



MINISTERIAL BRIEF

To: Minister for Planning

Tracking No.: 24/59590

Date: 26/11/2024

CC: Chief Minister

From: Executive Branch Manager, Strategic Planning and Policy

Subject: Request from Housing ACT for declaration of Territory Priority Projects

Critical Date: In the normal course of business

Critical Reason: To provide your office with information about a request from Housing ACT to declare seven development proposals as Territory Priority Projects

- EGM, Planning and Urban Policy .../.../...

Recommendations

That you:

1. Note the information contained in this brief;

Noted / Please Discuss

2. Agree that seven development proposals for social housing from Housing ACT (Attachments A-G) do not meet the required criteria under the *Planning Act 2023* for declaration as Territory Priority Projects;

Agreed / Not Agreed / Please Discuss

3. Agree to EPSDD commencing work to clarify social housing as something that is considered to be a Territory Priority Project; and

Agreed / Not Agreed / Please Discuss

4. Sign the letter to Minister Berry MLA at Attachment H.

Agreed / Not Agreed / Please Discuss

Chris Steel MLA ...../...../.....

Minister's Office Feedback

## Background

1. A Territory Priority Project (TPP) is a concept that was introduced in the new planning system that commenced in November 2023. A TPP is defined in section 261 of the *Planning Act 2023* (the Act) as a development proposal that is declared to be a TPP, or one that relates to light rail.
2. You have received the first development proposals to consider for declaration as TPP under the relevant criteria of the Act. Housing ACT in the Community Services Directorate has requested that seven development proposals for social housing be considered for declaration as TPP.

## Issues

### What is a TPP declaration?

3. A TPP declaration is where you and the Chief Minister jointly declare that a development proposal is a TPP.
4. A declaration is made if you are both satisfied that the proposal meets all of the following criteria under section 218 the Act:
  - a. would achieve a major government policy outcome that is of significant benefit to the people of the ACT; and
  - b. would substantially facilitate the achievement of the desired future planning outcomes set out in the ACT Planning Strategy, a relevant District Strategy, the Territory Plan or any relevant zone; and
  - 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.*
  - d. has been the subject of sufficient consultation.

### Implications for a TPP declared proposal in the planning process

5. The declaration process is provided in section 218 of the Act.
6. A TPP declaration must be made before a development application (DA) for a proposal is submitted.
7. If a proposal is a TPP, there is the option for the major plan amendment (MPA) to the Territory Plan process to be fast tracked. The two stages this can occur are:
  - a. Public consultation stage: if the MPA is publicly notified at the same time as the TPP draft declaration, the MPA is not required to be notified again (standard consultation on a MPA is minimum 30 working days).
  - b. Standing Committee inquiry: if the relevant Assembly Standing Committee decide to undertake an inquiry into the MPA, the Minister can request that the inquiry be completed in 3 months, rather than the standard 6 months.
8. If a proposal is a TPP, it will not fast track the DA decision. The DA will follow the normal process, including public notification and referral to entities for advice.
9. The decision on a DA for a TPP is made by you as Planning Minister. You can make additional approval decisions that the Authority cannot make. You can approve a DA

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where it is contrary to advice of the Conservator of Flora and Fauna on whether the proposal will:

- a. affect registered and other significant trees, but only if:
    - i. it does not involve a protected matter under the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) or *Nature Conservation Act 2014* (ACT);
    - ii. they have considered the applicable desired outcomes in the Territory Plan;
    - iii. it had an environmental impact statement, they have considered any reasonable alternative development options; and
    - iv. it will significantly improve the planning outcomes to be achieved.
  - b. have a significant adverse environmental impact on a protected matter, but only if:
    - i. it is consistent with the offsets policy; and
    - ii. it would provide a substantial public benefit.
10. A decision on a DA for a TPP is exempt from third party appeal in the ACT Civil and Administrative Tribunal (ACAT). This means that stakeholders such as the community or representors on the DA are not able to make an application to ACAT for review.
11. Despite this, the TPP declaration or an associated decision on a DA, environmental impact statement or lease can be taken to the ACT Supreme Court. There is a 2-month timeframe to commence these proceedings.

