



Response to DLO Request

*** All information provided should be factual.**

EGM clearance email to be saved in the Objective file and forwarded to the EPSDD DLO inbox and copy in the relevant EO.

Subject: Removal of trees at Blocks 4 & 5, Section 38 Campbell

Request:

Mr West has some concerns about the unnecessary destruction of some mature trees (marked for removal by the ACT Government) within the landscape boundary /buffer for the development at blocks 4 and 5, Campbell.

Can I please request that 1) the conservator/conservator liaison unit review this concern about the trees and take action if necessary in following up with TCCS, and 2) an update is provided at the Exec briefing next Tuesday?

Response:

- Block 4 & 5 Section 38 Campbell are National Land, with the National Capital Authority (NCA) being the planning approval body.
- The development (Doma Group's 'Foothills') occurring at the site received [approval under the *Environment Protection and Biodiversity Conservation Act 1999 \(EPBC Act\)*](#) in 2018 and [Works Approval from the NCA](#) on 26 February 2021.
- The Works Approval documentation includes a [Tree Assessment](#) which indicates that all but two trees on site are to be removed.
- The EPBC Act Approval contained several conditions which are relevant to the issues raised by Dr West:
 - Protect mature trees in the road reserve, public open space and on unleased Territory Land
 - Establish a 1m buffer zone of species associated with Natural Temperate Grassland (NTG) along the northern boundary no less than one month prior to the commencement of occupancy
 - Install fencing along the northern boundary of the townhouse yards



ACT
Government

Environment, Planning and
Sustainable Development

EPSDD Ref No.: 22/13700

- At this time, the works do not appear to be inconsistent with these conditions or with the [Development Control Plan 19/02](#) (DCP).
- Both the DCP and the Works Approval application were open for public consultation in 2019 and 2020 respectively, prior to approval being granted.
- As the site is National Land, the *Tree Protection Act 2005* does not apply, and the Tree Protection Unit within Transport Canberra and City Services (TCCS) has no authority to approve or reject the removal of trees within the site.
- On 10 February 2022, TCCS spoke with the contact (Mr Christopher Clark, D-Group) listed on the signage photographed by Dr West as it is not TCCS approved signage. It appears that the ACT Government has been incorrectly named as the approver instead of the NCA. The construction company has been directed to remove the incorrect signage.
- In relation to Superb Parrots, tracking data show that while birds will visit the general area, the block is not critical for movement or feeding, and is not suitable for breeding.

Portfolio: Planning and Land Management

ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 (EPBC ACT) SINGLE TOUCH APPROVALS

Talking points:

- The ACT and Commonwealth governments have commenced discussions on the administrative elements of proposed single touch approvals to ensure it is feasible, fit for purpose and takes into account considerations unique to the ACT.
- The ACT and Commonwealth governments have a strong relationship collaborating on environmental assessments and have been effectively implementing the current assessment bilateral agreement since 2014.
- The ACT undertook preparatory work for an approval bilateral agreement in 2014 as part of the ‘one stop shop’ reforms, including amending the *Planning and Development Act 2007*.
- The ACT Government is committed to preserving and enhancing the environment in our region by ensuring robust environmental assessment and approval processes are in place.

Key Information

- An independent review of the EPBC Act was undertaken by Professor Graeme Samuel AC in 2019-2020. The final report made 38 recommendations for reform. The centrepiece of the recommended reforms is legally enforceable National Environmental Standards (NES) which would underpin bilateral agreements.
- Concerns have been raised by stakeholders and in the media about the timing of single touch approval negotiations as a number of important pieces of work being undertaken by the Commonwealth have not yet been finalised.
- The Commonwealth have commenced a portion of the reform work with the EPBC Amendment (Streamlining Environmental Approvals) Bill 2020 (Streamlining Bill) and EPBC Amendment (Standards and Assurance) Bill 2021 (Standards and Assurance Bill) currently before Parliament.
- These Bills will support the implementation of approval bilateral agreements to devolve approval powers to states and territories; will establish a framework for making, varying, revoking and applying NES; and will establish an Environment Assurance Commissioner (EAC) to monitor and audit the operation of bilateral agreements.
- Both the Streamlining Bill and the Standards and Assurance Bill were referred to the Environment and Communications Legislation Committee for an inquiry. The ACT Government provided a submission to both inquiries highlighting potential shortcomings due to unclear assessment processes and standards, the operationalisation and granularity of effective and final NES, and monitoring, auditing, compliance and enforcement obligations.

Cleared as complete and accurate:	29/10/2021	
Cleared for public release by:	Executive Branch Manager	Ext: 76804
Contact Officer name:	Dominic Riches	Ext: 51834
Lead Directorate:	Environment, Planning and Sustainable Development	

Background Information

- In July 2020 and reaffirmed in December 2020, National Cabinet agreed to support single touch environmental approvals through the negotiation of approval bilateral agreements between the Commonwealth and states and territories.
- Approval bilateral agreements are proposed to be underpinned by National Environmental Standards (NES), as recommended by Professor Graeme Samuel in the EPBC review report.
- The ACT was involved in 'one stop shop' reforms in 2014 which resulted in an updated assessment bilateral agreement. Approval bilateral agreements were not signed as legislation to support the implementation of the new arrangements was not passed through the Senate at that time.

Portfolio: Planning and Land Management

NORREBRO DEVELOPMENT IN WATSON

Talking points:

- The independent planning and land authority approved the Norrebro development in October 2017 after consideration of the development against the relevant planning requirements.
- The development consists of the staged construction of 319 residential mixed-use buildings comprising various scales and typologies, including attached 'terrace style' townhouses (2-3 storeys) and apartment buildings (4-6 storeys).
- The Watson Precinct Map and Code allows for residential use in some areas of Watson, including the Norrebro site.
- The *Commercial Zones Development Code* contains rules and criteria relevant to the development. The two-storey height limit and six metre setback requirements are not mandatory rules in the code, and a proponent can rely on the corresponding criterion which was the case with this development.
- The authority publicly notified the original DA and five amendment applications since the initial approval. Representations received were considered by the Authority.
- Copies of public register plans and approvals are available upon request to the planning authority's customer services area at the Access Canberra Mitchell office, by email ACEPDCustomerServices@act.gov.au or phoning 6207 1923. I understand the Authority is looking at ways of making access to development information easier.

New amendment application

- An amendment to the DA (DA-201630707 - S197K) has recently been lodged with the authority and is assessed.
- The amendment application has been publicly notified by the authority (17 November 2021 to 8 December 2021).
- The proposed amendments include changes to the internal layouts, facade, external materials, and gross floor area to some of the buildings across the site.

