

Portfolio: Housing and Suburban Development

2021-22 Housing Targets

Talking points:

- Targets for public, community and affordable housing have been agreed for Government land releases across the Territory for 2021-22. Targets for 2021-22 were released as part of the Indicative Land Release Program (ILRP) in conjunction with the Budget on 6 October 2021.
- These targets align with residential land releases identified in the ILRP for 2021-22.
- For 2021-22, a target of 307 dedicated public, community, and affordable dwellings, has been determined. This target is made up of:
 - 155 public housing dwellings;
 - 30 community housing dwellings; and
 - 122 affordable housing dwellings.
- The 2021-22 targets take into consideration sector need, delivery capacity, amenity, proximity to schools, transport and employment centres, public open space, and existing concentrations of affordable, community, and public housing in each suburb.
- Under the affordable housing targets, the dedicated affordable dwellings are sold to people who have registered and been assessed as eligible via the ACT Government's Affordable Home Purchase Database.
 - If the database is exhausted, properties can then be offered to registered community housing providers at the affordable housing price threshold. If the properties are not taken up they can be sold on the open market at the affordable price threshold.

Key Information

- Under section 65 of the *City Renewal Authority and Suburban Land Agency Act 2017* relevant Ministers are required to set affordable, community, and public housing targets for residential development in an urban renewal precinct, within an urban renewal area other than in an urban renewal precinct, and in new suburbs.
- As required by the *ACT Housing Strategy (2018)*, the housing targets will be presented for Cabinet's consideration as part of the *Indicative Land Release Program (ILRP)*. The Government has committed to at least 15 percent of residential land releases in the ILRP being dedicated to affordable, community, and public housing.

Background Information

- The agreed targets were developed by a cross-Government Reference Group, with representatives from the Environment, Planning and Sustainable Development Directorate, Community Services Directorate, Chief Minister, Treasury and Economic Development Directorate, Suburban Land Agency, and City Renewal Authority.
- The targets include provision for dwellings in greenfield suburbs for separately titled homes as well as 122 affordable home purchase opportunities in urban renewal/infill sites, including the Gungahlin Town Centre and Kippax Group Centre (Holt).

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Cleared for public release by: Executive Branch Manager

Contact Officer name:

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Ext: 50030

Lead Directorate:

Environment, Planning and Sustainable Development

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- A copy of the 2021-22 housing targets is provided in the attached table.
- The 2021-22 target is equal to 15 percent of eligible residential sites planned for release in 2021-22, noting residential land to be released in Casey, Taylor, Kingston, Oaks Estate, Belconnen, Lawson, and Turner, has been excluded from the target calculation as these suburbs already have an allocation of public, community, and affordable, dwellings or have been identified for other housing projects.

Table 1: Indicative Housing Targets by Suburb and Individual Site

Suburb	Block	Section	Affordable Purchase Dwellings	Public Housing Dwellings	Community Housing Dwellings	Total Targets Numbers	Total res dwellings from ILRP	% P/C/A Housing
Casey*	12,13	132	0	0	0	0	100	0%
Gungahlin			20	30	10	60	300	20%
Jacka			10	20	0	30	200	15%
Whitlam			10	20	0	30	200	15%
Strathnairn			10	25	0	35	250	14%
Denman Prospect			60	60	20	140	1,000	14%
Taylor*			0	0	0	0	157	0%
Kingston*	1	68	0	0	0	0	518	0%
Oaks Estate*	5,8,11		0	0	0	0	6	0%
Oaks Estate*	5,6,9	7	0	0	0	0	11	0%
Holt (Kippax)	37, 47, 66 (part) 6, 22, 36, 64 (full)	51	12	0	0	12	80	15%
Belconnen*	26,30,1	52,151	0	0	0	0	500	0%
Lawson*			0	0	0	0	850	0%
Turner*			0	0	0	0	565	0%
Subtotal			122	155	30	307	4,737	
*Housing Target – excludes Casey, Taylor, Kingston, Oaks Estate, Belconnen, Lawson and Turner						307	2,030	15%

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28/01/2022

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Executive Branch Manager

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Lead Directorate:

Environment, Planning and Sustainable Development

Portfolio: Housing and Suburban Development**ACT HOUSING STRATEGY****Talking points:**