Housing ACT development proposals

12. The Growing and Renewing Public Housing Program forms part of the ACT Housing Strategy 2018. A key element of the strategy is a commitment to strengthen social housing assistance. The program commenced in 2019-20 and is set to deliver 1,400 social housing dwellings by 2026-27 on existing Housing ACT land, purchased land and acquisitions from the market.
13. In the last term of government, you received requests from Housing ACT in the Community Services Directorate to declare seven development proposals for social housing as TPP under the required criteria of the Act. Correspondence from Housing ACT with details of the proposals provided to the Territory Planning Authority (the Authority) are at Attachments A-G.
14. The seven development proposals are for social housing of between 9 and 30 dwellings and associated on-site car parking, bicycle parking and electric vehicle ready stations on the following sites:
- a. Yarralumla Section 59 Block 3 (approximately 30 dwellings).
  - b. O'Connor Section 43 Blocks 25 and 26 (approximately 11 dwellings).
  - c. Whitlam Section 73 Block 1 (14 dwellings).
  - d. O'Connor Section 41 Block 2 (9 dwellings).
  - e. Jacka Section 24 Block 7 (11 dwellings).
  - f. Jacka Section 31 Block 1 (11-20 dwellings).

- g. Jacka Section 44 Block 1 (26-30 dwellings).
15. The Authority has done an initial assessment of each of the seven development proposals. It is noted that the proposals meet criteria (b) and (c) under section 218 of the Act for declaration as TPP (particularly in respect to the note under (c)).
  16. The Authority considers the proposals do not meet the required criteria (a) under section 218 of the Act. Though important projects for the ACT Government and the ACT community, the 7 projects are not considered to have a significant benefit, given the individual proposals range in size from 9 to 30 dwellings. Due to the small number of dwellings proposed, the individual development proposals would not achieve a major government policy outcome that is of significant benefit to the people of the ACT.
  17. The Authority is seeking your agreement to not declare these seven proposals from Housing ACT as TPP. If you agree, a letter to Yvette Berry is at Attachment H for your signature. The Authority will also advise Housing ACT of this decision.

#### Consideration of TPP for social housing in future

18. Noting that TPP are a new feature in the planning system, consideration by government regarding the types of proposals that should be considered a TPP is recommended.
19. It is noted that the note forming part of criteria (c) (related to significant infrastructure or significant facilities) states that significant infrastructure or facilities includes community, social and public housing projects of any scale. However, for social housing proposal to be considered to meet the required criteria (a) under the Act, it would need to be of a larger scale with a greater number of dwellings (for example 50 dwellings) and meet a number of other government policy outcomes that would provide significant benefit to the people of the ACT.
20. Such a development proposal would demonstrate that it helps to implement planning, transport, infrastructure, wellbeing, climate change and living infrastructure strategies at the city-wide and district level. For example, the proposal would be on a 'key site' or 'change area' identified in the relevant District Strategy 2023 to help implement the 70% infill target in the ACT Planning Strategy 2018. It would be located close to public transport and active travel routes, and provide a mix of housing types and sizes and other wider community benefits.
21. Housing ACT have contacted EPSDD requesting consideration that all development proposals for social housing be considered as TPPs without the need for a declaration, similar way to light rail.
22. ACT Health has made a similar request that all development proposals for health projects be considered as TPPs without the need for a declaration. ACT Health also raised this matter as part of CAB 24/65 around the scope and design of the northside hospital and several health facilities.
23. The Authority is seeking your agreement to commence work, including amendments to the Act, to clarify that housing and health projects be automatically considered as a TPP. If you agree with this approach, the letter to Minister Yvette Berry MLA advises her of this decision (Attachment H).

#### **Financial Implications**

24. The TPP declaration process is resourced within the Planning and Urban Policy Division of the Environment, Planning and Sustainable Development Directorate (EPSDD).

**Consultation**

Internal

25. Representatives of the EPSDD Territory Plan and Coordination and Legal Policy teams have met to discuss the requirements under the Act for the TPP declaration process.