Key Information

- DA 201630707 has been approved by the planning and land authority and the developer can rely on this approval to continue development as per the approval.
- The site is designated CZ6 Leisure and Accommodation Zone and the Watson Precinct Map and Code has specifically provided for residential development at the site and surrounds since December 2012 following a review of the Territory Plan at that time.

Cleared as complete and accurate:	02/11/2021	
Cleared for public release by:	Executive Group Manager	Ext: 76804
Contact Officer name:	Craig Weller	Ext: 59095
Lead Directorate:	Environment, Planning and Sustainable Development	

Background Information

- Complaints about development currently under construction have been made to the Minister for Planning and Land Management in regards to the approved development known as Norrebro located in North Watson. These complaints have been referred to the Environment, Planning and Sustainable Development Directorate which initiated a review of the development approval process for the ‘Norrebro’ development at Block 1, Section 122 Watson.
- The review concluded that the development application decision was properly made in accordance with the requirements of the *Planning and Development Act 2007* (the Act) and the Territory Plan.
- DA 201630707 approved the following development elements:
 - Lease variation; demolition; staged construction including:
 - Stage 1: 114 dwellings 64 apartments and 50 attached terrace townhouses,
 - Stage 2: 55 apartments and commercial space for a future childcare centre (for a separate DA)
 - Stage 3: 67 apartments, 84 attached terrace styled townhouses and commercial uses such as restaurant, shop, gym and health facility;
 - Associated works including landscaping, servicing, waste facilities and off-site works.
- WorkSafe ACT has received and responded to a separate complaint made about potential safety issues resulting from construction activity. WorkSafe is the correct area of government to investigate such complaints.

Timeline of approvals

1. The Estate Development Plan (EDP) (DA201731068) for the Carotel site was approved on **28 June 2017**. This EDP created a row of single (mid-size) dwelling sites directly east to Block G of the Norrebro development. This row of single dwelling sites is now known as Section 114 (Shewcroft Street).
2. The Norrebro DA (DA 201630707) was approved on **31 October 2017**. This DA established Block G, i.e., the three storey multi-unit building on the western side of the row of single dwelling sites along Shewcroft Street. The building was approved with a “green wall”, set back 1900mm from the common boundary with the row of single dwelling sites.
3. DAs for the single dwellings along Shewcroft Street with a direct interface with Block G were approved between **6 June 2019** and **23 August 2019**.
4. An amendment to the Norrebro DA (DA 201630707 s197F) was approved on **2 October 2019**. This amendment introduced the obscure secondary balconies on the eastern side of Block G with an interface with the single dwellings along Shewcroft Street.

Cleared as complete and accurate: 02/11/2021
Cleared for public release by: Executive Group Manager Ext: 76804
Contact Officer name: Craig Weller Ext: 59095
Lead Directorate: Environment, Planning and Sustainable Development

Portfolio/s: Planning and Land Management

WILLIAM HOVELL DRIVE DUPLICATION - ENVIRONMENTAL IMPACT STATEMENT AND CONCURRENT DEVELOPMENT APPLICATION

Talking points:

- The proposal is for the duplication of 4.5 km of William Hovell Drive between the intersections of John Gorton Drive and Drake Brockman Drive in the districts of Belconnen and Molonglo Valley.
- The proposal was submitted as a concurrent application that consists of a draft Environmental Impact Statement (EIS) and development application (DA).
- The public notification period for the concurrent application commenced on 5 July 2021 and, as requested by the community, was extended to 64 working days, ending on 30 September 2021. Six representations were received on the EIS and 30 representations were received for the DA.
- The notification period extended well beyond the legislative requirements and was extended to allow as many local community members, as possible, to comment on the proposal.
- On 15 October 2021, the independent planning and land authority (the Authority) completed its assessment of the draft Environmental Impact Statement (EIS).
- The proponent must now submit a revised EIS that responds to the Authority's assessment of the draft EIS, all entity comments and public submissions received.
- The Authority's assessment determined that further information on the proposal is required for the EIS to fully meet the requirements of the scoping document.
- To meet the requirements of the scoping document, the proponent is required to conduct further consultation with adjacent residents and the local community.
- Other parts of the EIS that need to be addressed include impacts relating to transport, climate change, flora and fauna, heritage, noise, water and visual impacts.
- When the revised EIS is submitted, it will be assessed by the Authority to determine whether it addresses the requirements of the scoping document.
- Once the EIS is complete, the assessment and decision on the DA can be finalised.

Key Information

- Additional notification signage was erected on 25 August 2021 and additional written notices were sent to residences surrounding the proposal, in response to requests by the community.
- Transport Canberra and City Services (TCCS) has commenced the next stage of community consultation.

Cleared as complete and accurate: 27/01/2022
Cleared for public release by: Executive Group Manager Ext: 76804
Contact Officer name: Dominic Riches Ext: 51834
Lead Directorate: Environment, Planning and Sustainable Development

Background Information

- A total of 220 written notices were sent to residences surrounding the proposal and the DA and EIS applications were made available on the Authority's website.
- A number of local community groups were informed directly during the notification process, including:
 - Belconnen Community Council
 - The Conservation Council
 - Ginninderra Catchment Group
 - Friends of Grasslands
 - Friends of The Pinnacle Nature Reserve
 - Friends of Mount Painter
 - Pedal Power
 - Molonglo Valley Community Forum (now known as Molonglo Valley Community Council)
- Further to the three additional notification signs that were erected following requests by the community, the Authority relocated an existing sign at the request of a community member on 27 August 2021. A total of five signs were placed at the following locations:
 - William Hovell Dr adjacent to Whitlam;
 - Springvale Dr adjacent to Weetangera and The Pinnacle Nature Reserve;
 - intersection of Drake Brockman Dr and William Hovell Dr;
 - intersection of Belconnen Way and Murrnaji Street; and
 - walking track adjacent to Kurundi Place.

Portfolio: Planning and Land Management

Tribunal decision: YWCA, Rutherford Crescent, Ainslie

Talking points:

- On 14 April 2021 the independent planning and land authority conditionally approved a development application for supportive housing for the YWCA. The development was to support women in need, and in particular victims of domestic violence.
- The Authority's decision was appealed in the ACT Civil and Administrative Tribunal.
- On 6 September 2021 the Tribunal set aside the Authority's approval and substituted it with a decision not to approve the development application. The Tribunal provided its detailed reasons for its decision on 23 September 2021.
- The independent planning and land authority has reviewed the reasons for the decision and determined no further legal action will be instigated by the Authority.
- It is understood the time frame for further legal action has lapsed therefore the ACAT's decision to refuse the DA is final.
- It is for the proponent (YWCA) to consider their options for the site. This may include a new DA. If a new DA is lodged, the public is encouraged to make representations to the planning and land authority during the public notification period.
- I understand the YWCA intends to lodge a new DA including responding to the reasons in the ACAT decision.
- If asked about call in powers, you should advise: At this time there is no DA before the Authority to consider using such call in powers. I am aware requests have been made and if a new DA is lodged, I will carefully consider my call-in powers and the legislation requirements at that time.

