

Territory Priority Project – Draft Declaration – TPP2024-04

1 Introduction

The development proposal described in this document is provided for consideration to be declared as a territory priority project (TPP2024-04) under section 218 of the Planning Act 2023 (the Act) – declaration of territory priority projects.

The development proposal is located at Block 2 Section 41 O'Connor.

2 Development proposal description

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.

The location and 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 (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 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. 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 or 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.

Inner North and City District Strategy 2023

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.

The 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 the 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.*

Territory Plan 2023

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.*

(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 9 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.

Location and indicative site plan – Block 2 Section 43 O’Connor



amc | a

Suite 1.01, Level 1, 10 Hobart Place Canberra ACT 2601
(00) 4257 3222 amcarchitect.com.au

LEGEND

① STOREYS

PRELIMINARY

Amendments
1 TERRITORY PRIORITY PROJECT 24/08/2023

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

From: [Kaucz, Alix](#)
To: [McFarlane, Trina](#)
Subject: FW: Application for Declaration of a Territory Priority Project - Public housing proposal O'Connor S43 B25 and B26
Date: Wednesday, 5 June 2024 4:59:57 PM
Attachments: [image001.png](#)
[letter-of-authorisation HACT.pdf](#)
[Application for Declaration of a Territory Priority Project O'Connor S43 B25&26.pdf](#)
[Site and Floor Plans.pdf](#)
[Perspectives.pdf](#)
[ACTmap1 A4-Landscape S43 B25&26.pdf](#)

From: Carter, SarahA <SarahA.Carter@act.gov.au>
Sent: Wednesday, June 5, 2024 4:58 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 S43 B25 and B26

Dear Minister,

I am writing to you in relation to a Territory Priority Project for Housing ACT in O'Connor (Blocks 25 and 26 Section 43).

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:  | **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: 25 and 26

District: Inner North and City

Section: 43

Street Address: 100 & 102 Macarthur Place

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 25 & 26 Section 43, 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 Blocks 25 & 26 Section 43, O'Conner 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.
- Consolidation of the 2 blocks.
- Construction of 11, one, two, three-bedroom dwellings in a 4-storey building with includes basement parking:
 - 9 x 1 bedroom units
 - 1 x 2 bedroom units
 - 1 x 3 bedroom units
- Associated on-site basement 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 11 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 1,196m², is in a close proximity to the local O'Conner shops which includes health services, shopping and community clubs along with being less than three kilometres to the city centre and 400m from the nearest light rail stop. 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 11 new dwellings of one-, two- and three-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 RZ4 – Medium Density Residential Zone where multi-unit housing is a permissible use.

The RZ4 policy outcomes include:

- Facilitate development or redevelopment of sites to achieve a distinctively medium density housing character in a manner that demonstrates design excellence.

- 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 residential density and the 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 11 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.

This Block has a site area of 1,196m² which is a RZ4 block, as such 11 units 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,



Sam Chu

Senior Project Officer, Housing Assistance

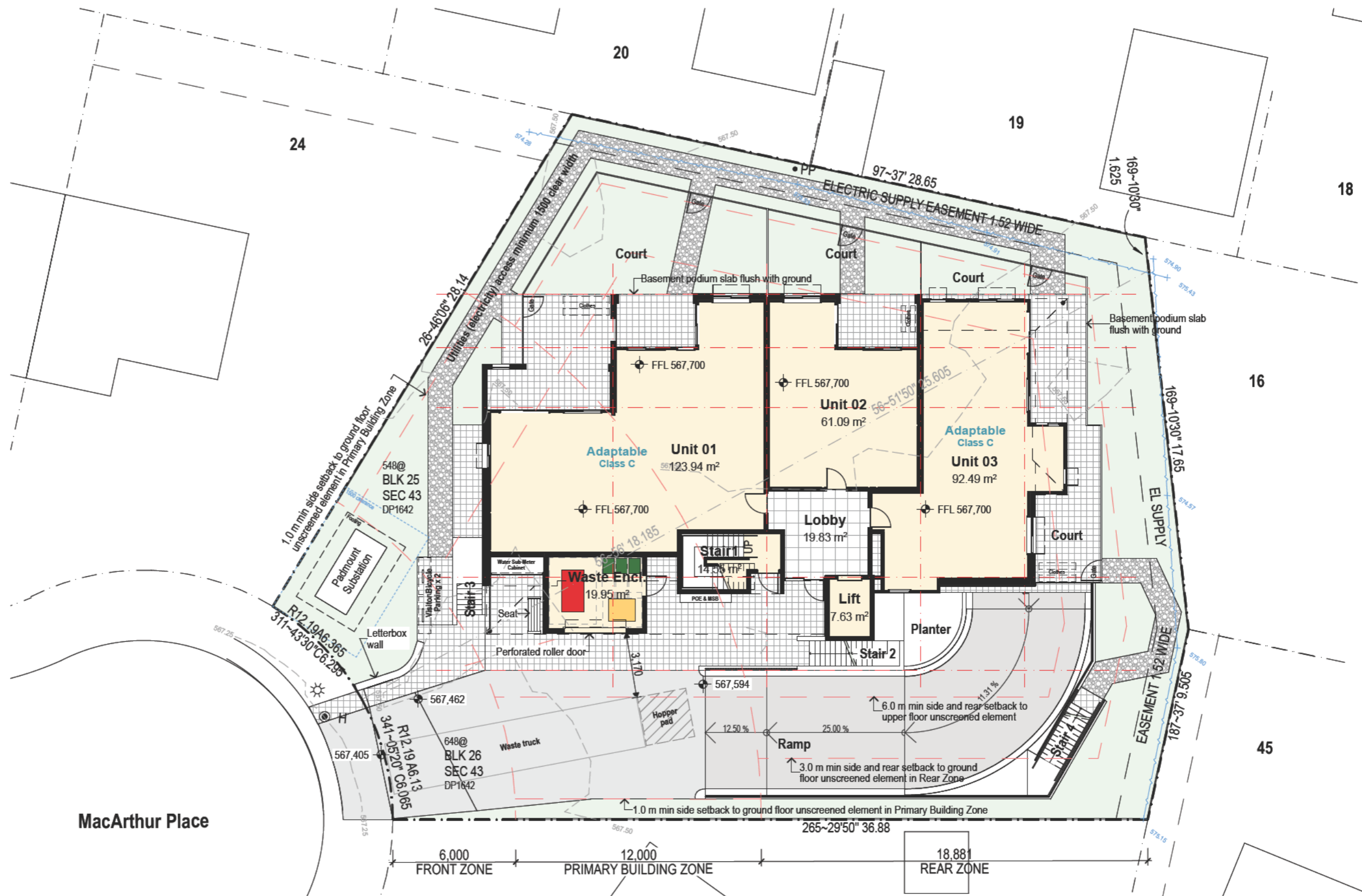
Project Summary
 Blocks 25 & 26, Section 43, O'Connor
 1196 m²
 Zoning RZ4
 Max Site Coverage = 50%

Site Coverage = 521.66 m²
 = 43.62%

Achieved Yield
 1 x 3-Bed unit - Adaptable Class C
 1 x 2-Bed unit - Adaptable Class C
 9 x 1-Bed units
TOTAL = 11 UNITS

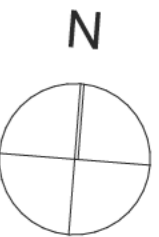
Area Schedule - GFA

Storey	Name	Area
Ground Floor	Lift	7.63
Ground Floor	Lobby	19.83
Ground Floor	Stair1	14.55
Ground Floor	Unit 01	123.94
Ground Floor	Unit 02	61.09
Ground Floor	Unit 03	92.49
Ground Floor	Waste Encl.	19.95
Ground Floor	Waste Encl.	19.62
		359.10 m²
First Floor	Lobby	28.59
First Floor	Unit 04	67.32
First Floor	Unit 05	61.09
First Floor	Unit 06	61.06
First Floor	Unit 07	68.49
		286.55 m²
Second Floor	Lobby	28.59
Second Floor	Unit 08	64.28
Second Floor	Unit 09	59.98
Second Floor	Unit 10	59.95
Second Floor	Unit 11	63.74
		276.54 m²
		922.19 m²