Cross Directorate

26. Discussions have taken place between representatives between the EPSDD Territory Plan and Coordination team and Housing ACT on the seven development proposals and the TPP declaration process.

External

27. Nil. This is an internal matter.

**Work Health and Safety**

28. Nil.

**Benefits/Sensitivities**

29. The concept of a TPP was introduced with the new planning system in November 2023. The seven development proposals from Housing ACT for social housing are the first provided to the Authority for consideration for declaration as TPP.

30. There may be benefits in considering these types of development proposals for social housing, as well as other types of development that are deemed to be TPPs in the next term of government.

**Communications, media and engagement implications**

31. Nil. This is an internal matter.

Signatory Name:	Freya O'Brien	Phone:	58434
Action Officer:	Trina McFarlane / Brad Maxwell	Phone:	71920 / 57670

**Attachments**

Attachment	Title
Attach A	Yarralumla Section 59 Block 3
Attach B	O'Connor Section 43 Blocks 25 and 26
Attach C	Whitlam Section 73 Block 1
Attach D	O'Connor Section 41 Block 2
Attach E	Jacka Section 24 Block 7
Attach F	Jacka Section 31 Block 1
Attach G	Jacka Section 44 Block 1
Attach H	Letter to Minister Berry MLA



**Chris Steel MLA**  
Minister for Planning  
Minister for Skills and Training  
Minister for Transport  
Special Minister of State  
  
Member for Murrumbidgee

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Ms Yvette Berry MLA  
Minister for Housing and Suburban Development  
ACT Legislative Assembly  
[BERRY@act.gov.au](mailto:BERRY@act.gov.au)

Our ref: 24/59590

Dear Minister

### **Request from Housing ACT for declaration on Territory Priority Projects**

I am writing to you about a request from Housing ACT to consider that seven development proposals for social housing be declared as Territory Priority Projects (TPP).

While housing supply and the delivery of social housing is a key focus of the ACT Government, I am not able to declare these proposals as TPPs, as they do not meet all the required criteria under section 218 the *Planning Act 2023*.

Though important projects for the ACT Government and the community, the seven projects are not considered to have a significant benefit, given the individual proposals range in size from 9 to 30 dwellings. Due to the small number of dwellings proposed, the individual development proposals would not achieve a major government policy outcome that is of significant benefit to the people of the ACT.

I believe there would be benefits to the government considering whether these types of development proposals for social housing, as well as other types of development proposals, should have the potential to be considered as TPPs. I have requested Environment, Planning and Sustainable Development (EPSDD) officials to commence work to deliver this. I would welcome further consideration and discussion with you in relation to this opportunity, and to assisting the ACT Government in achieving social housing outcomes.

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ACT Legislative Assembly London Circuit, GPO Box 1020, Canberra ACT 2601



+61 2 6205 1470



[steel@act.gov.au](mailto:steel@act.gov.au)



[@ChrisSteelMLA](https://twitter.com/ChrisSteelMLA)



[chrissteellabor](https://www.facebook.com/chrissteellabor)



[chrissteelmla](https://www.instagram.com/chrissteelmla)

Should you or your office require further information on Territory Priority Projects, they may contact Ms Freya O'Brien, Executive Branch Manager, Planning and Urban Policy, at EPSDD by email at [Freya.Obrien@act.gov.au](mailto:Freya.Obrien@act.gov.au).

Yours sincerely

Chris Steel MLA



**MINISTERIAL BRIEF**

**To:** Minister for Planning Tracking No.: 24/59590

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**Date:** 05/06/2024

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**CC:** Chief Minister

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**From:** Executive Group Manager, Planning and Urban Policy

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**Subject:** Territory Priority Project Requests from Housing ACT

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**Critical Date:** In the normal course of business

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**Critical Reason:** To provide your office with information about a request from Housing ACT to declare seven development proposals as territory priority projects and to seek your agreement to proceed to public consultation

- DG .../.../...
- DDG, Planning and Sustainable Development .../.../...

**Recommendations**

That you:

1. Note the information contained in this brief; and

**Noted / Please Discuss**

2. Agree to proceed to public consultation on the proposed Territory Priority Project declarations for seven development proposals at Attachments A–G.