Key Information

- On 14 April 2021 the planning and land authority (the Authority) conditionally approved the development application proposing supportive housing consisting of 10 dwellings and associated infrastructure on Block 1 Section 87 Ainslie. The development was proposed by the YWCA to support women in need, and in particular victims of domestic violence.
- Three residents applied to the ACT Civil and Administrative Tribunal for review of the Authority's decision. The hearing was conducted over five days concluding on Friday 3 September 2021.
- On 6 September 2021 the Tribunal set aside the Authority's approval and substituted it with a decision not to approve the development application.
- The Tribunal provided its detailed reasons for its decision on 23 September 2021.

Cleared as complete and accurate: 02/11/2021
Cleared for public release by: Executive Group Manager Ext: 76804
Contact Officer name: Richard Davies Ext: 74557
Lead Directorate: Environment, Planning and Sustainable Development

Background Information

- The Tribunal's decision was made on the basis that the development does not comply with elements of the Territory Plan, including rules relating to adaptability, fences/courtyard walls, Principal Private Open Space (PPOS), solar access and front setbacks. The Tribunal also stated that it was not satisfied that realistic alternatives for potential impacts on a tree (not proposed to be removed) have been considered.
- The Authority's submissions were that these matters could be dealt with through conditions if necessary, and draft conditions were provided to the Tribunal.
- The Authority considered further legal action to the Supreme Court but determined this was not likely to succeed noting that the Supreme Court can only consider whether a legal error had occurred (by ACAT refusing the DA), not whether the decision was a suitable planning outcome.
- The Territory Plan team within EPSDD have reviewed the ACAT decision as the ACAT decision applied new interpretation to solar access provisions in regards to trees and supportive housing development requirements in particular car parking requirements. Additional interpretation notes have been added to the Territory Plan to clarify how these provisions should be interpreted consistent with how the Authority has used them for some years.
- Requests for use of your call-in powers have been made to you for a future DA. No commitment has been made to utilise such powers. Any decision to make a call-in would only be appropriate once the DA has been lodged.
- There has been press about this matter including residents seeking costs for their time in ACAT. ACAT is typically a no-cost jurisdiction for planning matters. i.e. costs typically are not awarded by ACAT to parties involved with the review (appeal) irrespective of what the decision for the DA is.

From: EPSDD DLO
Sent: Monday, 31 January 2022 4:55 PM
To: Ferguson, David
Cc: BERRY
Subject: DOT POINTS - Rent to Buy Scheme - Housing for vulnerable women in the ACT

OFFICIAL

Hi David

Please see below requested dot points which have been provided by the SLA.

Thanks

Tash (assisting in the Berry DLO space)

[Anastasia Hartwig](#) | Directorate Liaison Officer | ACT Legislative Assembly
Environment, Planning and Sustainable Development Directorate | ACT Government
Office of Minister Vassarotti | Environment and Heritage | Sustainable Building and Construction
Phone: 6207 0701 | Email: epsdddlo@act.gov.au

Please find below some dot points cleared through CEO John Deitz, in relation to, 22/08324 - Rent to Buy Scheme - Housing for vulnerable women in the ACT:

- The National Housing Finance and Investment Corporation (NHFIC) has launched an innovative women's housing initiative, working with Ginninderry – a Joint Venture between the ACT Government's Suburban Land Agency (SLA) and Riverview Developments (Riverview) – and community housing provider (CHP) Community Housing Canberra (CHC).
- This initiative is to implement a Build-to-Rent-to-Buy (BtRtB) women's housing proof of concept, NHFIC, the SLA, Riverview and CHC have signed a Memorandum of Understanding (MoU) to work together in the coming six months.
- Women aged 55 and over are the fastest growing cohort of those at risk of homelessness. A 2021 study by Equity Economics found there were 240,000 women aged 55 and over at risk of homelessness, and a further 165,000 women aged 45 to 54 at risk of homelessness. This initiative targets vulnerable and elderly women's housing needs and explores affordable pathways to home ownership for at-risk women.
- The BtRtB model provides renters with the ability to transition to home ownership; while the shared equity model enables women to maintain home ownership. For example under BtRtB, a woman living in rental housing would pay affordable rent (at 74.9% of market rent) to a CHP over a 10 year rental period. In that time, NHFIC's lower cost of financing combined with the CHP's operational efficiencies would generate accumulated savings, with these savings held in a combined savings plan. At the end of the period, the woman has the option to buy the housing at the market price, minus her share in capital growth, and also benefitting from the savings accumulated over 10 years.
- NHFIC, CHC and the Ginninderry Joint Venture will review and identify potential sites in Ginninderry, ACT. NHFIC will develop an appropriate funding model to support the initiative. Once the details are finalised, the six-month pilot initiative – and potentially scalable financial model that can be applied to future housing initiatives – is due to be reviewed by the NHFIC Board in early 2022.

From: BERRY <BERRY@act.gov.au>
Sent: Monday, 24 January 2022 2:13 PM
To: EPSDD DLO <EPSDDDLO@act.gov.au>; Rosser, Thomas <Thomas.Rosser@act.gov.au>
Cc: Falzon, Gabriela <Gabriela.Falzon@act.gov.au>
Subject: RE: Rent to Buy Scheme

Dot points would be great so I can pass on to the constituent.

Thank you
Harini

From: EPSDD DLO <EPSDDDLO@act.gov.au>
Sent: Monday, 24 January 2022 2:02 PM
To: Rosser, Thomas <Thomas.Rosser@act.gov.au>; BERRY <BERRY@act.gov.au>
Cc: Falzon, Gabriela <Gabriela.Falzon@act.gov.au>
Subject: RE: Rent to Buy Scheme

OFFICIAL

Hi
Just to confirm would the office like someone to contact [REDACTED] to discuss or just some dot points back please for the office to provide?