Site Plan
 1:200

- Key**
- = Permeable paths
 - = Concrete paths



Area Schedule - GFA		
Storey	Name	Area
Ground Floor	Lift	7.63
Ground Floor	Lobby	19.83
Ground Floor	Stair1	14.55
Ground Floor	Unit 01	123.94
Ground Floor	Unit 02	61.09
Ground Floor	Unit 03	92.49
Ground Floor	Waste Encl.	19.95
Ground Floor	Waste Encl.	19.62
		359.10 m²
First Floor	Lobby	28.59
First Floor	Unit 04	67.32
First Floor	Unit 05	61.09
First Floor	Unit 06	61.06
First Floor	Unit 07	68.49
		286.55 m²
Second Floor	Lobby	28.59
Second Floor	Unit 08	64.28
Second Floor	Unit 09	59.98
Second Floor	Unit 10	59.95
Second Floor	Unit 11	63.74
		276.54 m²
		922.19 m²



Consultation Plan Ground Floor
1:100

Area Schedule - GFA		
Storey	Name	Area
Ground Floor	Lift	7.63
Ground Floor	Lobby	19.83
Ground Floor	Stair1	14.55
Ground Floor	Unit 01	123.94
Ground Floor	Unit 02	61.09
Ground Floor	Unit 03	92.49
Ground Floor	Waste Encl.	19.95
Ground Floor	Waste Encl.	19.62
		359.10 m²
First Floor	Lobby	28.59
First Floor	Unit 04	67.32
First Floor	Unit 05	61.09
First Floor	Unit 06	61.06
First Floor	Unit 07	68.49
		286.55 m²
Second Floor	Lobby	28.59
Second Floor	Unit 08	64.28
Second Floor	Unit 09	59.98
Second Floor	Unit 10	59.95
Second Floor	Unit 11	63.74
		276.54 m²
		922.19 m²



Consultation Plan: First Floor
1:100

Area Schedule - GFA		
Storey	Name	Area
Ground Floor	Lift	7.63
Ground Floor	Lobby	19.83
Ground Floor	Stair1	14.55
Ground Floor	Unit 01	123.94
Ground Floor	Unit 02	61.09
Ground Floor	Unit 03	92.49
Ground Floor	Waste Encl.	19.95
Ground Floor	Waste Encl.	19.62
		359.10 m²
First Floor	Lobby	28.59
First Floor	Unit 04	67.32
First Floor	Unit 05	61.09
First Floor	Unit 06	61.06
First Floor	Unit 07	68.49
		286.55 m²
Second Floor	Lobby	28.59
Second Floor	Unit 08	64.28
Second Floor	Unit 09	59.98
Second Floor	Unit 10	59.95
Second Floor	Unit 11	63.74
		276.54 m²
		922.19 m²



Consultation Plan: Second Floor
1:100



View from Northwest



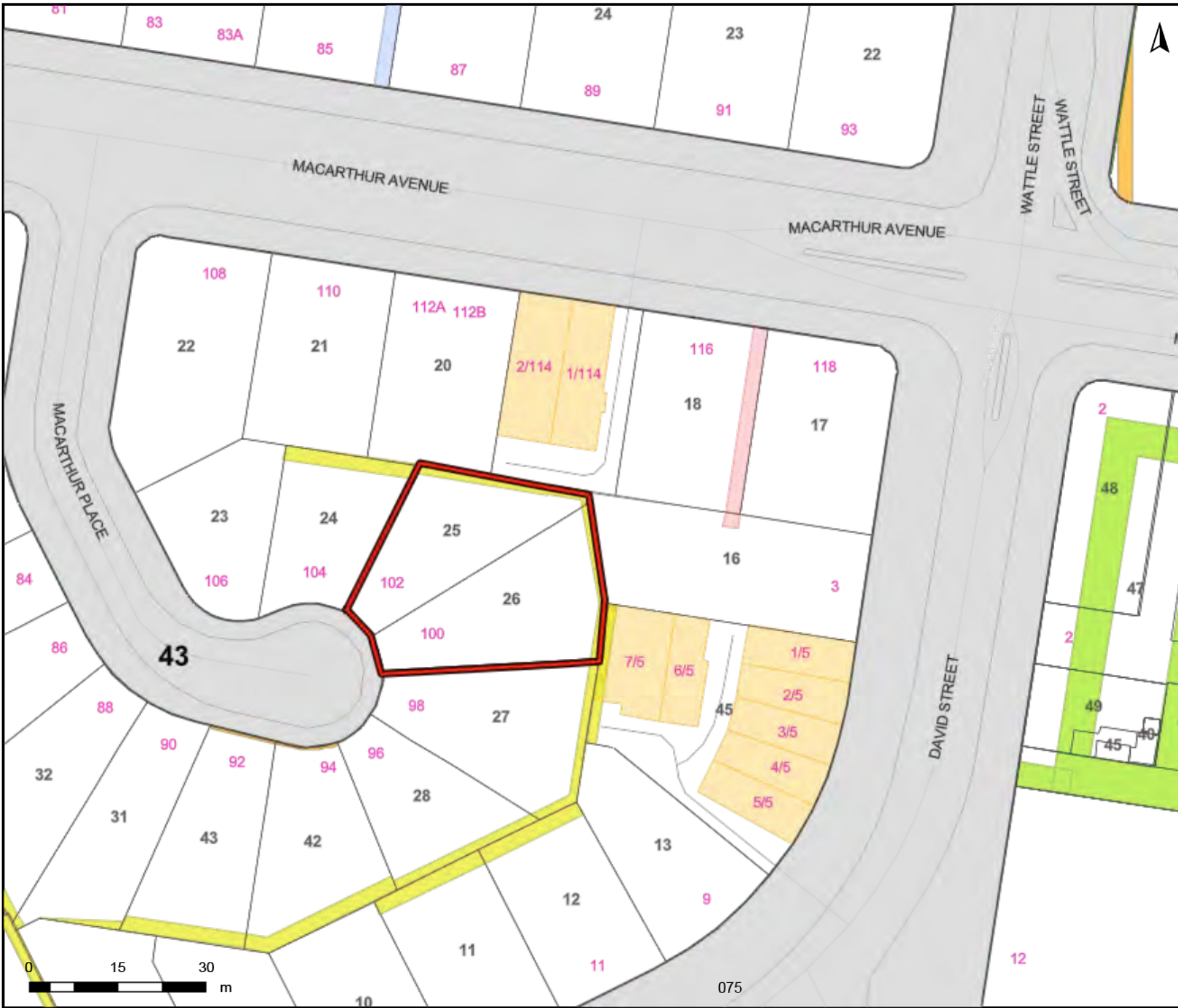
View from Northeast



Front View



View from Southeast



ACTmapi

Title:
Block 25 and
26 Section 43

Notes
Site Location

Scale 1: 865
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 TPP2024-02

Territory Priority Project Declaration

The Territory Planning Authority (the **Authority**) has received a proposed declaration for a territory priority project TPP2024-02 (the **declaration**) under section 218 of the *Planning Act 2023*.

The development proposal at Blocks 25 and 26 Section 43 O'Connor is for redevelopment of the site to provide social housing. The indicative proposal is for approximately 11 dwellings, associated on-site basement 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 from **Day Month** to **Day Month** 2024.

Comments with a reference to Territory Priority Project Draft Declaration TPP2024-02 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 TPP2024-02.