**Agreed / Not Agreed / Please Discuss**

Chris Steel MLA ...../...../.....

Minister’s Office Feedback

## Background

1. A Territory Priority Projects (TPP) is defined in the *Planning Act 2023* (the Act) as a development proposal that is declared to be a TPP, or one that relates to light rail.
2. A TPP declaration is where you and the Chief Minister jointly declare that a proposal is a territory priority project. A declaration is made if you are both satisfied that the proposal meets all of the following criteria under the Act:
  - a. would achieve a major government policy outcome that is of significant benefit to the people of the ACT; and
  - b. would help achieve the desired future planning outcomes set out in the ACT Planning Strategy, a relevant District Strategy, the Territory Plan or any relevant zone; and
  - c. is for significant infrastructure or 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.
  - d. sufficient consultation has occurred.

## Issues

3. You have received requests from ACT Housing to declare seven development proposals for social housing as TPPs under the required criteria of the Planning Act 2023 (the Act).
4. This brief seeks your agreement to commence public consultation on these draft TPP declarations.
5. Information on the seven proposed draft TPP declarations (TPP202401 to TPP2024-07) is provided at Attachments A–G, including public consultation notices and draft declarations.
6. The Territory Planning Authority (the Authority) has done an initial assessment of each of the development proposals and consider they meet the required criteria under section 218 of the Act to be declared as TPP. Justification for how the proposals meet the criteria are included in the individual draft TPP declarations.
7. The Authority is now seeking your agreement to proceed to public consultation on the seven draft TPP declarations.
8. If you agree, the TPP draft declarations will be published on the Authority's website inviting comments from the public for a minimum of 15 working days.

## Financial Implications

9. The TPP declaration process is covered by existing resourcing within the Planning and Urban Policy Division of the Environment, Planning and Sustainable Development Directorate (EPSDD).

## Consultation

### Internal

10. Nil.

Cross Directorate

11. Discussions have taken place between representatives from the EPSDD Territory Plan and Coordination and ACT Housing on the development proposals and process for declaration of TPPs.

External

12. Nil. Public consultation is proposed to take place on these draft TPP declarations.

**Work Health and Safety**

13. Nil.

**Benefits/Sensitivities**

14. The concept of TPPs was introduced as part of the new planning system. These seven draft TPP declarations will be the first to be released for public comment.
15. These development proposals are for social housing. Comments are not being sought on the details of the proposals as that is for the next stage, i.e. development application.

**Communications, media and engagement implications**

16. The seven draft TPP declarations are required to be placed on public consultation for a period of 15 working days on the EPSDD website.

Signatory Name: Freya O'Brien Phone: 58434

Action Officer: Trina McFarlane Phone: 71920

**Attachments**

<b>Attachment</b>	<b>Title</b>
Attach A	Consultation Notice – Declaration of TPP2024-01
Attach B	Consultation Notice – Declaration of TPP2024-02
Attach C	Consultation Notice – Declaration of TPP2024-03
Attach D	Consultation Notice – Declaration of TPP2024-04
Attach E	Consultation Notice – Declaration of TPP2024-05
Attach F	Consultation Notice – Declaration of TPP2024-06
Attach G	Consultation Notice – Declaration of TPP2024-07

# Consultation Notice

## Declaration of Territory Priority Project TPP2024-06

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### Territory Priority Project Declaration

The Territory Planning Authority (the **Authority**) has received a proposed declaration for a territory priority project TPP2024-06 (the **declaration**) under section 218 of the *Planning Act 2023*.

The development proposal at Block 1 Section 31 Jacka is for development of the site to provide social housing. The indicative proposal is for 11-20 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](http://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 TPP2024-06 should be addressed to the Territory Plan and Coordination Section, EPSDD, and submitted by:

- email to [terrplan@act.gov.au](mailto: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](mailto:terrplan@act.gov.au). Please include a reference to Territory Priority Project Draft Declaration TPP2024-06.