- The ACT Housing Strategy (the strategy) was launched in October 2018 and establishes an overarching policy framework to guide decisions about policy, planning, and delivery, of housing across the ACT over its ten-year lifespan.
- The strategy is structured around five goals with linked objectives and 74 priority actions. It is supported by a complementary Implementation Plan, which identifies timeframes for the delivery of actions and allocates delivery responsibility within government.
- While the strategy aims to improve access to safe, secure, and affordable housing for all Canberrans, it includes a particular focus on low to moderate income households and those most vulnerable to homelessness.
- Through the strategy, the ACT Government has introduced a range of reforms, programs, and funding initiatives, which span the full housing continuum. This comprises initiatives that provide affordable home purchase and affordable rental opportunities, strengthen social housing assistance, respond to homeless, and increase equity in the housing market.
- The ACT Government reports annually on progress against the Implementation Plan. The first ACT Housing Strategy Report Card was released in November 2019. The report card showed strong progress in the strategy's first year of implementation, with 15 of 16 targeted actions identified for delivery in 2018-19 either progressed or completed. A further 39 actions identified for delivery as part of ongoing or annual commitments were either underway or completed.
- The ACT Housing Strategy Year 2 Report Card was released in February 2021. The report card showed steady progress against the strategy's 67 short-term, medium-term and ongoing actions with 14 completed, four in development, 33 progressing, and 16 continuing. There are now 14 completed actions; five were completed in 2018-19 and nine were completed in 2019-20. The strategy also includes seven annual actions, of which four were completed and three progressed since the release of the first report card.
- The ACT Housing Strategy Year 3 Report Card was released on 9 November 2021. The report card shows good progress across all goals and actions throughout the strategy's third year of implementation, with 21 actions complete, one in development, 32 progressing and 13 continuing. The strategy also includes seven annual actions, all of which were completed since the release of the Year 2 Report Card.
- Following the release of the Year 3 Report Card, an important task will be to identify focus areas and priorities to support the strategy's continued delivery. It is intended that this work will be integrated within the strategy's existing structure and framework.
- This work will involve collaboration across government and with our community delivery partners and may result in updating the strategy's existing policy settings to reflect new market conditions, changes arising from COVID-19, and the next phase of delivery of existing actions. New actions may also be identified and scheduled for delivery across the life of the strategy.

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Lead Directorate: Environment, Planning and Sustainable Development

Key Information:

- The continued implementation of the strategy aligns with a range of commitments in the 10th Legislative Assembly Parliamentary and Governing Agreement.
- The strategy is structured around the following five goals (which span the full housing assistance continuum):
 - providing an equitable, diverse and sustainable supply of housing for the ACT community,
 - reducing homelessness,
 - strengthening social housing assistance,
 - improving affordable rental options, and
 - increasing affordable home ownership.
- The strategy mandates a target of at least 15 percent of residential land in the Indicative Land Release Program (ILRP) to be released for affordable, community, and public housing.

Background Information:

- The strategy replaces the previous Affordable Housing Action Plan, which was in place from 2007 to 2018.
- The strategy has a deliberate focus on strengthening existing supports for low income households in income quintile one (Q1), earning up to \$55,000 per annum, and providing greater support for households in income quintile two (Q2), earning up to \$100,000 per annum. As a cohort, Q2 households are at greatest risk of housing stress, especially when reliant on the private rental market.

Update on key actions underway

Innovation Fund

- The second round of funding was announced on 21 November 2019, after an expression of interest process, with six successful applicants across four priority areas of innovation:
 - Summer Foundation Ltd to boost the supply of specialist disability accommodation (\$35,000);
 - Rights and Inclusion Australia to assist people with disability and families of people with disabilities identify suitable housing options in the ACT (\$90,000);
 - YWCA for YHomes, to deliver supportive housing for older women in Canberra (\$125,000);
 - CatholicCare Canberra and Goulburn to investigate the use of church land for the development of an affordable housing model and projects in the ACT (\$50,000);
 - Build.rent Pty Ltd to support its affordable rental housing model (\$125,000); and
 - Community Connections Incorporated (Homeshare ACT) to develop a home share model (\$220,000).
- The projects in round two of the Innovation Fund concluded in September 2021.

2021-22 Housing Targets

Cleared as complete and accurate:	30/01/2022	
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- Targets for public, community, and affordable, housing have been agreed for government land releases across the Territory for the 2021-22 financial year. A target of 307 dwellings has been determined, consisting of 155 public housing dwellings, 30 community housing dwellings, and 122 affordable housing dwellings.

Affordable Community Housing Land Tax Exemption

- The land tax exemption for home owners who rent their properties at an affordable rate (defined as 75 percent or less of market rent) to eligible households, via a registered Community Housing Provider (CHP), came into effect in July 2019 under a pilot program.
- The program includes a cap of 250 properties that can access an exemption under the scheme, and there is no time limit.
- Of the three CHPs eligible to participate (CHC, the YWCA and Havelock Housing), two have done so, to date. Eligibility requires either registration as a licensed real estate agent, or exemption from this requirement under the *Agents Act 2003*.
- To date, CHC and the YWCA have been active participants. Havelock Housing has also expressed interest in participating but has not yet done so.
- CHC's participation in the scheme occurs through its real estate and property management arm, HomeGround Real Estate. The YWCA participate through its charitable property management service, Rentwell.
- As at January 2022, 90 properties had been registered collectively by the YWCA and CHC.