Thanks

Tash (assisting in the Berry DLO space)

[Anastasia Hartwig](#) | Directorate Liaison Officer | ACT Legislative Assembly
Environment, Planning and Sustainable Development Directorate | ACT Government
Office of Minister Vassarotti | Environment and Heritage | Sustainable Building and Construction
Phone: 6207 0701 | Email: epsddlo@act.gov.au

From: Rosser, Thomas <Thomas.Rosser@act.gov.au>
Sent: Monday, 24 January 2022 1:32 PM
To: BERRY <BERRY@act.gov.au>; CSDDLO <CSDDLO@act.gov.au>; EPSDD DLO <EPSDDDLO@act.gov.au>
Cc: Falzon, Gabriela <Gabriela.Falzon@act.gov.au>
Subject: RE: Rent to Buy Scheme

Probably something more for EPSDD

From: BERRY <BERRY@act.gov.au>
Sent: Monday, 24 January 2022 1:27 PM
To: CSDDLO <CSDDLO@act.gov.au>
Cc: Falzon, Gabriela <Gabriela.Falzon@act.gov.au>; Rosser, Thomas <Thomas.Rosser@act.gov.au>
Subject: Rent to Buy Scheme

Hey Kylie

Received call from constituent – [REDACTED]
Email – [REDACTED]

[REDACTED] would like information in the Rent to Buy Scheme – Housing for vulnerable women in the ACT.

Can I please have some information on this so I can pass on to [REDACTED]

Thank you,

Harini Walthati | Office Manager

Phone: +61 2 6205 0233

Office of Yvette Berry MLA | Member for Ginninderra

Deputy Chief Minister

Minister for Education and Early Childhood Development

Minister for Housing and Suburban Development

Minister for the Prevention of Domestic and Family Violence

Minister for Women

Minister for Sport and Recreation

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Please note that from 1 January 2018 ACT Government ministerial diaries are subject to publication on the ACT Government's open access website under section 23 of the *Freedom of Information Act 2016*

Portfolio: Housing and Suburban Development

COVID-19 EFFECTS ON HOUSING

Talking points:

- According to the most recent report from CoreLogic (1 February 2022) the national housing market continues to grow, albeit at differing rates across Australia. Canberra housing market conditions continue to be consistent with national trends, reflecting record low interest rates, a period of high household savings in 2020-21 and COVID-19 related stimulus support.
- The degree of longer-term impacts on the housing market including from tightening borrowing practices/higher interest rates and the effect of reduced migration remains unknown.
- Notwithstanding the significant uncertainty over the last two years, the Suburban Land Agency has continued land releases and settlements in accordance with the Government's Indicative Land Release Program and Public Health Directions.

Key Information:

General housing market impacts – CoreLogic report

- In January 2022, **Canberra** dwelling values rose by 1.7%, over the quarter dwelling values increased by 3.7%, and over the past year dwelling values increased by 25.5 %.
- **National** dwelling price growth in January 2022 was 1.1%, over the quarter dwelling values increased by 3.4%, and over the past year dwelling values increased by 22.4 %.
- Canberra dwelling value increases are broadly consistent with national trends.
- Continuing a pattern over recent months, CoreLogic notes that a multi-speed dynamic has emerged across the capital cities, with the January results showed greater diversity. Brisbane (2.3%) and Adelaide (2.2%) are leading the pace of gains ahead of Canberra (1.7%) and Hobart (1.2%), while growth in Melbourne (0.2%), Darwin (0.5%) and Sydney and Perth (both 0.6%) recorded substantially softer outcomes.

Suburban Land Agency Impacts

- The SLA continues to adapt and respond to the changing conditions associated with the COVID-19 pandemic. For example, auctions have or will be conducted online for industrial, multi-unit and packaged lot land releases, while the Taylor and Whitlam ballots are undertaken through 'Book to Buy' via telephone processes to minimise physical events.
- The SLA will continue to closely monitor the market and the impact of COVID-19 on future scheduled land releases, and has been proactive in communicating with its legal service providers and communicating with buyers in light of the most recent advice from ACTPLA, the ACT Law Society, and ACT Health.

Portfolio: Housing and Suburban Development**GOVERNANCE OF THE SUBURBAN LAND AGENCY****Talking points:**

- The Suburban Land Agency (the Agency) actively promotes operational governance as a key priority.
- The Agency's Governance team provides strategic advice to the Chief Executive Officer, the Agency Executives, the Board, and the Board's Committees. This supports the Agency to make informed decisions and to implement good governance practices.
- The Governance team also support the Suburban Land Agency and the Board to comply with obligations under relevant laws and regulations.
- The Governance and Corporate Services Branch is also responsible for procurement assurance, training, and planning.

Key Information

- The Agency's governance framework ensures adequate oversight of risk management and fosters relevant internal training programs including in relation to (i) records management, (ii) respect, equity and diversity, (iii) fraud, corruption and ethics, and (iv) work, health and safety.
- The Governance team coordinates the Agency's internal audit function with the Agency's internal auditors (an outsourced independent provider) and ensures that audit recommendations are duly addressed.
- The Agency's procurement framework provides guidance to staff on legislation, policy, and best practise principles. The Agency has invested in staffing training and education in procurement (including probity). The Agency undertakes assurance activities (including record keeping) as well as procurement planning to improve compliance and performance.

Background Information

- The Agency's Board Audit and Risk Committee (BARC) endorsed for Board approval the Agency's internal audit plan for 2020-21 (the Board subsequently approved the plan). An internal audit on Requests for Information in Major Construction Projects is being finalised with all other programmed audits for 2020-21 completed.
- The Agency's BARC and Board approved the Agency's internal audit plan for 2021-22. Internal audits on the Contract and Supplier Management and High Performing Teams have commenced.
- The Agency's Executive team includes an Executive Branch Manager Governance and Corporate Services who is responsible for assisting to continually strengthen and improve the Agency's governance and procurement.
- The Executive Branch Manager Governance and Corporate Services is supported by a Senior Director Governance. This role is also responsible for leading a team which is focussed on governance and risk.

- The Executive Branch Manager Governance and Corporate Services is also supported by a Senior Director Project Management Office. This role is responsible for leading a team focused on procurement and project management.

Portfolio: Housing and Suburban Development

WEST BELCONNEN GINNINDERRY DEVELOPMENT UPDATE

Talking Points:

- The West Belconnen Joint Venture, known as Ginninderry, stretches from the north western suburbs of Canberra (Holt and Macgregor) across the ACT/ NSW border into part of the Yass Valley. It is bounded on two sides by the Murrumbidgee River and Ginninderra Creek. The first two suburbs of Ginninderry will be Strathnairn and Macnamara.
- The site is being developed by a Joint Venture between the Territory and Riverview Developments Pty Limited (Riverview).
- Based on the development potential of land being contributed to the joint venture, the respective interests of the parties are 60 percent for the Territory and 40 percent for Riverview. Project costs and risks will be shared in those proportions.
- Following the easing of lockdown restrictions, the Ginninderry team are back on site and the Link building is open.