Delegate's name

Delegate of the territory planning authority

Day Month 2024

Territory Priority Project – Draft Declaration – 2024-02

Territory Priority Project – Draft Declaration – 2024-02

1 Introduction

The development proposal described in this document is provided for consideration to be declared as a territory priority project (2024-02) under section 218 of the Planning Act 2023 (the Act) – declaration of territory priority projects.

The development proposal is located at Blocks 25 and 26 Section 43 O'Connor.

2 Development proposal description

The development proposal at Blocks 25 and 26 Section 43 O'Connor is for the redevelopment of the site to provide social housing. The indicative proposal is for approximately 11 dwellings, associated on-site basement car parking, bicycle parking, electric vehicle (EV) ready stations and landscaping.

The location plan and 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 (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 O'Connor is a key redevelopment site for the Program, delivering a yield of 11 dwellings (replacing 1 existing) well positioned in an established suburb, close to the O'Connor 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 or 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.

Inner North and City District Strategy 2023

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 the 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.*

Territory Plan 2023

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 1,196m², is in a close proximity to the local O'Conner shops which includes health services, shopping and community clubs along with being less than three kilometres to the city centre and 400m from the nearest light rail stop. 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 11 new dwellings of one-, two- and three-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 RZ4 – Medium Density Residential Zone where multi-unit housing is a permissible use.

The RZ4 policy outcomes include:

- *Facilitate development or redevelopment of sites to achieve a distinctively medium density housing character in a manner that demonstrates design excellence.*
- *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 residential density and the original pattern of subdivision.*
- *Provide opportunities for redevelopment by enabling change.*

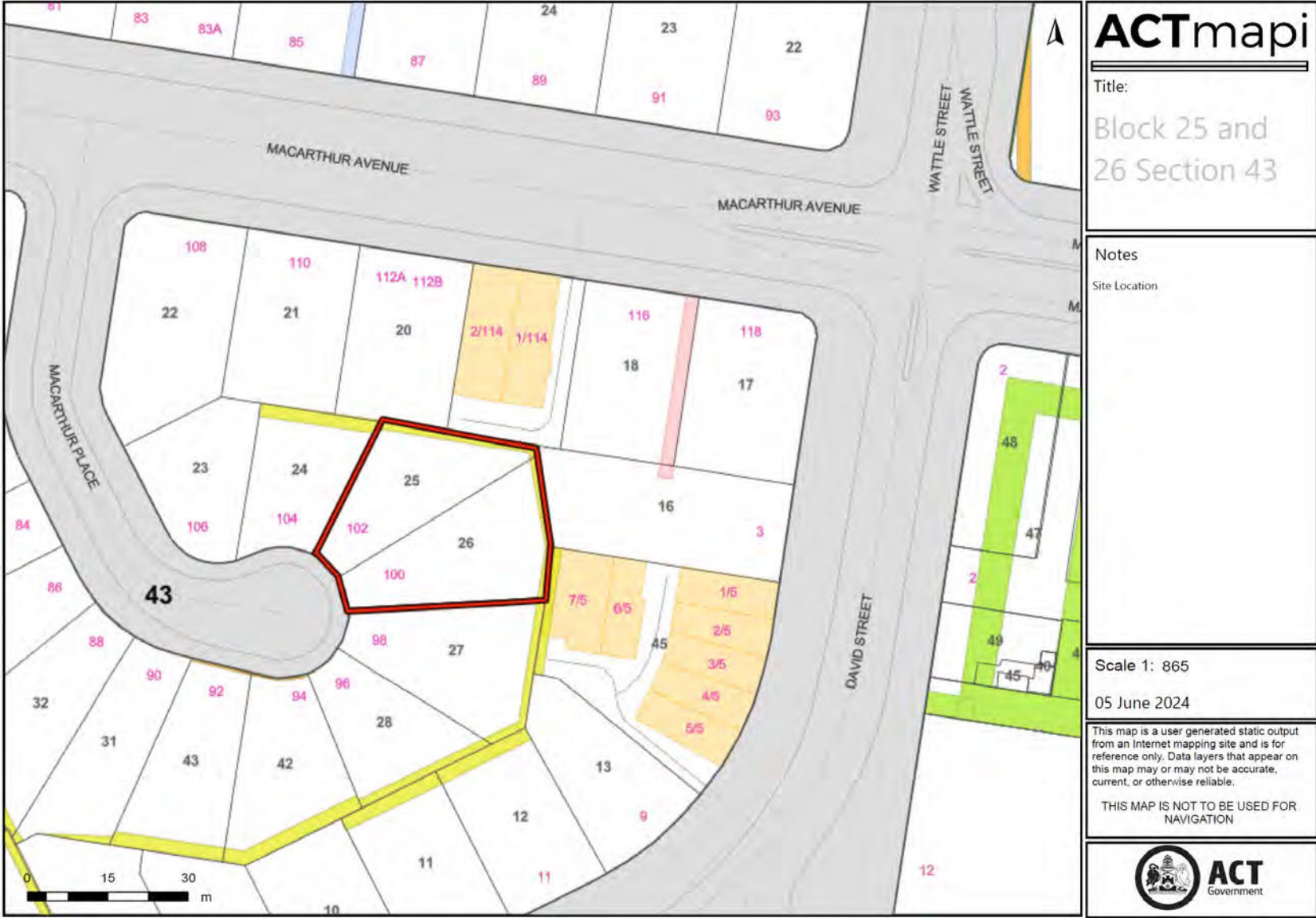
(1)(c) *Is significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT.*

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

Response

This proposal is to provide 11 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.

Location plan – Blocks 25 and 26 Section 43 O’Connor



Indicative site plan – Blocks 25 and 26 Section 43 O’Connor

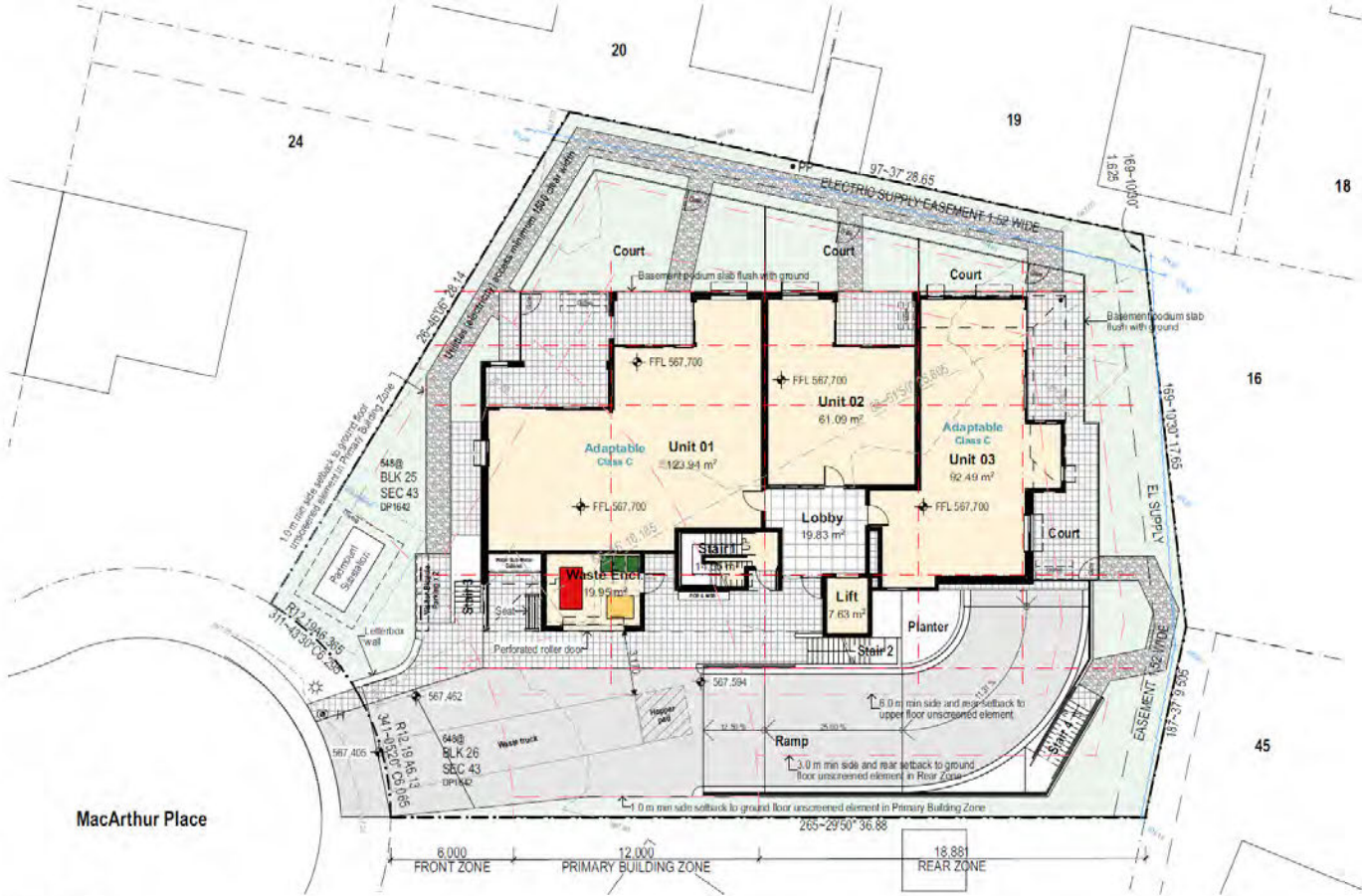
Project Summary
 Blocks 25 & 26, Section 43, O’Connor
 1196 m²
 Zoning RZ4
 Max Site Coverage = 50%

