting people who not only access social housing, but a range of other government services.

This proposal therefore supports these objectives.

- b. would substantially facilitate the achievement of the desired future planning outcomes set out in the planning strategy, a relevant district strategy, the territory plan or any relevant zone; and***

Response:

Planning strategy

The *ACT Planning Strategy 2018* identifies 5 themes, including proposals that are compact and efficient; diverse; sustainable, liveable and resilient. It is considered that this proposed location for government social housing would meet these themes by providing sustainable new homes close to local amenity and public transport.

Public housing assistance is targeted at those most in need in our community. Stable, safe, and secure long-term housing provides the foundation upon which individuals and families can build their future, engage with the community, take up opportunities for education, training, and employment, and build capacity and resilience.

Housing Assistance is committed to providing public housing in all suburbs across Canberra, to build communities that are diverse and vibrant, and enable people to achieve positive social and economic outcomes.

We are committed to building and contributing to neighbourhoods that are inclusive and welcoming, that offer safe, affordable, and sustainable housing to those who need it most. Some of our tenants stay in public housing for a short period of time, whilst others stay for a longer term or forever.

Projected future demand for public housing will come from those experiencing housing stress, with the biggest growth expected from older lone persons and single parent families. This means the housing we provide needs to be diverse and flexible to meet the requirements of a range of different people and households. Durability, longevity, and whole-of-life costs are critical considerations in

the design and construction of public housing, not only for the long-term management of each asset, but also for the enduring amenity of our tenants.

As such, this development will be designed to minimise maintenance, withstand above-average rates of wear and tear, respond to site conditions and local climate, withstand termites and other pests and vermin, with a view to prolong the useful life of the property.

Territory Plan 2023

Inner North and City District Strategy

The proposed development contributes to the Inner North and City District Strategy by providing Social and Affordable housing appropriate to the neighbourhood characteristics and amenities.

Our development initiatives are aligned with the 5 big drivers, 10 targets and key directions outlined in the Inner North District Strategy. This Framework emphasizes sustainable growth, community well-being, and enhanced infrastructure all of which are key components of our Growing and Renewing Program.

In particular the proposal would meet the below key items which highlight the future vision within the Inner North and City District Strategy.

- Item 5 of the big drivers *'New residential development is of a height and density appropriate to neighbourhood characteristics and amenities, provides a mix of housing types and is a means for sustainable transformation, including enhanced active travel and walkability and better connections to centres, net zero emissions initiatives, and social and affordable housing.'*
- Item 9 of the targets *'Greater housing choice and affordability to meet community needs.'*
- Item 10 of the targets *'More inclusive and fair communities.'*

Inner North and City District Policy

There are no specific assessment outcomes identified for this site, however the proposal will be designed to address the Territory Plan requirements as well as the Housing and Urban Design Guides, where relevant.

This site has an area of 1057m² with the northern boundary facing onto Sullivans Creek, a large public open space and the O'Connor Playing fields. The Development is in close proximity to the local O'Connor shops which includes health services, shopping and community clubs along with being less than three kilometres to the city centre and walking distance to the tram and public bus routes. It is considered a suitable site for redevelopment of an existing aged development into new, sustainable and energy efficient dwellings for government social housing purposes. The site would have capacity to achieve 9 new dwellings of one- and two-bedroom units, to provide a mixture of dwelling types which respond to the Housing and Urban Design Guide requirements for new dwellings.

Residential Zone Policy

The site is zoned RZ3 – Urban Residential Zone where multi-unit housing is a permissible use.

The RZ3 policy outcomes include:

- Facilitate development or redevelopment of sites to achieve medium density housing.
- Provide for a range of housing choices where the housing contains a mix of single dwelling and multi-unit housing.

- Provide opportunities for redevelopment by enabling changes to the residential density and original pattern of subdivision.
- Provide opportunities for redevelopment by enabling change.

c. is for significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT; and Note Significant infrastructure or facilities includes community, social and public housing projects of any scale.

Response:

This proposal is to provide 9 residential dwellings for ACT social housing which directly responds to this requirement. This is a social housing proposal which will have a significant benefit to the ACT community and will assist in meeting targets under the Growing and Renewing Public Housing Program.

d. has been the subject of sufficient consultation under subsection (3).

Response:

Please refer to response at (3) below. We are of the view that the Authority will engage sufficiently with the community as part of this process.

2. A territory priority project declaration for a development proposal must be made before the development application for the proposal is made under section 166.