Construction

- Stage 1 (356 blocks) is complete. First settlements occurred in June 2019.
- Stage 2 (814 blocks) is complete. The sale results of the most recent release are detailed at the end of this brief.

Recent initiatives of the project include:

- The Ginninderry Joint Venture (GJV) have successfully retained its Six Star Green Star Communities rating.
 - The first Development Application (DA) for the suburb of Macnamara was partially approved on 23 December 2021. The Planning Authority has approved the development of all proposed land outside of the two Environmental Clearance Zones (ECZ). This will allow the GJV to achieve their Indicative Land Release Program target for 22-23FY
 - More than 840 residents have now moved into Strathnairn (320 completed dwellings).
 - The SLA has progressed the purchase of two NSW blocks of land within the Ginninderry Masterplan. The SLA will purchase the blocks under the understanding that these will be added into the GJV's developable land in the future. The first block settled on 17 December 2021; the second will settle as soon as the planned sub-divisions for the block are completed.
 - The GJV have signed a Memorandum of Understanding for a Women's Housing Initiative pilot at Ginninderry. The initiative will support vulnerable women at risk of homelessness and women into homeownership.
 - The Ginninderry Charity Housing project is progressing well and the dwelling will go to auction mid-2022.
- Major project considerations currently being addressed are the removal of ECZ surrounding the West Belconnen Landfill and the Lower Molonglo Water Quality Control Centre. Several different options are being considered to expedite the process as the removal of the ECZ's is

impacting the GJV development front and its ability to achieve future dwelling targets in the Indicative Land Release Program (ILRP).

Sales releases for 2021-22 are as follows:

- 45 Flexi Living product dwellings were released on 6 November 2021. These will not count towards the 2021-22 FY ILRP target as they were counted as released during the 2020-21 FY, when the builders tender was released.
 - Eight dwellings were given to ACT Public Housing
 - The sale of three dwellings were delayed due to redesign requirements
 - 34 were sold on 6 November 2021 however, two were subsequently provided back to the GJV as the purchasers failed to meet purchasing requirements.
 - A release of the three redesigned dwellings and the two dwellings that were handed back occurred on 29 January 2022.
- The GJV release of 126 single residential blocks in December 2021 was delayed until 19 February 2022 due to the delay in Macnamara Development Application approval.
- An additional release of single residential blocks is planned for mid-2022. A date is yet to be confirmed.

Key Information:

- The total area of land covered by the development proposal is over 1,600 hectares. Around 800 hectares is protected in the open space network, including approximately 600 hectares for the river corridor/conservation area.
- On completion, the new community will become home to up to 30,000 residents.
- There will be approximately 11,500 dwellings, of which 6,500 will be in the ACT and 5,000 in NSW (subject to rezoning approval).
- It will provide a diverse range of housing and lot sizes to suit a wide range of budgets, buyers, and lifestyles.
- It will be the first cross-border development for the ACT and NSW, with three suburbs in the ACT and one adjacent border community in NSW (subject to rezoning approval). The project will cross the border in approximately 2034.
- It will take 30-40 years for the development to be complete.

Background Information:

- In May 2013, the ACT Government entered into an agreement with the Riverview Group to develop land in West Belconnen and adjacent land in NSW. On 5 December 2015, the ACT Government agreed to the Territory entering into a land development joint venture with Riverview. The area to be developed is approximately 1,600 hectares: 670 in the ACT and 330 in NSW. The balance of approximately 600 hectares is to meet requirements of the National Capital Plan, and protection for the ecology of the Murrumbidgee River and Ginninderra Creek corridor.
- The project has been conceived and developed, to date, with high environmental and sustainability values. Project initiatives include:
 - a memorandum of understanding with the adjacent Strathnairn Community Arts facility to provide additional resources and facilities for Strathnairn and minimise the impacts of the development on the community;
 - formation of a Conservation Trust to actively manage the river corridor to protect the environmental values of the corridor whilst allowing community access;
 - a training and employment initiative, called SPARK, in partnership with stakeholders across community services, vocational training, and industry, to deliver engagement training and employment opportunities for the Ginninderry community; and
 - attainment of a six star 'Green Star' - Communities rating by the Green Building Council of Australia, the highest possible rating under the scheme. In order to attain this rating, the planning, design and construction of the Ginninderry community was assessed across six categories including: governance, design, economic prosperity, liveability, environment, and innovation.
- Processes are currently underway to manage the following:
 - relocation of the powerlines that traverse the site;
 - appropriate buffer zones for the Lower Molonglo Water Quality Control Centre; and
 - reduce the environmental clearance zones around the West Belconnen Resource Recovery Centre as well as investigating future land uses on the site. The capping of the landfill has been delayed further due to environmental testing suggesting the migration of groundwater from the site. Transport Canberra and City Services have advised the capping of the landfill won't be complete until February 2023. This impacts the GJV's ability to achieve their ILRP targets.
- The Variation to the Territory Plan No.351 allowing the development was approved in June 2016. Amendment 86 to the National Capital Plan was formalised on 23 November 2016.
- Approval under the *Environment Protection Biodiversity Conservation Act 1999* was received in September 2017.
- The Joint Venture commenced after the disallowance period for Amendment 86 to the National Capital Plan expired on 23 November 2016.
- Marketing of Stage 1 commenced in April 2017 with the first resident occupation occurring in mid-February 2020.

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Lead Directorate: Suburban Land Agency

Portfolio: Housing and Suburban Development**PURCHASING LAND FROM THE SUBURBAN LAND AGENCY****Talking points:**

- Due to unprecedented demand for property over the last 12-18 months, the Suburban Land Agency (the Agency) does not have any single residential blocks available for purchase Over the Counter (OTC).
- The timing of when the Agency releases land to the market is set out in the Government's Indicative Land Release Program (ILRP).
- The Agency's website advertises all land available for sale OTC. Single residential blocks, multi-unit sites and commercial sites, can be made available for sale OTC if they do not sell via other land sales methods such as the initial ballot, tender, or auction.
- There are currently limited blocks available for purchase through partner builders, under a Put and Call deed. There are approximately 204 blocks available in Whitlam and Taylor, including around 105 affordable housing blocks.
- Pre-qualified builders can enter into Put and Call Option Deeds, allowing them to begin designing and promoting house and land packages to buyers, providing more options. The deeds are used by Builders (as the grantee) to secure the right to purchase the land, enter into a house and land package, then nominate a new buyer to enter into the Contract for Sale.
- Put and Call Option Deeds allow builders to secure a buyer with the stamp duty payable on Completion of a Contract for Sale. This allows the new buyer to pay the stamp duty instead of the builder.
- Complex sites may be released via a two-stage tender process, with a design and development proposal that addresses a Place Design Brief. This is developed with community input, demonstrating how planning, community, and market, requirements can be met in a feasible way.
- Land has been available for sale during the COVID-19 pandemic. Sales documents necessary to support purchaser decisions were accessible via the Agency's website, and sales agents were contactable by phone/email if required. Additionally, interested buyers were also able to arrange a private appointment, which ensured that all parties adhered to social distancing requirements.