Site Coverage = 521.66 m²
 = 43.62%

Achieved Yield
 1 x 3-Bed unit - Adaptable Class C
 1 x 2-Bed unit - Adaptable Class C
 9 x 1-Bed units
TOTAL = 11 UNITS

Area Schedule - GFA

Storey	Name	Area
Ground Floor	Lift	7.63
Ground Floor	Lobby	19.83
Ground Floor	Stair 1	14.55
Ground Floor	Unit 01	123.94
Ground Floor	Unit 02	61.09
Ground Floor	Unit 03	92.49
Ground Floor	Waste End.	19.95
Ground Floor	Waste End.	19.62
		359.10 m²
First Floor	Lobby	28.59
First Floor	Unit 04	67.32
First Floor	Unit 05	61.09
First Floor	Unit 06	61.06
First Floor	Unit 07	68.49
		286.55 m²
Second Floor	Lobby	28.59
Second Floor	Unit 08	64.26
Second Floor	Unit 09	59.98
Second Floor	Unit 10	59.95
Second Floor	Unit 11	63.74
		276.54 m²
		922.19 m²



Site Plan
1:200

Key
 = Permeable paths
 = Concrete paths



PHILIPPLEESONARCHITECTS Proposed Multi-Unit Housing Site and Area Plan **DA01**
 2/9 McKey Street, Tower ACT 2615 P 02 6202 3311 F info@philpleeson.com.au
 Blocks 25 & 26, Section 43, 100 & 102 MacArthur Place O’CONNOR ACT Scale: As Shown @ A3 Version: 30/05/2024

From: [Kaucz, Alix](#)
To: [McFarlane, Trina](#)
Subject: FW: Application for Declaration of a Territory Priority Project - Public housing proposal Whitlam S73 B1
Date: Wednesday, 5 June 2024 5:00:06 PM
Attachments: [image001.png](#)
[letter-of-authorisation HACT.pdf](#)
[Application for Declaration of a Territory Priority Project - Whitlam S73 B1.pdf](#)
[Site and Floor Plans.pdf](#)
[DA12 Perspectives.pdf](#)
[ACTmapi A4-Landscape B1 S73.pdf](#)

From: Carter, SarahA <SarahA.Carter@act.gov.au>
Sent: Wednesday, June 5, 2024 4:55 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 Whitlam S73 B1

Dear Minister,

I am writing to you in relation to a Territory Priority Project for Housing ACT in Whitlam (Block 1 Section 73).

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:  | **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: 1

District: Molonglo Valley

Section: 73

Street Address: Apuatimi Crescent

Suburb: WHITLAM

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

Project Summary
Block 1, Section 73, Whitlam
3,139 m²
Zoning RZ1 (non-standard block)

Max Site Coverage = 45%
 Site Coverage = 1380.16 m² = 43.97%

Townhouses proposed comprising:
 4 x 1-bedroom Adaptable Class C units
 10 x 1-bedroom Livable Gold units
Total = 14 units