Community Housing Sector Engagement

- The following mechanisms are available to community housing providers (CHPs) to facilitate access to land for social and affordable housing:
 - Housing targets – allocation of 15 percent of the ILRP each year to community, public, and affordable, housing.
 - Community housing tenders – for example, sites in Scullin, Giralang, and other suburbs, in 2020.
 - Purchase of land from the Suburban Land Agency – for example, Over the Counter, auctions, and ballots.
 - Affordable Home Purchase Scheme – if the database of eligible applicants is exhausted, dwellings are then offered to CHPs at the affordable price thresholds.
 - Direct sale – CHPs can apply to the government for a direct sale of land at full market value. This involves submitting a business case and meeting legislated criteria.
 - Private sector – CHPs can purchase land and dwellings from the private sector.
- In addition to establishing a pipeline of land to grow the supply of community housing, the ACT Housing Strategy also includes a range of initiatives, policies and programs to support CHPs. These include:
 - Development of community housing on underutilised community facility land.

- Affordable community housing land tax exemption scheme.
- Development of an Aboriginal and Torres Strait Island CHP.
- Establishment of the affordable rental real estate management model (run by Community Housing Canberra).
- Expansion of the land rent scheme to CHPs.
- Pilot a shared equity scheme in partnership with a CHP.
- Lease variation charge remission.
- Build to rent – co located with Common Ground in Gungahlin, plus a separate expression of interest process.
- Review of valuations policy to ensure that any restrictions such as the provision of community housing is factored into land valuation.
- Affordable Housing Innovation Fund projects.

Portfolio: Planning and Land Management**PLANNING SYSTEM REVIEW AND REFORM PROJECT****Talking points:**

- In 2022, EPSDD will be progressing reforms to three key elements of the planning system: a new Planning Bill, preparing draft District Strategies and a new draft Territory Plan.
- Each element will be open for public consultation to allow for the reformed planning system to reflect community and industry views and to build trust and confidence in the reformed planning system.
- EPSDD has prepared a consultation draft of the Planning Bill, which will deliver a new Planning Act to set the foundation for our new system.
- The consultation draft of the Planning Bill has been developed in conversation with community and industry stakeholders, with targeted stakeholder engagement occurring throughout 2021.
- Public consultation on the draft Planning Bill is proposed to commence following Cabinet agreement to release the consultation draft and will run for a period of three months.
- The purpose of public communication and engagement activities in 2022 is to capture input from the community and industry more widely on the proposed policy positions within the legislation.
- This is an opportunity to inform the community and industry of the proposed changes and benefits to the planning system that will be delivered through the provision of a new Act
- EPSDD are also working on a new Territory Plan and draft District Strategies to deliver our reformed planning system and will consult with stakeholders and the wider community on these proposed changes in the second half of 2022.
- As the reform journey continues, engagement and consultation will continue to be at the heart of the Project.
- This is an exciting time for planning in the ACT as the directorate continues this important work to build a planning system that responds to the need of Canberrans in a growing city including important elements such as the environment, mitigation against the effects of climate change and the appropriate recognition of our first nations peoples.

Key Information

- Throughout 2021, EPSDD continued the review and reform phases of the Project. They have been working to determine what changes are required to give effect to our reform goals and have focussed on the technical work of identifying and developing the changes required to deliver on the policy directions.

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- This technical work has been undertaken within EPSDD, working with other parts of Government and seeking independent technical input on some matters.
- In identifying the key features and concepts for a reformed planning system and developing the new Planning Act, EPSDD has also undertaken engagement and tested early policy ideas with key stakeholders through workshops, forums, working groups and online.
- A Project Update paper was released in December 2021, which summarised the technical work and consultation undertaken in 2021 and provided an indication of the ongoing work for 2022.

Consultation Background

- Communications and engagement on the ACT Planning System Review and Reform Project (PSRRP) have been ongoing since 2019 and involves a range of targeted stakeholder activities and broad public consultation.
- EPSDD has been working closely with a number of stakeholders, sharing policy ideas and capturing their feedback along the way. This work has helped inform our final policy positions and allowed us to balance community and industry needs through the processes within the draft Planning Act.

Draft Planning Bill

- From May – December 2021 EPSDD delivered a Stakeholder Working Series (SWS) which invited community and industry stakeholders to discuss key policy positions with the PSRRP project team.
- The stakeholder working series allowed for a deeper exploration of some elements proposed for the reformed planning system, with industry, community and interest group representatives discussing ideas and providing feedback for the project team to consider in resolving final policy positions and supporting processes.
- A legislation working group was established with legal and planning practitioners to discuss the drafting of provisions to give effect to the policy positions informed by discussions held in other forums. The group will continue to meet in 2022.
- The Environment and Planning Forum has also been used to discuss early policy approaches to legislative changes proposed in drafting a new Planning Act. EPF is co-chaired by the Chief Planner and a community representative, with community council and industry association representatives in attendance.
- Through all our conversations we have heard of the continued desire for stakeholders to be involved in the reform of the planning system; to understand how all the elements fit together; and to know when future opportunities for engagement will occur.