Key Information:

- The Agency's Sales and Client Services team is primarily responsible for managing land sales, stakeholder relationships, and related service provider procurement panels. The Agency is committed to ensuring that the team provides an exceptional customer experience, and to improving customer satisfaction.
- Once purchasers have identified a block they are interested in, they contact the sales agent to complete the sales instructions and usually have seven to 14 days to exchange contracts on a five percent deposit. However, during COVID-19, the Agency has worked

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Suburban Land Agency

with buyers to allow additional time where delays with approval processes by financial institutions have been experienced.

- Settlement on single residential blocks will generally take 30-60 working days.
- Details of any available land can be found on the SLA website:
www.suburbanland.act.gov.au.

Ballot process

- A new land release in an ACT Government residential estate may be offered for sale through the ballot system. The ballot system is a fair and transparent way to sell residential blocks to the public, since it provides everyone interested in purchasing a property an equal opportunity to do so.
- The Agency has used the ballot process a number of times over the last 18 months, where COVID-19 restrictions have permitted it.
- Block prices are set at market value, based on advice from at least two independent valuers. As the block price is publicly available, buyers have knowledge of those prices throughout the process.
- Under delegation from the ACT Planning and Land Authority (the Authority), the Suburban Land Agency is responsible for, amongst other things, granting leases by way of ballot under section 238(1) of the *Planning and Development Act 2007* (the Planning Act).
- Details of the ballot process are published on the website <https://suburbanland.act.gov.au/en/buying-methods>. All potential registrants are required to comply with the published Terms and Conditions.
- To participate in a ballot, potential buyers must register their details using the online system during the advertised registration period. Details provided by registrants includes: the full name(s) of each buyer, residential address, solicitor details and the type of lease they wish to enter into.
- Once the registration form has been submitted, the potential buyer's details are entered into the ballot, and they are given a unique ballot number.
- Once the registration period closes, registrations are checked: for duplicates, related parties, registrants are individuals over 18 years of age and/or a corporation that is registered under the *Corporations Act 2001 (Cth)* and has been issued an Australian Company Number (ACN).
- Each eligible ballot number is entered into an electronic ballot draw system. Ballot numbers are randomly drawn, and a ranking number is allocated to the ballot number. The sequence of drawn ballot numbers will determine the appointment time/date for the block selection.
- The ballot draw is witnessed and signed off by ACT Gambling and Racing Commission officials from Access Canberra.
- Ballot results are uploaded on to the Agency's website. Successful ballot registrants will be invited to a block selection appointment to select and purchase a block.

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- Once a block is selected, the buyer must sign a First Grant Contract. They will be required to select either a Standard Lease Contract or a Land Rent Lease Contract (if available). A payment is required depending on the type of Contract as set out below.
- To settle a Contract, the outstanding amount of the sale price must be paid on or before the completion date as stated in the Contract.
- Settlement of the Contract depends on when the block is considered 'Land Ready'. The Agency may release land that is not ready to build on when the First Grant Contract is signed by the purchaser.
 - The front page of the Lease Contract will specify whether the Contract is 'Land Ready' or 'Land Not Ready'. The Contract includes information on the Estimated Date Range for Works. This date range is an indication of when completion of the civil construction will occur and all the appropriate certification and approvals are issued by relevant authorities to the Agency. This is known as Operational Acceptance, or when blocks are 'Land Ready'.
- After Operational Acceptance occurs the Agency's legal service provider will serve the Crown Lease to the purchaser or their nominated solicitor. When the Crown Lease is received, the purchaser will also receive settlement instructions including the scheduled settlement date.
- To settle a Contract, the outstanding amount of the sale price must be paid on or before the completion date as stated in the Contract.
 - In the case of Land Rent Contracts a settlement payment is not required as the land remains in the ownership of the Territory.

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Portfolio: Housing and Suburban Development

SUBURBAN LAND AGENCY STAKEHOLDER AND COMMUNITY ENGAGEMENT

Talking points:

- The Suburban Land Agency (the Agency) manages community engagement during development delivery, sale, demolition or construction of sites. This is based on the EPSDD Governance Framework for Land Release and Development.
- The Agency is committed to an engagement program in urban and greenfield projects including community and industry stakeholders.
- Stakeholder and community engagement helps to inform community preferences for particular sites and places for development proposals and can assist in establishing the non-financial objectives of a land release.
- With the release of the Indicative Land Release Program (ILRP), planning has commenced for engagement activities to support the 2021-22 land release. Engagement will focus on feedback from the community and industry to help inform the release strategy and sales documentation.
- The Whitlam Local Centre will be the next key engagement that will follow this methodology and will take a place-based approach. Previous engagements that followed similar methodologies included Gold Creek (2019), Belconnen Town Centre site releases (2020), Wright and Coombs mixed use sites (2021), and Moncrieff and Taylor commercial sites (2021).

Key information:

Greenfield engagement

- **Whitlam Local Centre** – the Agency is currently planning for community engagement to commence Tuesday 8 February, closing Friday 25 March. The Agency will be seeking input on the values, aspirations, and priorities for the future Local Centre. It aims to understand community preferences for the site to inform project delivery agreements and mandated design considerations. The Agency will use feedback to help shape a place brief for the Local Centre which will guide future development for the site through a place and design framework. Engagement activities include online surveys, workshops and opportunities for young people to provide feedback.
- **Coombs Community Facility site** – the Agency is currently planning for community engagement to commence in early 2022.
- **Gungahlin Town Centre sites** – the Agency is currently considering possible engagement approaches whilst talking with EPSDD to identify any synergies in engagement over the next 12 months and align, where possible.
- **Coombs play space** – the program of consultation for this area is complete. Final sketch plans were released to the public in the third quarter of 2020. Construction has commenced and is expected to be completed in April 2022. More details are available in the Molonglo Development Update QTB.