**Delegate's name**

Delegate of the territory planning authority

**Day Month** 2024

# **Territory Priority Project – Draft Declaration – TPP2024-06**

# Territory Priority Project – Draft Declaration – TPP2024-06

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## 1 Introduction

The development proposal described in this document is provided for consideration to be declared as a territory priority project (TPP2024-06) under section 218 of the Planning Act 2023 (the Act) – declaration of territory priority projects.

The development proposal is located at Block 1 Section 31 Jacka.

## 2 Development proposal description

The development proposal at Block 1 Section 31 Jacka is for the development of the site to provide social housing. The indicative proposal is for 11-20 dwellings, associated on-site car parking, bicycle parking, electric vehicle (EV) ready stations and landscaping.

The location plan is provided at Attachment A1. 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 Jacka is a key redevelopment site for the Program, delivering a yield of 11 - 20 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.

#### **Gungahlin District Strategy 2023**

The proposed development contributes to the Gungahlin 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 Gungahlin 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 Gungahlin 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**

##### **Gungahlin District Policy**

There are no area specific assessment outcomes to consider for the Gungahlin District, however the proposal will be designed to address the Territory Plan requirements, the Jacka locality assessment requirements as well as the Housing and Urban Design Guides, where relevant.

This site has an area of 2,307m<sup>2</sup> and is in close proximity to local services, a large public playground and large urban open space. The site is walking distance to the proposed local Jacka Centre which will include a hub for arts, culture, shopping and health along with nearby shopping centres such as the Amaroo Group Centre, Casey Market Town and the Gungahlin Town Centre.

#### **Residential Zone Policy**

The site is zoned RZ4 – Medium Density Residential 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.*

The site would have capacity to achieve 11-20 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.

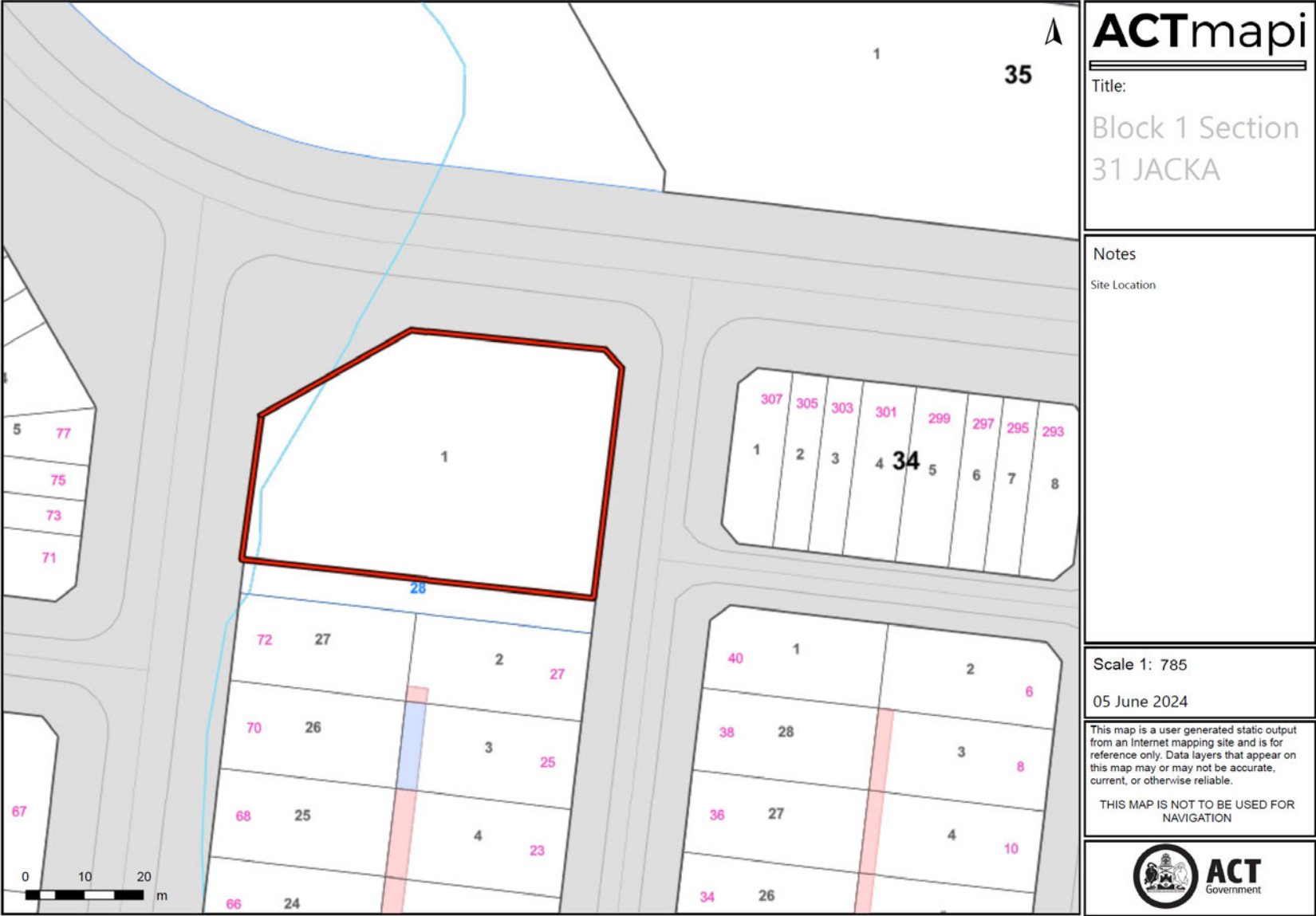
***(1)(c) Is significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT.***

