
From: Goth, Kathy
Sent: Tuesday, 21 March 2023 1:41 PM
To: Cantamessa, Cindy; Cargill, James; Park, Jae; Treloggen, Jacob
Cc: Jones, Hayley
Subject: RE: Block 1 Section 121 City: Treasury comment on housing affordability draft text for deed

UNOFFICIAL

Hi All

Please note that this is DRAFT as we are still waiting for clearance from our MO's. this is based on our recommended position being agreed, and may need to be amended if that is not the case.

But OK for this text to be circulated on that assumption so we can keep the ball rolling....

From: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Sent: Tuesday, 21 March 2023 1:38 PM
To: Goth, Kathy <Kathy.Goth@act.gov.au>; Cargill, James <James.Cargill@act.gov.au>; Park, Jae <Jae.Park@act.gov.au>; Treloggen, Jacob <Jacob.Treloggen@act.gov.au>
Cc: Jones, Hayley <Hayley.Jones@act.gov.au>
Subject: Block 1 Section 121 City: Treasury comment on housing affordability draft text for deed

UNOFFICIAL

Kathy - Thankyou for the comments. I will ensure that the Deed Annexure is updated to reflect this advice

James/Jae/Jacob – See Treasury cleared comments below on the housing affordability paras.

Regards
cindy

Cindy Cantamessa
Project Director

E: cindy.cantamessa@act.gov.au Phone: 02 6205 8339 Mob: 

City Renewal Authority ACT Government
Nara Centre, 3 Constitution Avenue, Canberra City
GPO Box 158 Canberra City ACT 2601
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Follow us @CityRenewalCBR



We acknowledge the Traditional Custodians of the ACT, the Ngunnawal people. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

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From: Goth, Kathy <Kathy.Goth@act.gov.au>
Sent: Tuesday, 21 March 2023 1:06 PM
To: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Cc: Jones, Hayley <Hayley.Jones@act.gov.au>
Subject: FW: draft text for deed

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Hi Cindy

Please find draft text below as discussed, based in the Deed that was circulated by EPSDD. Please let me know if any comments or concerns or anything more is needed at this stage.

Also if it is OK could you please forward to the Deedman or should I do it?

regards

Kathy

From: Pirie, Mitch <Mitch.Pirie@act.gov.au>
Sent: Tuesday, 21 March 2023 12:59 PM
To: Goth, Kathy <Kathy.Goth@act.gov.au>
Cc: Jones, Hayley <Hayley.Jones@act.gov.au>; Treasury DLO <TreasuryDLO@act.gov.au>
Subject: Re: draft text for deed

UNOFFICIAL

Thanks Kathy

Words look fine and happy with your proposed approach

Cheers,

Mitch Pirie
Executive Group Manager
Economic and Finance Group | ACT Government

From: Goth, Kathy <Kathy.Goth@act.gov.au>
Sent: Tuesday, March 21, 2023 12:55:44 PM
To: Pirie, Mitch <Mitch.Pirie@act.gov.au>
Cc: Jones, Hayley <Hayley.Jones@act.gov.au>; Treasury DLO <TreasuryDLO@act.gov.au>
Subject: draft text for deed

UNOFFICIAL

Hi Mitch

CRA requires text relating to the affordable dwelling requirement to go into the deed of sale for Section 63. The site is pencilled in for release by EOI on 4 May and the CRA Board is meeting on 2 April.

CRA are seeking the wording for the Deed and the EOI schedule on the housing affordability schedule to get the docs approved by their Board/CEO and shelf ready for the release.

I have drafted the text below based on the brief that is still with the MO's, and I have followed up with Kylie on likely timeframe for getting a response. The text is in line with what was originally drafted and quite short at this stage. More details go into Project Delivery agreement (PDA) further down the track, and the details of the Help to Buy scheme will be known by then.

In the meantime I think we should provide this as draft to keep the ball rolling and manage expectations on the assumption that this is agreed. We should have the brief back before 2 April and can update if necessary before the CRA board meeting.

Regards

Kathy

~~Community/Affordable/Social Housing~~ Requirement

To ensure this requirement is met, the Developer shall provide a minimum of:

- a. 70 dwellings; or
- b. 15% of the total number of approved dwellings (rounded up to the nearest whole number)

whichever is greater, as ~~Affordable/Community/Social Housing~~ Dwellings.