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- **Coombs Peninsula** – the Agency is currently paused on all planning work at this site following the release of the Parliamentary Agreement for the 10th Legislative Assembly which proposes keeping the Peninsula as open space. More details are available in the Molonglo Development Update QTB.
- Other greenfield sites requiring community engagement by the Agency going forward include:
 - Jacka 2
 - Kenny

Urban engagement

- **Kingston Arts Precinct** – The Agency is currently planning community engagement to support the development of the Arts Precinct. This will include reestablishing contact and consultation with the existing Community Panel (formed in 2019) along with delivering broader engagement activities for the general community and other key project stakeholders. The role of the Community Panel is to contribute to the project design development reaching Development Approval and co-create a Place Brief by defining what the future public space could bring to the Canberra community. The Community Panel is an important key feature of broader communication and engagement on this project which will include community workshops, pop-up feedback sessions and an online survey.
- **Turner** – The Agency is currently preparing for Pre-DA community engagement in March 2022 on the draft Estate Development Plan (EPD) design for land release sites in Turner along Northbourne Ave (Block 2, Section 57).
- Other urban sites requiring community engagement by the Agency going forward (even though some sites have been released) include:
 - Oaks Estate
 - Belconnen
 - Woden

Background information:

- The Agency reviewed its Stakeholder Engagement Strategy in 2020, which included a detailed scoping exercise to identify opportunities for increased engagement with Community Councils, property industry, and other targeted stakeholders.

Portfolio: Housing and Suburban Development

LAND PRICING – INDUSTRY COMPARISON

Talking points:

- The Suburban Land Agency (the Agency) no longer has single residential blocks available for purchase Over the Counter (OTC). However, land is currently available for purchase through partner builders. Under this Put and Call arrangement, there are approximately 204 blocks available in Whitlam and Taylor, including 105 affordable housing blocks.
- There are no blocks available OTC in the private NSW sector estates of Googong Township and South Jerrabomberra, as well as the Molonglo Valley estate of Denman Prospect within the ACT.

Key Information:

Summary of recent SLA releases/updates

- In November 2021 115 single residential blocks in Taylor were all sold by ballot. The median price for the release was \$485,000 with a median size of 540m². Blocks ranged from 316m² to 1,249m². Block selection for the event was conducted over the phone.
- In December 2021 the Agency entered into Put and Call deeds with three builders for 147 blocks in Taylor as a part of the Affordable Home Purchase Scheme.
- On 8 December 2021 13 packaged lots and two terrace lots totalling 66 dwellings in Taylor were sold by online auction. The 13 packaged lots comprised 48 blocks, all around 250m². The two terrace lots each comprised nine dwellings and ranged between 146m² and 243m²
- Two industrial blocks (Fyshwick and Hume) were auctioned 15 December 2021 with both selling at strong prices.
- On 9 December 2021 the Agency launched the Whitlam Ballot for 101 single residential blocks. Block selection for these blocks is scheduled to commence Monday 7 March 2022 and will be conducted as a “book to buy” process over the phone.
- On 27 January 2022 the Agency launched four packaged lots (16 dwellings) and a 74 dwelling multi-unit site in Whitlam. The sites will be auctioned online on 3 March 2022.

Summary of Private Estate blocks

- The private estates of Googong Township and South Jerrabomberra in NSW no longer have any blocks publicly available for sale OTC.
- Googong released 22 blocks in late January 2022 to be sold by ballot on 12 February 2022. They are expected to be land ready between January and April 2023. A summary of the release is shown in the table below.

Googong	No. of Blocks	Median Price	Median Size	Median RPSM	Min Price	Max Price	Min Size	Max Size	Min RPSM	Max RPSM
Ballot Feb 2022	22	\$459,000	513m ²	\$933	\$433,000	\$529,000	455m ²	822m ²	\$644	\$1,002

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- Jumping Creek (a new estate in the south of Queanbeyan) has released 36 blocks since their first release in September 2021. Its first release of 20 blocks were for sale by appointment, and the remaining 16 blocks have been sold at two auctions of 8 blocks per release. They are expected to be land ready between June 2023 and March 2024. A summary of the releases is shown in the table below.

Jumping Creek releases	No. of Blocks	Median Price	Median Size	Median RPSM	Min Price	Max Price	Min Size	Max Size	Min RPSM	Max RPSM
OTC October 21	20	\$454,000	781m ²	\$588	\$404,000	\$499,000	604m ²	943m ²	\$529	\$669
Auction Nov 2021	8	\$790,000	827m ²	\$949	\$722,000	\$870,000	684m ²	978m ²	\$741	\$1,199
Auction Dec 2021	8	\$705,000	643m ²	\$1,100	\$665,000	\$745,000	604m ²	765m ²	\$942	\$1,166

- Denman Prospect released six blocks by auction on 12 October 2021, they sold at a median price of \$910,000, with a median rate per square metre of \$1,845, a median block size of 439m². They are expected to be land ready by March 2023. A summary of the release is shown in the table below.

Denman Prospect	No. of Blocks	Median Price	Median Size	Median RPSM	Min Price	Max Price	Min Size	Max Size	Min RPSM	Max RPSM
Auction Oct 2021	6	\$910,000	498m ²	\$1,845	\$855,000	\$940,000	439m ²	549m ²	\$1,688	\$1,959

- Denman Prospect also released five packaged lots for sale by expression of interest in late 2021. The lots comprise multi-unit blocks and terrace blocks yielding 37 dwellings. The terrace blocks range from 187m² to 300m². The expression of interest closed on 4 November 2021 with no further information released to date. The anticipated settlement for these blocks is late 2023.
- South Jerrabomberra released a small number of blocks via the online portal Realtair in December. Totalling 14 blocks they sold at prices around \$120,000 (24%) or \$196/m² (23%) higher than recent releases in Taylor of similar sized blocks. They are expected to be and ready in May/June 2022. A summary of the release is shown in the table below.

South Jerrabomberra	No. of Blocks	Median Price	Median Size	Median RPSM	Min Price	Max Price	Min Size	Max Size	Min RPSM	Max RPSM
Auction Dec 2021	14	\$615,500	609m ²	\$1,036	\$568,000	\$640,000	361m ²	617m ²	\$943	\$1,614

Background information:

- The forecast timing of which financial year the Agency releases land to the market is set out in the Indicative Land Release Program.
- There are a number of sale methods used by the Agency, including:
 - Tender – Allows for more complex criteria to be applied to sale of the land to achieve better outcomes. Once land is released a development application will be required which will need to comply with the Territory Plan. The Territory Plan provides specific guidance in the form of Precinct Codes to guide design and assessment of development.