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

**Response**

This proposal is to provide 11-20 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 31 Jacka



# Consultation Notice

## Declaration of Territory Priority Project TPP2024-07

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### Territory Priority Project Declaration

The Territory Planning Authority (the **Authority**) has received a proposed declaration for a territory priority project TPP2024-07 (the **declaration**) under section 218 of the *Planning Act 2023*.

The development proposal at Block 1 Section 44 Jacka is for development of the site to provide social housing. The indicative proposal is for 26-30 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](http://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 TPP2024-07 should be addressed to the Territory Plan and Coordination Section, EPSDD, and submitted by:

- email to [terrplan@act.gov.au](mailto: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](mailto:terrplan@act.gov.au). Please include a reference to Territory Priority Project Draft Declaration TPP2024-07.

**Delegate's name**

Delegate of the territory planning authority

**Day Month Year**

# **Territory Priority Project – Draft Declaration – TPP2024-07**

# Territory Priority Project – Draft Declaration – 2024-07

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## 1 Introduction

The development proposal described in this document is provided for consideration to be declared as a territory priority project (2024-07) under section 218 of the Planning Act 2023 (the Act) – declaration of territory priority projects.

The development proposal is located at Block 1 Section 44 Jacka.

## 2 Development proposal description

The development proposal at Block 1 Section 44 Jacka is for the development of the site to provide social housing. The indicative proposal is for 26-30 dwellings, associated on-site car parking, bicycle parking, electric vehicle (EV) ready stations and landscaping.

The location plan is provided at Attachment A1. 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 Jacka is a key redevelopment site for the Program, delivering a yield of 26-30 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.

#### **Gungahlin District Strategy 2023**

The proposed development contributes to the Gungahlin 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 Gungahlin 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 Gungahlin 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**

##### **Gungahlin District Policy**

There are no area specific assessment outcomes to consider for the Gungahlin District, however the proposal will be designed to address the Territory Plan requirements, the Jacka locality assessment requirements as well as the Housing and Urban Design Guides, where relevant.

This site has an area of 8,450m<sup>2</sup> and is in close proximity to local services, a large public playground and large urban open space. The site is walking distance to the proposed local Jacka Centre which will include a hub for arts, culture, shopping and health along with nearby shopping centres such as the Amaroo Group Centre, Casey Market Town and the Gungahlin Town Centre.

##### **Residential Zone Policy**

The site is zoned RZ3 – Urban Residential 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.*

The site would have capacity to achieve 26-30 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.