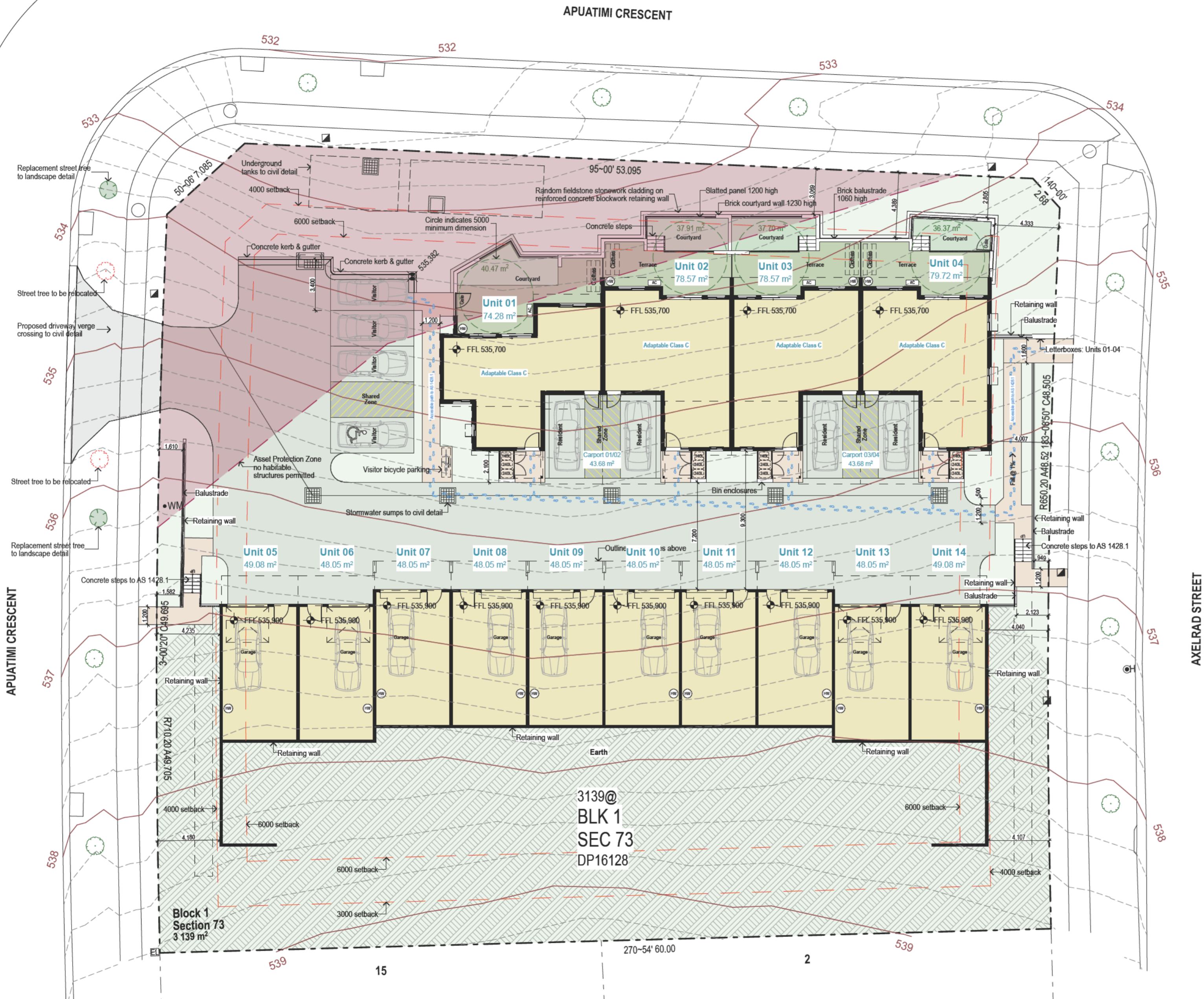
GFA = 1,651.23 m²

Sheet Index - DEVELOPMENT APPLICATION

DRAWING No.	DESCRIPTION
DA01	Site and Area Plan LG
DA02	Site and Area Plan UG
DA03	Floor Plans LG
DA04	Floor Plans UG
DA05	Notification Plans LG
DA06	Notification Plans UG
DA07	Roof Plan
DA08	Access and Mobility Plans
DA09	Elevations 1
DA10	Elevations 2
DA11	Sections
DA12	Perspectives 1
DA13	Perspectives 2

Area Schedule - GFA

Storey	Name	Area
Lower Ground Floor	Unit 01	74.28
Lower Ground Floor	Unit 02	78.57
Lower Ground Floor	Unit 03	78.57
Lower Ground Floor	Unit 04	79.72
Lower Ground Floor	Unit 05	49.08
Lower Ground Floor	Unit 06	48.05
Lower Ground Floor	Unit 07	48.05
Lower Ground Floor	Unit 08	48.05
Lower Ground Floor	Unit 09	48.05
Lower Ground Floor	Unit 10	48.05
Lower Ground Floor	Unit 11	48.05
Lower Ground Floor	Unit 12	48.05
Lower Ground Floor	Unit 13	48.05
Lower Ground Floor	Unit 14	49.08
Lower Ground Floor	Carport 01/02	43.68
Lower Ground Floor	Carport 03/04	43.68
		881.06 m²
Upper Ground Floor	Unit 05	78.44
Upper Ground Floor	Unit 06	76.66
Upper Ground Floor	Unit 07	76.66
Upper Ground Floor	Unit 08	76.66
Upper Ground Floor	Unit 09	76.66
Upper Ground Floor	Unit 10	76.66
Upper Ground Floor	Unit 11	76.66
Upper Ground Floor	Unit 12	76.67
Upper Ground Floor	Unit 13	76.66
Upper Ground Floor	Unit 14	78.44
		770.17 m²
		1,651.23 m²



Site Plan: Lower Ground Floor
 1:200

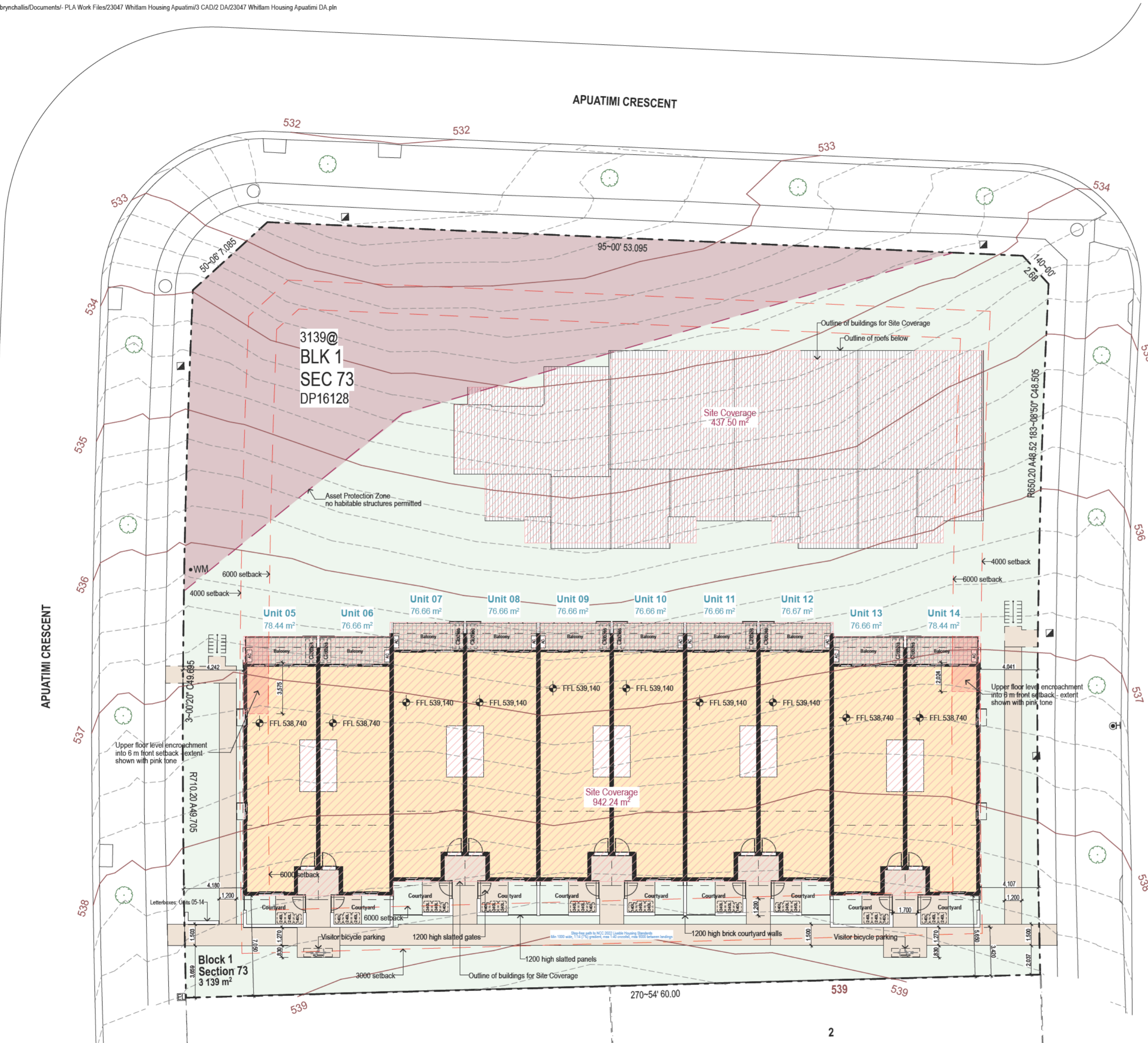
DA2	TPP issue	04/06/2024	BC	PL
DA1	Preliminary DA	21/03/2024	BC	PL
Issue	Details	Date	Drawn	Approved

PROJECT: Proposed Townhouses
 SITE: Block 1, Section 73, Axelrad Street / Aputimi Crescent WHITLAM ACT
 CLIENT: Housing ACT

PROJECT NO: 23047
 DATE PUBLISHED: 4/6/2024
 SCALE: AS SHOWN @ A2

PHILIPPLESONARCHITECTS





Area Schedule - GFA		
Storey	Name	Area
Lower Ground Floor	Unit 01	74.28
Lower Ground Floor	Unit 02	78.57
Lower Ground Floor	Unit 03	78.57
Lower Ground Floor	Unit 04	79.72
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Project Summary
Block 1, Section 73, Whitlam
3,139 m²
Zoning RZ1 (non-standard block)