Response:

The consultant team are working on the DA deliverable documentation and the DA is intended to be submitted following declaration of the project as a Territory Priority Project.

- 3. Before making a territory priority project declaration, the Minister***
- a. may seek the advice of the territory planning authority; and***
 - b. must publish a notice on the authority website***
 - i. stating that copies of the proposed declaration are available on the website; and***
 - ii. inviting people to give written comments about the proposed declaration to the authority at a stated address during a stated period of at least 15 working days (the consultation period); and***
 - iii. if the development proposal requires a major plan amendment to proceed***
 - 1. including a description of the proposed major plan amendment; and***
 - 2. inviting the national capital authority to give written comments about the proposed declaration to the authority during the consultation period; and***
 - 3. including the supporting report for the major plan amendment; and***
 - c. must consider any comments received during the consultation period.***


Response:

We note the requirement for the Minister to publish details of this proposal for at least 15 working days in accordance with the Act.

No major plan amendment is required for this project as the proposal is to be consistent with the Territory Plan 2023.

- 4. If the Chief Minister is also the Minister, another Minister must make the declaration under subsection (1) with the Chief Minister.***
- 5. In this section: development proposal includes a proposal involving 2 or more stages, sites or development applications. supporting report—see section 55.***

Yours sincerely,



Sarah Carter

Senior Project Officer, Housing Assistance



PRELIMINARY

Amendments

1	TERRITORY PRIORITY PROJECT	30.05.2024
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Client
Housing ACT

Project
HACT O'Connor
Residential Development
Block 2, Section 41, 7
Bagot Street O'Connor

Drawing Name
3D Views

Drawing No.

North

Scale at A1
N.T.S

Checked
CP

Drawn
MT

Job No.
2023.96

Revision

tpp-4 1
amcarchitecture.com.au



LEGEND

① STOREYS

PRELIMINARY

Amendments

1	TERRITORY PRIORITY PROJECT	30.05.2024
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Client
Housing ACT

Project
HACT O'Connor
Residential Development
Block 2, Section 41, 7
Bagot Street O'Connor

Drawing Name
Site Location Plan

Drawing No.

tpp-1 1
amcarchitecture.com.au

North



Scale at A1

1 : 500

Checked

CP

Drawn

MT

Job No.

2023.96

Revision



LEGEND

- EXISTING TREES
- PROPOSED TREES

PRELIMINARY

Amendments

1	TERRITORY PRIORITY PROJECT	30.05.2024
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Client
Housing ACT

Project
HACT O'Connor
Residential Development
Block 2, Section 41, 7
Bagot Street O'Connor

Drawing Name
Site, Roof Plan

Drawing No.