District Strategies

- We have also been progressing work on district strategies, including compiling existing policy plans for each of the 8 urban districts.
- Several engagement activities have been held to seek community views on a range of matters relating to districts and what elements of each area are valued by residents.
- We have heard from members of the YourSay Community Panel about the unique features of their local areas and what they liked and disliked about the buildings and streetscapes around them.
- This information was expanded on through a series of focus group workshops and an online activity delivered in June 2021 with community members representing each of Canberra's eight urban districts.
- A final engagement report for the district planning consultation held in June 2021 was published in December on the YourSay website.

Portfolio: Planning and Land Management

MANOR HOUSE DV375

Talking points:

- In response to the ACT Legislative Assembly resolution of June 2017, which asked the ACT Government to deliver demonstration housing proposals, DV375- Manor House is proposed as one project forming part of the Demonstration Housing Project.
- The manor house and other Demonstration Housing proposals provide a 'hands on' opportunity for government, industry and the community to showcase and test the benefits and effectiveness of innovative housing types over time. The manor house is an example of providing housing choice and our future growth while maintaining benefits particularly for those who want to remain in their local neighbourhood.
- DV375 proposes changes that only relate to Griffith section 31 block 6. The proposed changes involve introducing a definition for 'manor house' and allowing this development type at the site.
- Further restrictions include limiting the number of dwellings to four. A basement, which will contain carparking, is proposed to be allowed beneath a two-storey dwelling providing the 'manor house' appears as though it is one large house and appears as two storeys from street frontages. A provision to protect solar access of adjacent dwellings is also proposed as is unit titling of the dwellings.
- The site at Griffith section 31 block 6 is in the Residential RZ1 Suburban zone. No zoning changes are proposed, and other proposed changes only apply to this individual block.
- Public comment was invited about DV375 from 19 February 2021 until 16 April 2021. A total of 535 written submissions were received, which included 476 form letters, 55 submissions from individuals and 4 submissions from community organisations. Four submissions are in support of the draft variation and a large majority of submitters do not support it. EPSDD has considered the submissions received. A report on consultation and the recommended version of DV365 is being prepared.
- Should the changes to the Territory Plan proposed in DV375 proceed and the project is constructed, there will be evaluation of the effectiveness of the new housing type and whether and under which circumstances a 'manor house' could be further considered.
- Lessons learnt from the evaluation of this proposal and others undertaken as a part of the Demonstration Housing Project will inform future government policy and possible future Territory Plan changes to encourage and support improved housing choice and housing quality in Canberra.

Key Information

- The key concern raised in submissions is that a manor house is inappropriate in the Residential RZ1 Suburban zone. Other concerns relate to traffic generation, increasing density, probity (perceived conflict of interest of one of the proponents), landscaping, car parking, loss of property values, and uncertainty about the location of potential future sites for manor houses.
- On 2 June 2021, Ms Elizabeth Lee MLA lodged petition number 28-21 that calls upon the Legislative Assembly to reject Draft Variation 375 Demonstration Housing, Griffith section 31 block 6, Manor House, so the character and amenity of Griffith can be maintained.
- The petition received in excess of 500 signatories and has therefore been referred to the Standing Committee for Planning, Transport and City Services, consistent with the Legislative Assembly Standing Order 99A.
- The Government is considering its response to the petition, which is anticipated to be provided by 3 November 2021, in accordance with the Legislative Assembly Standing Order 100.
- Subsequent to the formal consultation period for DV375 closing, an Open Letter rejecting petition 28-21 and supporting the Manor House proposal, driven by younger Canberrans seeking access to housing options in the Inner South, was circulated on social media.
- The Open Letter calls on members of the Legislative Assembly to support DV375 and honour the ACT Planning Strategy Strategic Directions to create a city that is compact, efficient, diverse, sustainable, resilient, liveable, affordable and accessible.
- The Open Letter generated discussion on forums such as ABC 666 Canberra's Facebook page, the Riot Act's page, and the Kingston Barton Resident Group's Facebook page. It received 214 signatures and was sent to each member of the Legislative Assembly on 10 December 2021.
- The community group Greater Canberra formed in response to the opposition to Manor House and is responsible for the Open Letter. They support DV375 that would permit Manor House and see it as one element that addresses a range of issues such as housing affordability for both purchase and rental, intergenerational inequity in housing, densification of the RZ1 zone, measures to reduce exclusionary zoning, and measures to increase access to housing in the inner south and across the Territory. They have a strong social media presence on Facebook, Twitter and Discord.
- Public submissions about DV375 have been considered by EPSDD.