Max Site Coverage = 45%
 Site Coverage = 1380.16 m² = 43.97%

Townhouses proposed comprising:
 4 x 1-bedroom Adaptable Class C units
 10 x 1-bedroom Livable Gold units
Total = 14 units

GFA = 1,651.23 m²

Site Plan: Upper Ground Floor
 1:200

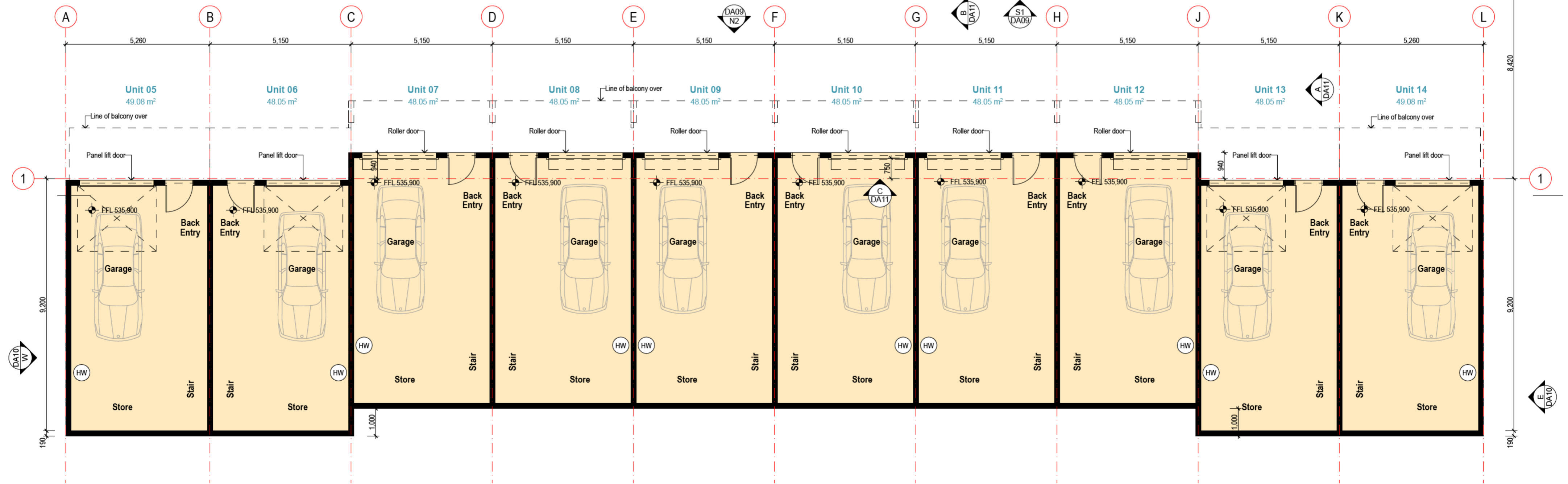
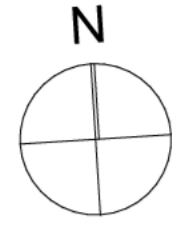
DA2 DA1 Issue	TPP issue Preliminary DA Details	04/06/2024 21/03/2024 Date	BC BC Drawn	PL PL Approved
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PROJECT: Proposed Townhouses	PROJECT NO: 23047
SITE: Block 1, Section 73, Axelrad Street / Aputimi Crescent WHITLAM ACT	DATE PUBLISHED: 4/6/2024
CLIENT: Housing ACT	SCALE: AS SHOWN @ A2

Area Schedule - GFA

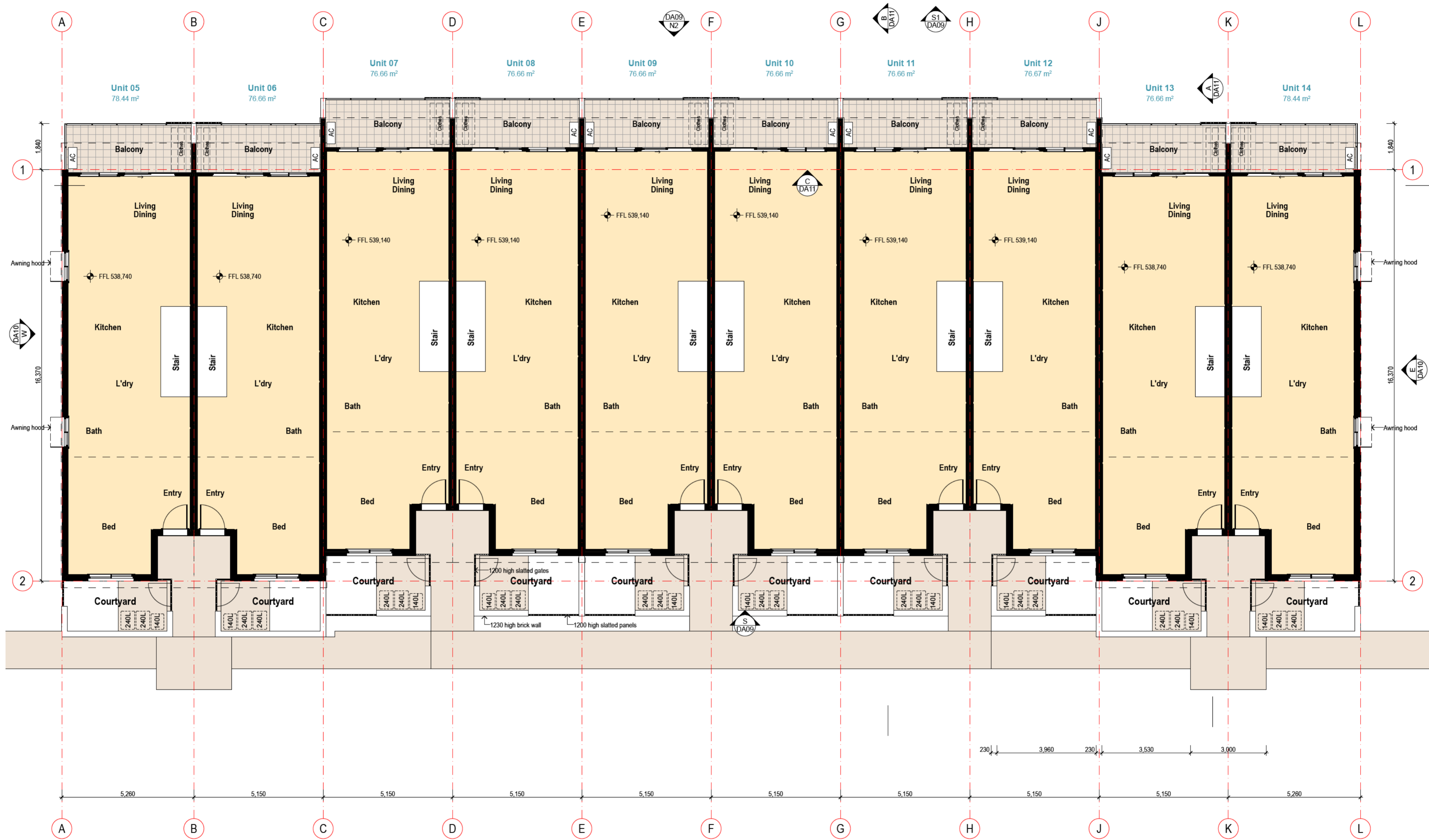
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Upper Ground Floor	Unit 09	76.66
Upper Ground Floor	Unit 10	76.66
Upper Ground Floor	Unit 11	76.66
Upper Ground Floor	Unit 12	76.67
Upper Ground Floor	Unit 13	76.66
Upper Ground Floor	Unit 14	78.44
Upper Ground Floor		770.17 m²
		1,651.23 m²