tpp-2 1
amcarchitecture.com.au

North



Scale at A1

1 : 100

Checked

CP

Drawn

MT

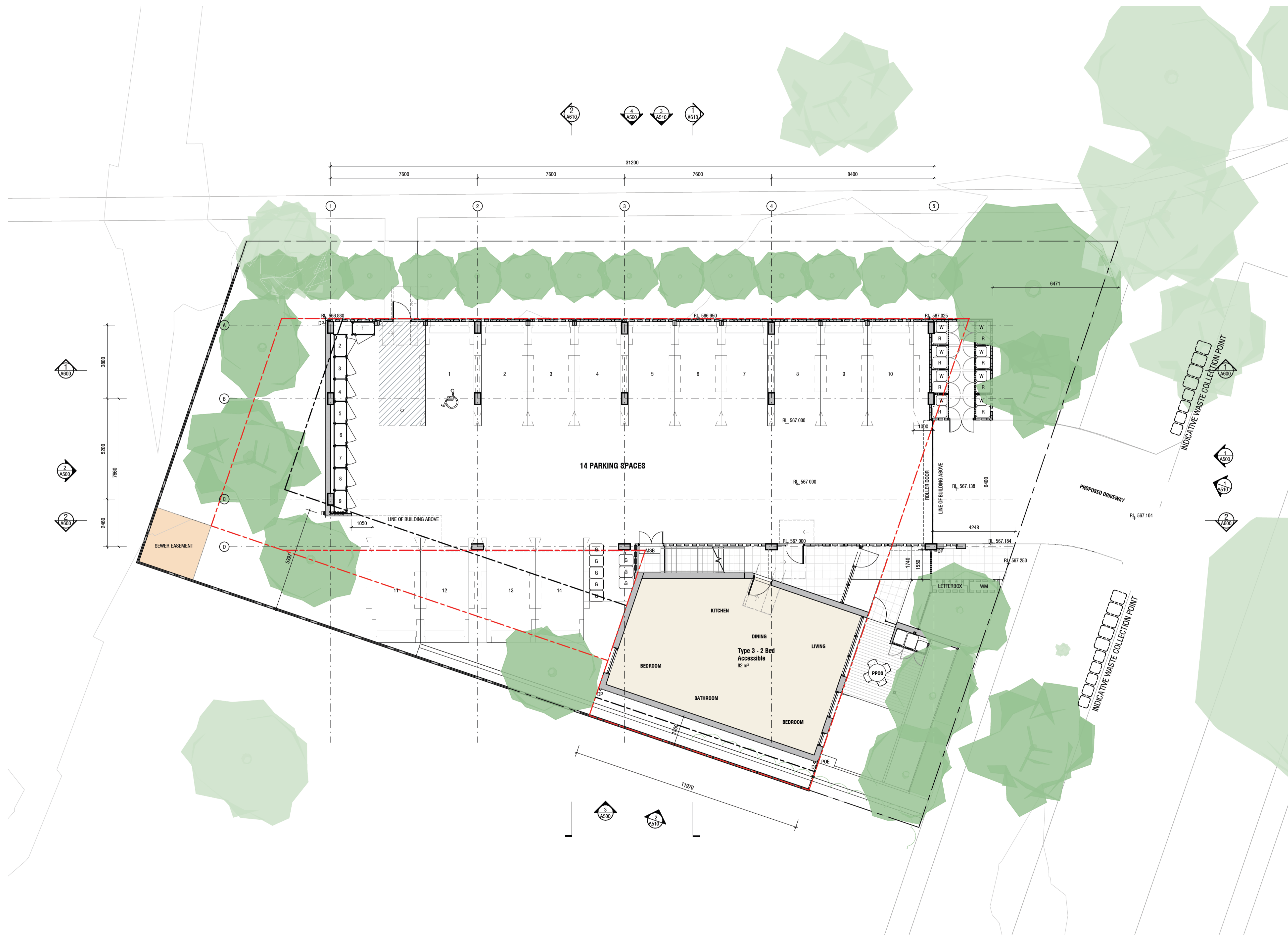
Job No.

2023.96

Revision

LEGEND

- EXISTING TREES
- PROPOSED TREES



PRELIMINARY

Amendments

1	TERRITORY PRIORITY PROJECT	30.05.2024
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Client
Housing ACT

Project
HACT O'Connor
Residential Development
Block 2, Section 41, 7
Bagot Street O'Connor

Drawing Name
Ground Floor

Drawing No.

tpp-1 1
amcarchitecture.com.au

North

Scale at A1
1 : 100
Checked
CP
Drawn
MT
Job No.
2023.96
Revision

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 Nominated Architect: Abasi MacCallum (ACT #1102, NSW #5948, VIC #17424, QLD #4864, NT #1183, WA #2539, TAS #1218, SA #3052)
 Ptd Date: 30.05.2024 5:05:30 PM