Background Information

- The ACT Legislative Assembly passed a resolution in June 2017, which asked the ACT Government to engage with the community and industry stakeholders to deliver demonstration housing proposals.
- A two-stage Expression of Interest (EOI) process was developed for the Demonstration Housing Project by EPSDD in consultation with community and industry representatives and commenced in April 2018. This process was designed to assess the interest, capability, and experience of proponents to deliver projects that address the Legislative Assembly's resolution.
- The aim of the Demonstration Housing Project is to demonstrate how infill development can incorporate high quality green space, can be delivered in ways that supports Canberra's changing needs such as ageing in place and multigenerational homes, and how strong collaboration between government and the community can deliver positive urban renewal outcomes.
- Draft variation 375 (DV375) was prepared to support the development of a Demonstration housing proposal for a new type of housing development not currently available in Canberra called a 'manor house' and implement the key recommendations of a planning report prepared by Knight Frank Town Planning to support the proposal.



ACT
Government

Environment, Planning and
Sustainable Development

MEETING BRIEF

UNCLASSIFIED

To: Minister for Sustainable Building and Construction

Tracking No.: 22/09535

From: Office of the Director-General, Environment, Planning and Sustainable Development Directorate

Date of meeting: Monday, 7 March 2022

Subject: Planning and Construction Industry Chief Executive Reference Group (PACICERG) meeting 7 March 2022

Critical Date: 7 March 2022

Purpose of the meeting

This is an opportunity to engage with the planning and construction industry representatives on matters impacting these industries.

Recommendations

That you:

Note the possible discussion topics for your meeting with the Planning and Construction Industry Chief Executive Reference Group (PACICERG).

Noted / Please Discuss

Rebecca Vassarotti MLA/...../.....

Minister's Office Feedback

Signatory Name: Lisa Sampson (on authority of Ben Ponton) **Phone:** x71667

Action Officer: Sarah Crisp **Phone:** x70665

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Purpose of the meeting:	To engage with industry representatives on a range of matters while attending the Planning and Construction Industry Chief Executive Reference Group (PACICERG) meeting of 7 March 2022.
Attendees:	<p><u>Chair</u></p> <ul style="list-style-type: none">• Director-General, Environment, Planning and Sustainable Development Directorate (EPSDD) <p><u>Members</u></p> <ul style="list-style-type: none">• Chief Executive Officer, Master Builders Association of the ACT• Executive Director, Housing Industry Association (ACT/NSW Region)• Executive Director, ACT Property Council• CEO, Canberra Business Chamber• CEO, Real Estate Institute of the ACT• President, ACT Chapter, Australian Institute of Architects• President, ACT Chapter, Australian Institute of Landscape Architects• President, ACT Chapter, Planning Institute Australia• President, ACT Division, Engineers Australia• President, ACT Division, Professionals Australia• ACT Executive Director, Consult Australia• Managing Director, Icon Water• Chief Executive Officer, National Capital Authority (Cwth)• Deputy Director-General, Planning and Sustainable Development, EPSDD• Deputy Director-General, Environment, Water and Emissions Reduction, EPSDD• Director-General, Transport Canberra and City Services Directorate• Deputy Director-General, Access Canberra, CMTEDD• Deputy Under Treasurer, CMTEDD• Chief Executive Officer, Suburban Land Agency• Chief Executive Officer, City Renewal Authority• Chief Projects Officer, Major Projects Canberra• Chief Engineer, Major Projects Canberra
Day / date:	Monday 7 March 2022
Time:	2:00pm – 3:30pm
Venue:	The meeting is taking place over Webex. A link is provided in the calendar invitation.
Background:	<p>You are regularly invited to attend the Planning and Construction Industry Chief Executive Reference Group (PACICERG).</p> <p>PACICERG provides a regular liaison meeting between peak industry groups and the ACT Government at the most senior level.</p> <p>PACICERG is chaired by the Director-General, EPSDD.</p> <p>The main functions of PACICERG are:</p> <ol style="list-style-type: none">a) To identify and discuss key strategic planning and construction issues requiring industry and government cooperation to resolve.b) To propose options for resolving identified issues.