Notification Floor Plan: Lower Ground Floor
1:100



DA2 Issue	TPP issue Preliminary DA Details	04/06/2024 21/03/2024 Date	BC BC Drawn	PL PL Approved
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PROJECT: Proposed Townhouses
 SITE: Block 1, Section 73, Axelrad Street / Apatimi Crescent WHITLAM ACT
 CLIENT: Housing ACT
 PROJECT NO: 23047
 DATE PUBLISHED: 4/6/2024
 SCALE: AS SHOWN @ A2



Notification Floor Plan: Upper Ground Floor
1:100

DA2 DA1 Issue	TPP Issue Preliminary DA Details	04/06/2024 21/03/2024 Date	BC BC Drawn	PL PL Approved
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PROJECT: Proposed Townhouses
 SITE: Block 1, Section 73, Axelrad Street / Aputimi Crescent WHITLAM ACT
 CLIENT: Housing ACT

PROJECT NO: 23047
 DATE PUBLISHED: 4/6/2024
 SCALE: AS SHOWN @ A2

PHILIPPLEESONARCHITECTS

4/9 McKay Street Turner ACT 2612 P 02 6295 3311 E info@philpleeson.com.au

Notification Plans UG DA06

Title:

Block 1 Section
73 WHITLAM

Notes

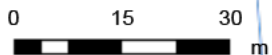
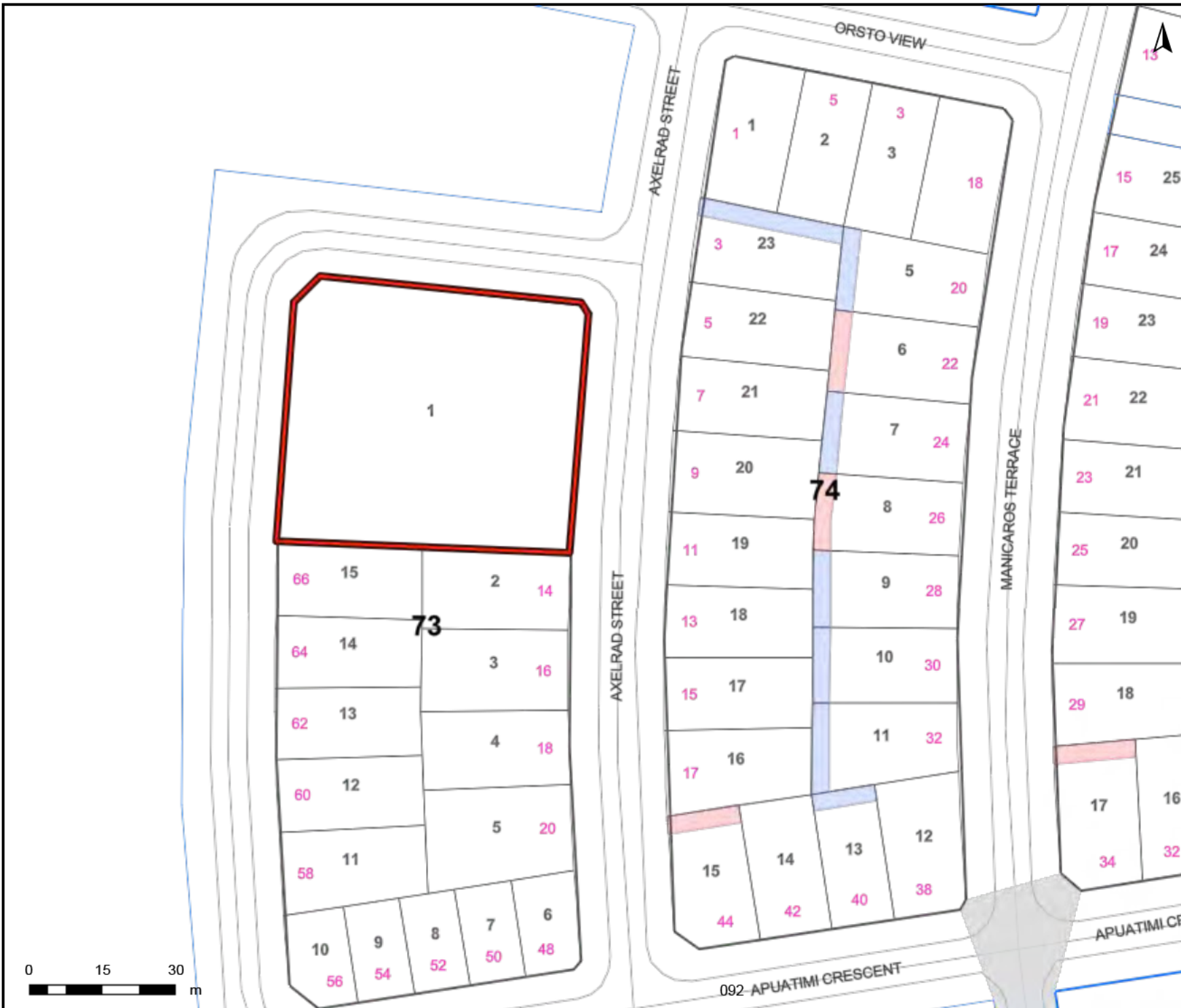
Site Location

Scale 1: 1046

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



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 1 Section 73 WHITLAM

Dear Ministers,

I am writing to apply for Territory Priority Project status for this ACT Government Housing project for residential development proposed for Block 1 Section 73 WHITLAM 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:

- Construction of 14 one-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 project in Whitlam is a key redevelopment site for the Program, delivering a yield of 14 dwellings well positioned in a new greenfield suburb, close to the local centre, services and amenities. A key output of the Program is the construction of at least 420 dwellings on land provided

through the indicative land release program. The new greenfield estates will support a variety of housing options and urban environments that will be designed to better meet the diverse and contemporary tenant needs.

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

Molonglo Valley District Strategy

The proposed development contributes to the Molonglo Valley 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 Molonglo Valley Strategy. This Framework emphasizes sustainable growth, community well-being, and enhanced infrastructure all of which are key components of our Growing and Renewing Program.

- 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.'*

Molonglo Valley 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 3,138m², it offers residence a chance to enjoy easy access to the city centre while being on the doorstep to stunning natural surroundings. It is in a close proximity to public transport bus routes, walking distance to Molonglo River, local shops and less than 4km to Calvary Hospital. There are several public open spaces throughout Whitlam which are boasting incredible views of the Brindabella Ranges.

Residential Zone Policy

The site is zoned RZ1 – Non-Standard block in a new suburb where the Crown Lease stipulates multi-unit dwelling is a permissible use.

The RZ1 policy outcomes include:

- Achieve and/or maintain low density residential neighbourhoods in suburban areas.
- Provide for a range of housing choices that meet changing household and community needs.
- Limit the extent of change that can occur particularly with regard to the residential density and original pattern of subdivision.
- Ensure development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties.

- 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 14 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.

This block has a site area of 3,138m² which is a non-standard block according to the Territory Plan 2023, as such 14 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,



Sam Chu

Senior Project Officer, Housing Assistance



Northeast Overview



Northwest Overview

DA2	TPP Issue	04/06/2024	BC	PL
DA1	Preliminary DA	21/03/2024	BC	PL
Issue	Details	Date	Drawn	Approved

PROJECT:	Proposed Townhouses
SITE:	Block 1, Section 73, Axelrad Street / Aputimi Crescent WHITLAM ACT
CLIENT:	Housing ACT

PROJECT NO:	23047
DATE PUBLISHED:	4/6/2024
SCALE:	AS SHOWN @ A2

PHILIPPLESONARCHITECTS

4/9 McKay Street Turner ACT 2612 P 02 6295 3311 E info@philpleeson.com.au

Consultation Notice

Declaration of Territory Priority Project TPP2024-03

Territory Priority Project Declaration

The Territory Planning Authority (the **Authority**) has received a proposed declaration for a territory priority project TPP2024-03 (the **declaration**) under section 218 of the *Planning Act 2023*.