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- Ballot – An effective way to release housing lots to the general public where there is a high level of interest.
 - Auction – Typically used for larger commercial releases where the more experienced commercial sector of the market is expected to participate. An auction is generally used for land which does not require complex additional conditions beyond the requirements of the Territory Plan.
 - Put and Call option – Allows builders to secure blocks of land with an extended settlement, enabling them to offer house and land packages to customers. Put and call builders will offer the buyer expertise on house designs which make the most of the block's features.
 - Direct sale – The applicant and their proposed use of land must meet requirements in the Planning and Development Act, including eligibility criteria under the *Planning and Development Regulation 2008*.
 - Over the Counter sales – Buyers purchase property directly from the Agency. This typically occurs when land has been offered for sale via a Ballot or Auction, and blocks have been unsold or returned to the market, and usually occurs in a market with lower consumer demand.
- Settlement on single residential blocks will generally take 30-60 working days.

Portfolio: Housing and Suburban Development

RELEASE OF BLOCK 2 SECTION 57 TURNER

Talking points:

- The Suburban Land Agency (the Agency) is preparing the re-release of Block 2 Section 57 Turner (the site) in FY 2021-22. The site is the location of the former Turner Flats.
- The re-release will take into account new development objectives that have been considered by the City Renewal Authority (CRA), and the Agency, and may include a Build-to-Rent project.
- The Agency is preparing an Estate Development Plan (EDP) to create new subdivision blocks. The land subdivision will support land release for 565 dwellings as per Indicative Land Release Program (ILRP) requirements, as well as the Build-to-Rent initiative.
- The site is subject to Draft Variation to the Territory Plan No. 368 (DV368). Both approval of the EDP and land release rely on timely approval of DV368.
- On 15 October, the Agency met with the North Canberra Community Council committee to commence engagement on both the Estate Development Plan for the site and Build-to-Rent project.

Key Information:

- The sale of the site was identified in the ILRP for release in the 2018-19 financial year. The site was first released together with Block 10 Section 8 Braddon via a tender process in 2018. The tender process was terminated in May 2019.
- The site was formerly part of the National Partnership Agreement on Asset Recycling (known as the Asset Recycling Initiative – ARI).
- The demolition of the former Turner Flats was completed in 2019.
- The site is currently scheduled for re-release in the 2021-22 financial year.
- Development feasibility analysis identified a release approach for the site that best meets the financial and non-financial objectives of the Agency, including opportunities for sustainability objectives articulated in the latest Parliamentary Agreement.
- Updated market analysis and property advice considered the most suitable release method for the site to meet current market demand accounting for previous market release feedback and the requirements to deliver the Build-to-Rent initiative.

Background Information:

- The site is subject to Draft Variation to the Territory Plan no. 368 (DV368). DV368 was released publicly for community consultation on 13 December 2019. DV368 seeks to enshrine the vision and planning controls proposed in the City and Gateway Urban Renewal Strategy. DV368 is yet to be tabled in the Legislative Assembly.

- The controls that are proposed to apply to this site which are included in the DV368 are:
 - Building Heights – no more than 27.5m high fronting Northbourne Avenue, 14.5m high on Forbes St residential street frontage.
 - Building Setback – minimum 10m setback on Northbourne frontage, 6m boundary setback on Forbes St frontage.
 - Maximum parking rates – 1 space per studio/1 bedroom, 1.3 space per 2 bedrooms, 1.5 spaces per 3 bedrooms+, 1 visitor space per 8 dwellings
 - Dwelling mix – no more than 40 percent of studios/1 bedrooms, no more than 40 percent of 2 bedrooms, at least 20 percent are 3 bedrooms or more
 - Midblock pedestrian link through site connecting Forbes St and Northbourne Avenue increasing the sites permeability.
- The proposed changes to DV368 have a significant impact on the development potential of the site. Until DV368 is finalised there is significant planning uncertainty with this site.

Portfolio/s: Housing and Suburban Development

Taylor Ballot error

Talking points:

- On 13 October 2021 the Suburban Land Agency (Agency) conducted the ballot draw for 115 single residential blocks in Taylor. The results of the ballot were published on the Agency website 15 October 2021
- During the afternoon of 15 October 2021, the Agency received notification from two ballot applicants that they could not locate their unique ID number within the ballot results published on the website.
- The Agency requested that its service provider for the ballot registration system, Cre8ive, investigate the issue.
- Cre8ive advised that the registrations had been removed due to a system error which had enabled a draft/duplicate registration to be over-written by a completed registration.
- The system error resulted in five (5) completed registrations being removed from the ballot and those five applicants not obtaining a ranking in the ballot.
- The Agency has contacted registrants that were omitted from the ballot to explain the circumstances of their omission from the ballot draw. Unfortunately, the Agency is unable to remediate this error due to the ballot process being completed and the results being published.
- There were more than 7,500 registrations for the ballot.

Key Information

- The registration form is designed to flag irregular submission of data by registrants such as multiple entries, incorrect addresses or repeated data fields.
- A technical error on the form resulted in registrations being deleted.
- As a result, the error went unnoticed during the ballot draw data preparation and was only picked up by the Agency after the ballot draw had been conducted.
- Following the ballot a detailed system check on the error by the external technical service provider was carried out. This resulted in additional processes being implemented to ensure this does not happen again.
- Changes to the form and the system have been made and the new form was successfully used in the January 2022 ballot draw for 101 blocks at Whitlam
- On 22 December 2021, the Agency received further notification from Mr Cain's Office regarding one of the original four applicants who was left out of the ballot due to this system error. The Agency responded consistently with previous information provided, and has received no further requests for information regarding the Taylor Ballot system error.
- Registrations for the Whitlam Ballot closed on 16 December 2021. Results were posted to the Agency's website on 24 January 2022. The Agency does not anticipate any system errors for the Whitlam Ballot.

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Background Information

- This was the first time that the Agency used a smart form for ballot registrations.
- Following the investigation of the Taylor ballot a number of system changes were made. These include:
 - Duplicate checking submissions will occur at the end to increase the speed of the registration for users and reduce the computing load
 - Changing how forms are saved in the system and fixing the bug that allowed forms to be overwritten in the system
 - IP addresses are now included in the system backend to assist the Sales team with related party checking
 - Changes have been made to the service environment with a separate server set up for registration forms.
 - The testing process has been expanded and strengthened to include more rigorous load and penetration testing.
- The ballot system is a fair and transparent way to sell residential blocks to the public, since it provides everyone interested in purchasing a property an equal opportunity to do so.