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	<p>c) To discuss progress of major industry reform initiatives and identify options to resolve emerging issues.</p> <p>d) Industry to provide advice on the state of the market, opportunities and emerging pressure points.</p> <p>Regular meetings are held quarterly, but special meetings are held as required. In July 2021 PACICERG started meeting weekly to provide improved communication between industry and Government during the Covid-19 outbreak in the Greater Sydney region. While the ACT was in lockdown in August, September and October 2021, special meetings were held multiple times a week. These meetings included additional attendees in addition to the usual PACICERG membership.</p> <p>An agenda for this meeting is at Attachment B, minutes from the previous quarterly meeting (18 November 2021) are at Attachment C.</p>
<p>Discussion:</p>	<p>Talking points have been prepared to support you in providing opening remarks at Attachment A.</p> <p>The following items are listed on the agenda for this meeting (Attachment B):</p> <ul style="list-style-type: none"> • All members will have the opportunity to provide an update to the group. This is a standing item to seek industry views on the condition of the market and any emerging trends of importance. • Bethell Sendaba, Executive Branch Manager in the Planning and Urban Policy Division of EPSDD, will provide an update on the ACT Housing Strategy.
<p>Media implications:</p>	<p>No media implications are anticipated. This is a regular industry consultative forum, with attendance by invitation.</p>

Portfolio: Planning and Land Management**TERRITORY PLAN VARIATION – NORTH WATSON****Talking points:**

- Draft variation number 372 (DV372) to the Territory Plan was released from 1 February to 19 March 2021 for public comment. DV372 proposed changing the zoning from CZ6 Leisure and Accommodation to RZ4 Medium Density Residential, including Demonstration Housing; and PRZ1 – Urban Open Space to provide urban amenity and to protect landscape and treed areas for wildlife, including foraging habitat for the Superb Parrot for Watson Section 76.
- The Standing Committee for Planning, Transport and City Services considered DV372 and did not recommend it for an inquiry. It is anticipated that Variation 372 will commence in February 2022.
- The final Place Plan and Development Concept (PPDC) is scheduled for public release on Monday 31 January 2022. Based on the outcomes of community engagement, undertaken concurrently with the DV372, the PPDC sets the community's place vision, themes and principles to guide the future development of the site, including a one-hectare park and new walking and cycling paths. EPSDD will update the Watson Community Association (WCA) when the final PPDC is publicly released.
- The detailed design of the one-hectare park is scheduled to commence in February 2022. The detail design phase will include community consultation. EPSDD is coordinating this project with Transport Canberra and City Services around the work for the Inner North Play Space that is proposed adjacent to Canberra Technology Park Watson.
- Key stakeholders for Watson Section 76, including the Dhawura Ngunnawal Caring for Country Committee and the WCA, will continue to play an important role in shaping the site as it progresses through the detailed design phases.
- EPSDD is working closely with the Suburban Land Agency (SLA) around their preparation of the Estate Development Plan (EDP) for the subdivision of Section 76 Watson.
- A site audit, assessing the bioavailability of the naturally occurring heavy metals found in the northeast of the site, is currently underway and is expected to be completed by February 2022. EPSDD has prepared development options that consider the preliminary findings of the site audit and demonstrate that even without development in the northeast portion of the site, the 200 dwellings target, identified in the Indicative Land Release Program for 2022-23, can be achieved.
- This project demonstrates Government's commitment to addressing the significant economic, demographic, and environmental changes that are taking place in the ACT.

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Lead Directorate: Environment, Planning and Sustainable Development

- The project also demonstrates ACT Governments commitment to creating a more compact, efficient and inclusive city, with a clear focus on limiting urban spread and making better use of the existing infrastructure.

Key Information:

- Section 74 and 76 Watson are on the Indicative Land Release Program for 2022-23 for 200 dwellings on each site.
- Work on the proposed Territory Plan Variation for Section 74 is not proceeding at this time, while government continues to undertake analysis on the best use for the site. Education Directorate has advised they are looking at Blocks 11 and 12 for a school.
- A recent ecological assessment outlines that Section 74 contains 3.77 ha of Box-Gum Woodland under the *ACT Nature Conservation Act 2014 (ACT)*. ACT Parks and Conservation also advises that the site is important for movement for the vulnerable Superb Parrot.
- If Government decides to use Section 74 for a school, Education will take the lead in completing the necessary site investigations. With Education intending to use part of the Section 74 for a school, the remainder may be reserved to protect the ecological values.
- Further community consultation on the Demonstration Housing proposal for Section 76 will be undertaken if the proponent is found successful in the Stage 2 Request for Tender process.
- EPSDD has provided the SLA with an Assurance Package for S76 Watson in December 2021 to allow the SLA to commence their work, including the EDP. The SLA will be able to lodge the EDP after the commencement of DV372 and when EPSDD has completed the site audit. The final DV372 and site audit are anticipated in February/March 2022.
- In preliminary community consultation, issues raised related to:
 - environment/trees;
 - transport/parking;
 - overall planning for the North Watson area including provision of recreation and community facilities, and further shops; and,
 - limiting any residential development on site to an appropriate scale.
- The WCA undertook community consultation in 2018 to inform their '2019 Plan for Watson'. The WCA's plan sets out community concerns outlined above, the importance of the local character of Watson, and the desire for future planning and development to be integrated within the existing built and natural environments.