The development proposal at Block 1 Section 73 Whitlam is for development of the site to provide social housing. The indicative proposal is for 14 one-bedroom units, associated car parking, bicycle parking, electric vehicle (EV) ready stations and associated 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 from **Day Month** to **Day Month** 2024.

Comments with a reference to Territory Priority Project Draft Declaration TPP2024-03 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 TPP2024-03.

Delegate's name

Delegate of the territory planning authority

Day Month 2024

Territory Priority Project – Draft Declaration – TPP2024-03

Territory Priority Project – Draft Declaration – TPP2024-03

1 Introduction

The development proposal described in this document is provided for consideration to be declared as a territory priority project (TPP2024-03) under section 218 of the Planning Act 2023 (the Act) – declaration of territory priority projects.

The development proposal is located at Block 1 Section 73 Whitlam.

2 Development proposal description

The development proposal at Block 1 Section 73 Whitlam is for development of the site to provide social housing. The indicative proposal is for 14 one-bedroom units, associated car parking, bicycle parking, electric vehicle (EV) ready stations and associated landscaping.

The location plan and indicative site plan at Attachment A1 are 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 (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 project in Whitlam is a key development site for the Program, delivering a yield of 14 dwellings well positioned in a new greenfield suburb, close to the local centre, services and amenities. A key output of the Program is the construction of at least 420 dwellings on land provided through the indicative land release program. The new greenfield estates will support a variety of housing options and urban environments that will be designed to better meet the diverse and contemporary tenant needs.

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.

Molonglo Valley District Strategy 2023

The proposed development contributes to the Molonglo Valley District Strategy by providing social and affordable housing appropriate to the neighbourhood characteristics and amenities.

The development initiatives are aligned with the 5 big drivers, 10 targets and key directions outlined in the Molonglo Valley 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 Molonglo Valley 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.*

Territory Plan 2023

Molonglo Valley 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 3,138m² and is in a close proximity to public transport bus routes, walking distance to Molonglo River, local shops and less than 4km to Calvary Hospital. There are several public open spaces throughout Whitlam which are boasting incredible views of the Brindabella Ranges.

Residential Zone Policy

The site is zoned RZ1 – Non-Standard block in a new suburb where the Crown Lease stipulates multi-unit dwelling is a permissible use.

The RZ1 policy outcomes include:

- *Achieve and/or maintain low density residential neighbourhoods in suburban areas.*
- *Provide for a range of housing choices that meet changing household and community needs.*
- *Limit the extent of change that can occur particularly with regard to the residential density and original pattern of subdivision.*
- *Ensure development respects valued features of the neighbourhood and landscape character of the area and does not have unreasonable negative impacts on neighbouring properties.*

(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 14 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.

Location plan – Block 1 Section 73 Whitlam



From: [Kaucz, Alix](#)
To: [McFarlane, Trina](#)
Subject: FW: Application for Declaration of a Territory Priority Project - Public housing proposal JACKA B7 Section 24
Date: Thursday, 6 June 2024 9:17:58 AM
Attachments: [image001.png](#)
[letter-of-authorisation HACT.pdf](#)
[Application for Declaration of a Territory Priority Project - JACKA S24 B7.pdf](#)
[ACTmapi A4-Landscape B7S24 Jacka.pdf](#)

From: Carter, SarahA <SarahA.Carter@act.gov.au>
Sent: Thursday, June 6, 2024 7:38 AM
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 JACKA B7 Section 24

Dear Minister,

I am writing to you in relation to a Territory Priority Project for Housing ACT in JACKA (Block 7 Section 24).

Attached is the application to request this project be declared a Territory Priority Project, accompanied by ACTMAPI Location map 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:  | **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: 7

District: Gungahlin

Section: 24

Street Address: Zubrzycki Street

Suburb: JACKA

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.

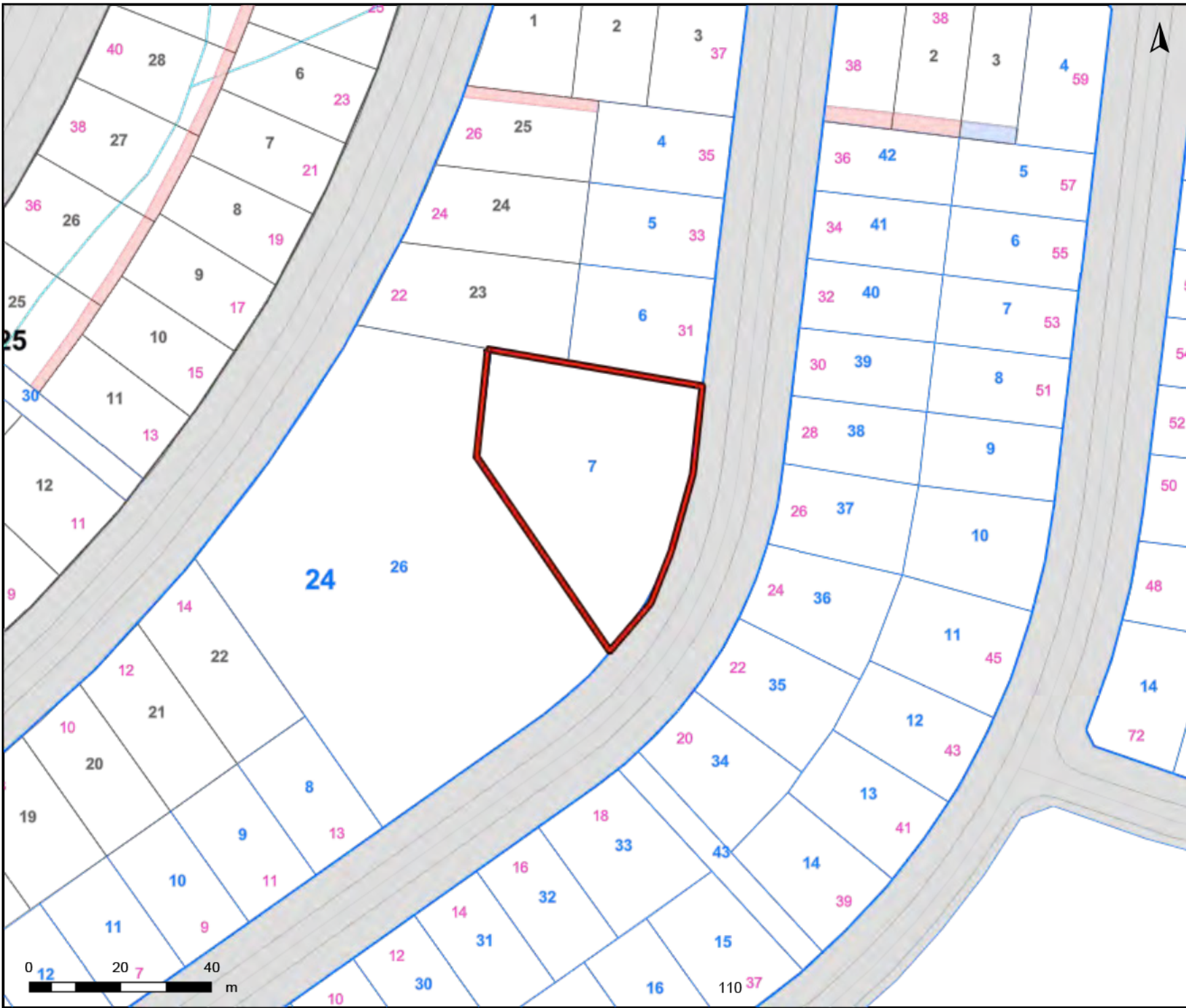
Privacy Notice

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



Title:
Block 7 Section
24 JACKA

Notes
Site Location

Scale 1: 1119
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