PRELIMINARY

Amendments

1	TERRITORY PRIORITY PROJECT	30.05.2024
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Client
Housing ACT

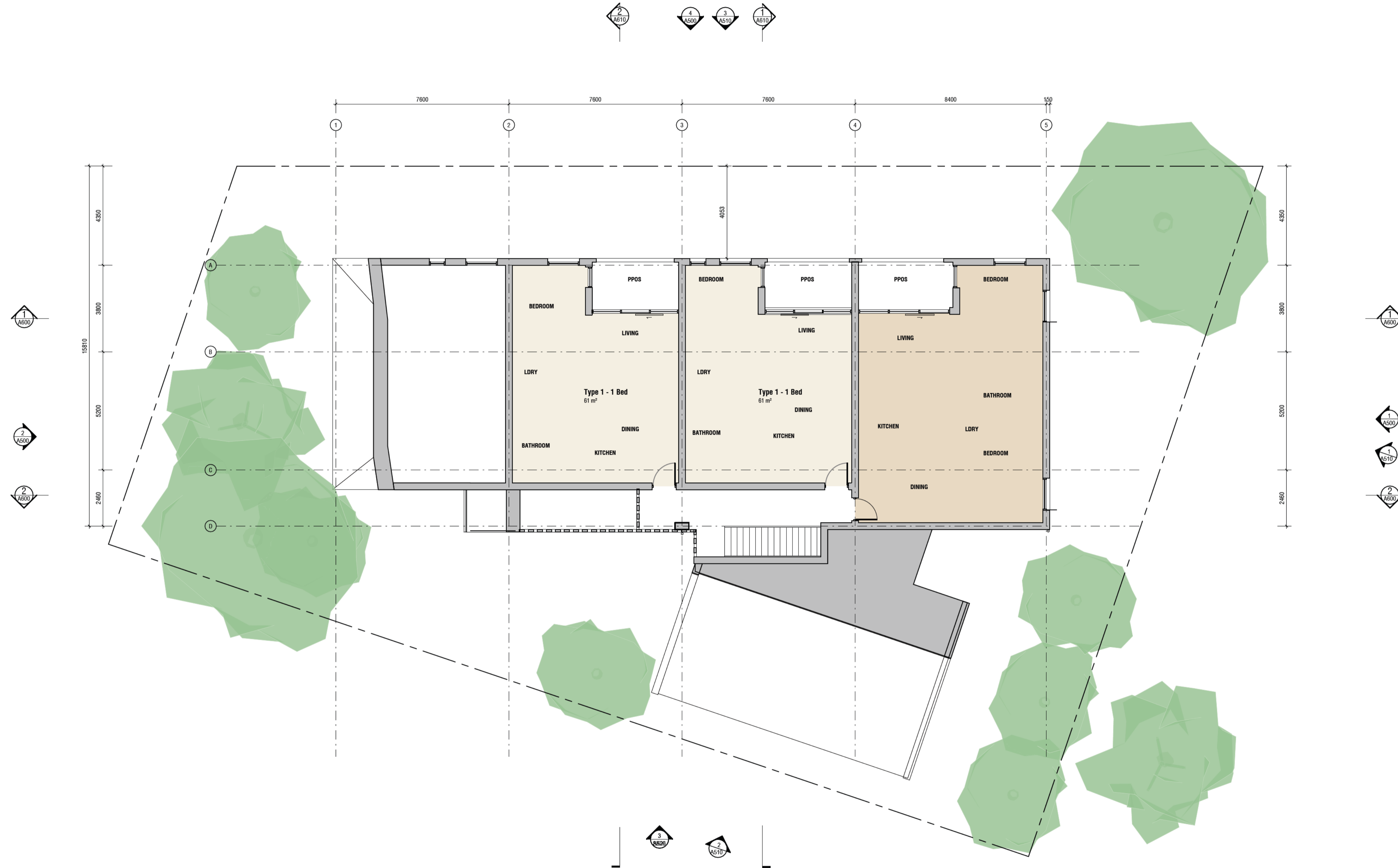
Project
HACT O'Connor
Residential Development
Block 2, Section 41, 7
Bagot Street O'Connor

Drawing Name
Level 1

Drawing No.