Portfolio: Sustainable Building and Construction

ACT Government – Response to Asbestos – Asbestos Response Taskforce

Talking points:

- As at 31 December 2021, 998 of the known 1029 residential properties identified as affected by loose fill asbestos insulation have been demolished and remediated from the Canberra community.
- The Loose Fill Asbestos Insulation Eradication Scheme (Scheme) original voluntary Buyback Program operated from 28 October 2014 and closed on 17 August 2021. The ongoing Buyback Program commenced on 18 August 2021.
- The Asbestos Response Taskforce (Taskforce) is continuing its work to address the residual risks associated with the presence of loose fill asbestos in the community by:
 - administering a Buyback Program;
 - providing personal support and assistance to homeowners and residents who remain in their homes.;
 - progressing demolition and remediation activities as properties are surrendered to the Territory, and,
 - supporting the sale of remediated blocks in Canberra streets and suburbs that were once affected by loose fill asbestos insulation.
- The Taskforce remains focused on supporting homeowners of the remaining known 31 affected properties, and any newly identified affected properties, as they consider their options to manage their property – either through the Scheme or privately.
- Homeowners who have elected to manage their affected property privately must abide by the relevant responsibilities, such as Asbestos Management Plan requirements, development and building approval restrictions, and occupancy prohibition for any new owners and tenants. They should also remain aware of the potential for compulsory acquisition from mid-2025.
- A Request for Acquisition offering for deceased estates is now also available to executors or beneficiaries of deceased estates who manage an affected property that was not surrendered under the relevant Buyback Program. It allows the executor or beneficiary to request the ACT Government acquire an affected property after the homeowner has seen out their final years in their home.

Management of newly identified affected properties from 18 August 2021

- Since commencement of the Scheme, seven new properties have been identified as affected by loose fill asbestos insulation, including two which were added to the Affected Residential Premises Register on 18 August 2021 and 21 December 2021. It is possible that further affected properties not yet identified may exist across Canberra suburbs.

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Cleared for public release by: Executive Branch Manager Ext 58592
Contact Officer name: Michelle O'Donnell Ext: 55591
Lead Directorate: Environment, Planning and Sustainable Development

- The ongoing Buyback Program and associated initiatives commenced on 18 August 2021. This offering continues to support community safety through the effective management of their removal from the community.
- The ongoing Buyback Program is similar to the original Buyback Program for affected and impacted properties, however has adjusted timeframes to take into account the number of properties the ACT Government will likely manage at any one time going forward.
- These initiatives make sure that homeowners who may discover loose fill asbestos insulation in their property at some point in the future will still be supported by the ACT Government and will have options and assistance available to them, like homeowners whose properties were identified earlier.
- The Taskforce remains available to homeowners and residents with concerns about the presence of loose fill asbestos insulation in their home. The team can be contacted by phone on 6205 4700 or by email at asbestostaskforce@act.gov.au.

Asbestos Disease Support Scheme

- A diagnosis of an asbestos related disease, such as mesothelioma, presents a very difficult path ahead for the individual as well as their family. I acknowledge how challenging it must be to receive such unwelcome news.
- The ACT Government and Federal Government have committed to contributing \$8 million each to establish the Asbestos Disease Support Scheme to support people who contract, or have contracted, an asbestos related disease as a result of exposure to loose-fill asbestos from living in a Mr Fluffy property.
- The Support Scheme will be administered by the ACT Government. The structure of the Support Scheme is currently under consideration, but expected to commence in early 2022. Interested parties can register for Support Scheme updates by sending an email to Workplace Safety and Industrial Relations at wsir@act.gov.au.
- The Personal Support Team in the Taskforce also remains available to provide guidance, and support access to health services to assist current and former residents of Mr Fluffy properties who have been diagnosed with an asbestos related disease.

Key Information

- As at 31 December 2021, a total of 998 out of 1,029 residential properties identified as affected by loose fill asbestos insulation have been demolished:
 - 968 by the Taskforce through the Scheme
 - 12 through assisted private demolition
 - 17 self-funded demolitions
 - 1 surrendered to the Territory following demolition.