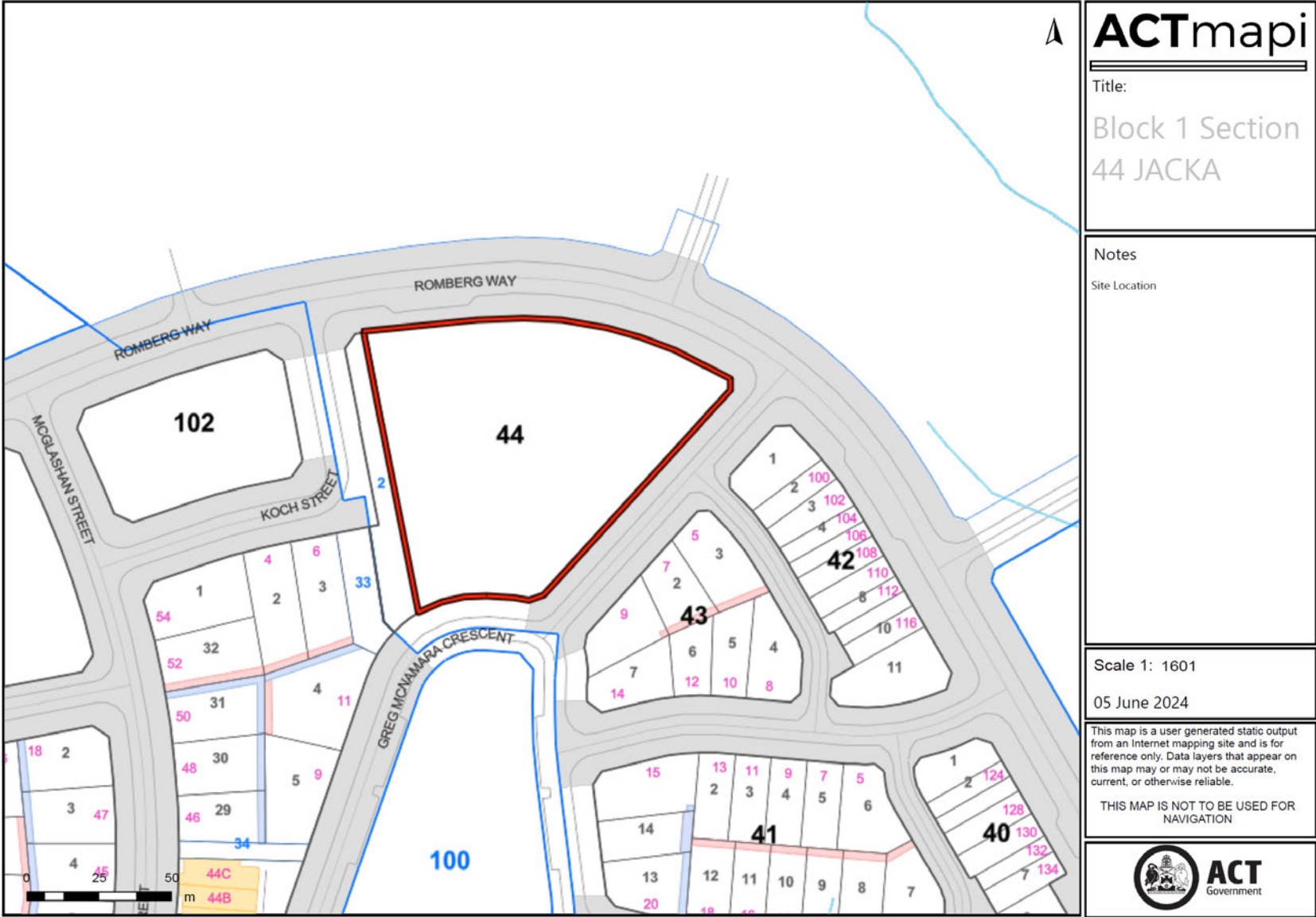
***(1)(c) Is significant infrastructure, or significant facilities, that are of significant benefit to the people of the ACT.***

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

**Response**

This proposal is to provide 26-30 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.

Location plan – Block 1 Section 44 Jacka



**ACTmapi**

Title:  
Block 1 Section  
44 JACKA

Notes

Site Location

Scale 1: 1601

05 June 2024

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