tpp-2 1
amcarchitecture.com.au

North

Scale at A1
1 : 100
Checked
CP
Drawn
MT
Job No.
2023.96
Revision



PRELIMINARY

Amendments

1	TERRITORY PRIORITY PROJECT	30.05.2024
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Client
Housing ACT

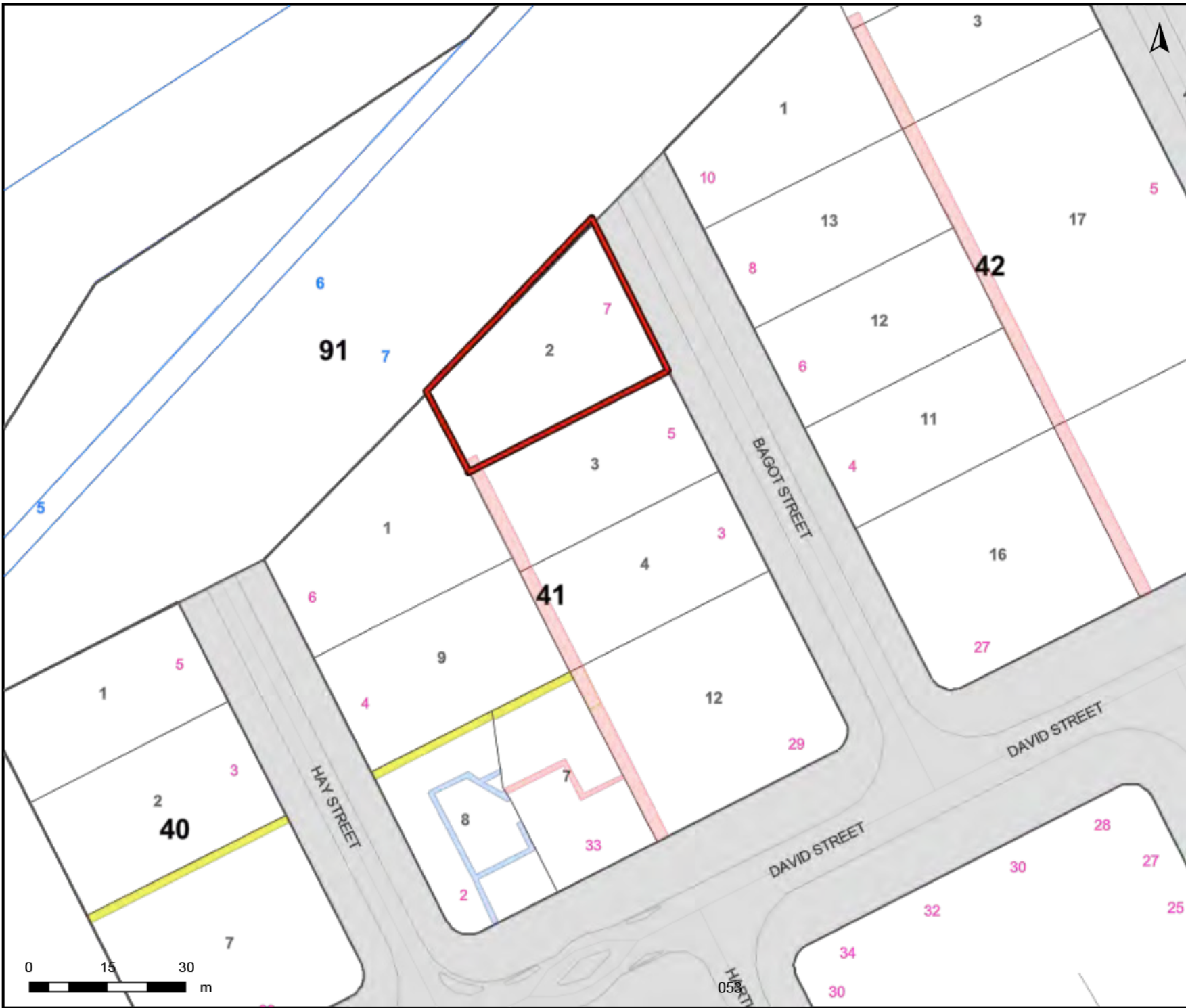
Project
HACT O'Connor
Residential Development
Block 2, Section 41, 7
Bagot Street O'Connor
Drawing Name
Level 2

Drawing No.

North

Scale at A1
1 : 100
Checked
CP
Drawn
MT
Job No.
2023.96
Revision

tpp-3 1
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ACTmapi

Title:
Block 2 Section
41 O'Connor

Notes

Site Location

Scale 1: 975

05 June 2024

This 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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Consultation Notice

Declaration of Territory Priority Project TPP2024-04

Territory Priority Project Declaration

The Territory Planning Authority (the **Authority**) has received a proposed declaration for a territory priority project TPP2024-04 (the **declaration**) under section 218 of the *Planning Act 2023*.

The development proposal at Block 2 Section 41 O'Connor is for the redevelopment of the site to provide social housing. The indicative proposal is for 9 dwellings, associated on-site car parking, bicycle parking, electric vehicle (EV) ready stations and landscaping.

Documents available for public inspection

The Authority gives notice that the proposed declaration at Attachment A is available for inspection during the public consultation period on the Environment, Planning and Sustainable Development (EPSDD) website at www.planning.act.gov.au/professionals/our-planning-system/the-territory-plan/territory-priority-projects

Invitation to give written comments

The Authority invites written comments on the proposed declaration **Day Month** to **Day Month** Year.

Comments with a reference to Territory Priority Project Draft Declaration TPP2024-04 should be addressed to the Territory Plan and Coordination Section, EPSDD, and submitted by:

- email to terrplan@act.gov.au; or
- mail to GPO Box 158, Canberra, ACT 2601; or
- hand delivered to Access Canberra Shopfront at 480 Northbourne Avenue, Dickson ACT 2602.

Comments will be considered and incorporated in a consultation report that will be made publicly available on the EPSDD website.

Obtaining further information

Further information can be obtained from the Territory Plan and Coordination Section, EPSDD, by email at terrplan@act.gov.au. Please include a reference to Territory Priority Project Draft Declaration TPP2024-04.

Delegate's name

Delegate of the territory planning authority

Day Month 2024

Territory Priority Project – Draft Declaration – 2024-04