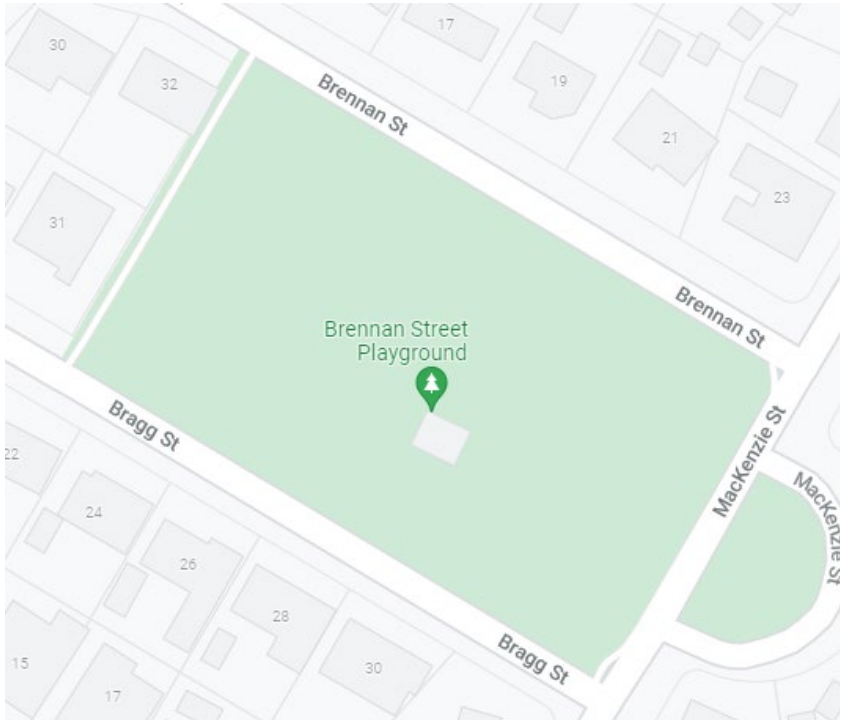
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Lead Directorate:	Environment, Planning and Sustainable Development	

- There are 33 residential properties remaining on the Affected Residential Premises Register. Of these:
 - 2 are owned by the Territory, have been demolished, and are in the process of being remediated and deregistered.
 - 11 are owned by the Territory with demolition planning underway.
 - 20 remain privately owned. Of these:
 - 1 is a newly identified affected property, the homeowners of which are considering participation in the ongoing Buyback Program;
 - 1 has a settlement date of 30 June 2022 under Transition Assistance arrangements;
 - 1 is approved for Transition Assistance, with a contract exchange pending; and,
 - 17 elected to not participate in the Scheme. Of these:
 - 2 have been approved for waste disposal fee relief to privately demolish the property.
 - 2 have exchanged contracts on the private market and are subject to Occupancy Prohibition.

Background Information:

- All remaining homeowners, regardless of whether they are participating in the Buyback Program, continue to have access to financial supports such as relocation assistance upon permanent vacation of their affected property.
- Additionally, Scheme participants also have access to:
 - A stamp duty concession on their next residential purchase in the ACT; and
 - \$1,000 towards the cost of legal advice, payable on surrender.

ARRANGEMENTS BRIEF

FUNCTION:	Launch of the 2022-2023 ACT Environmental Grants Program
VENUE:	<p>Bragg St Park Hackett https://goo.gl/maps/SGHGNN8nXsxqF11w8</p> 
HOST:	Name: Frank Garofalow/Ian Walker Mobile: 0466 662 392 (Frank)/ 0437 198 706 (Ian)
DAY:	Monday
DATE:	28 th February 2022
TIME:	9.00am – 9.40am
TIME COMMITMENT:	40 minutes
CATERING:	Nil.
DRESS CODE:	Casual (sturdy shoes suggested as ground may be muddy)
YOUR ROLE:	You will give a short speech to announce the opening of the ACT Environmental Grants Program (at <u>Attachment A</u>).
WHERE TO PARK:	There is street Parking along Bragg St.
WHO WILL MEET YOU:	Frank Garofalow/Ian Walker will meet you on Bragg St, adjacent to Brennan Street Playground.

Rebecca Vassarotti MLA - Arrangements brief

ADVISOR ATTENDING:	No.
AUDIENCE:	<p>Approximately 10 people comprising:</p> <ul style="list-style-type: none"> - Chris Mobs – Convener of the Bragg St Park Volunteers and President of the Hackett Community Association - Volunteers from the Bragg St Park Volunteers - Representatives from Landcare ACT - Representatives from the 3 ACT Catchment Groups - ACT NRM Staff - EPSDD Staff.
VIPs:	<ul style="list-style-type: none"> - Chris Mobbs – Convener of the Bragg St Park Volunteers and President of the Hackett Community Association.
PAST INVOLVEMENT:	Nil.
SENSITIVITIES:	Nil.
ORDER OF CEREMONIES	<p>Master of Ceremonies – Ian Walker/Frank Garofalow 9am: MC introduces the Minister (10 mins) 9:10am: Minister speaks (10 mins) 9:20am: Tour of site (Chris Mobbs) talk and walk (10 mins) 9:30am: Photo opportunity, media interviews (10 mins) 9:40am: Event concludes.</p>
MEDIA:	A media release has been prepared and is included with this brief (Attachment B).
SOCIAL MEDIA ACCOUNTS	Environment, Planning and Sustainable Development Directorate will be posting material about the launch of the grants on the day.
OUTSTANDING REGULATORY ISSUES	Nil.