The Developer will be responsible for the provision of all Affordable Dwellings required under this clause.

To meet the affordable requirement, the Developer will be required to offer the Affordable Dwellings for sale to purchasers who are eligible and approved for the Commonwealths Help to Buy scheme, for a period of twelve months.

The scheme is currently in development and more details are expected to be announced in 2023.

The break up of the dwellings types shall be consistent with the terms of the Project Delivery Agreement between the Developer and the CRA. It will include a range of dwelling types that are within the Help to Buy price thresholds.

~~For the avoidance of doubt, the~~

A2.1.8.2 Certification and Approval by the Estate Manager

For each Affordable Dwelling, the Developer shall provide a letter of endorsement from the CRA to the Estate Manager, certifying that the Developer has met the requirements for that dwelling. Once certified, the Estate Manager may then count that dwelling towards the total number of dwellings required under this Deed.

Kathy Goth
Executive Branch Manager
Affordable Housing Policy Coordination Branch
Chief Minister, Treasury and Economic Development Directorate
(02) 6205 0772

Please consider the environment before printing this email - or if printing is necessary, please print double-sided.

From: Goth, Kathy
Sent: Monday, 3 April 2023 2:21 PM
To: Cantamessa, Cindy
Cc: Jones, Hayley; Harmer, Antonia; Hamraev, Ahror; Miller, Douglas
Subject: RE: City Section 63 South - revised affordable housing clause

OFFICIAL

Hi Cindy

As discussed please find our edits below.

Regards

Kathy

From: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Sent: Monday, 3 April 2023 10:00 AM
To: Goth, Kathy <Kathy.Goth@act.gov.au>
Subject: City Section 63 South - revised affordable housing clause

OFFICIAL

Kathy

Deed mngt have requested if the words in the email below would be acceptable for inclusion in our Deed of Agreement.

Basically what we are proposing is that the CRA will address the manner of delivery through the EOI/RFT and legal sale documentation.

Could you confirm to myself and Deed Mngt (James Cargill) that the wording below is acceptable so that they may finalise the deed this week.

Regards

Cindy

From: Cargill, James <James.Cargill@act.gov.au>
Sent: Wednesday, 29 March 2023 2:32 PM
To: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Cc: Park, Jae <Jae.Park@act.gov.au>; Treloggen, Jacob <Jacob.Treloggen@act.gov.au>
Subject: City Section 63 South - revised affordable housing clause

OFFICIAL

Hi Cindy,

Please see below revised clause for affordable housing in the draft Deed for City Section 63 South.

As discussed, can you please confirm this is acceptable to cmtedd noting the other contract docs will stipulate details about how/what satisfies the dwelling as affordable for deed purposes.

A2.1.8 Development to meet Housing Target

The Developer shall inform itself of the requirements to meet the Housing Targets expressed for this Site as set out in the Project Delivery Agreement between the Developer and the CRA.

A2.1.8.1 Affordable Housing Requirement

To ensure this requirement is met, the Developer shall provide a minimum of:

- a. 70 dwellings; or
- b. 15% of the total number of approved dwellings (rounded up to the nearest whole number)

whichever is greater, as Affordable Housing Dwellings.

The requirements for a dwelling to be considered an Affordable Dwelling shall be as stipulated in the Project Delivery Agreement between the Developer and the CRA.

~~For the avoidance of doubt, the Developer is not required to personally sell all Affordable Housing Dwellings, however the Developer shall remain responsible for the provision of all Affordable Housing Dwellings required under this clause.~~

In this section Affordable Housing Dwellings have the meaning as defined in the Project Delivery Agreement between the Developer and the CRA.

A2.1.8.2 Certification and Approval by the Estate Manager

For each Affordable Housing Dwelling, the Developer shall provide a letter of endorsement from the CRA to the Estate Manager, certifying that the Developer has met the requirements for that dwelling. Once certified, the Estate Manager may then count that dwelling towards the total number of dwellings required under this Deed.

A2.1.8.3 Territory may withhold leases

The Authority may, at its absolute discretion, decline to issue Consequent Leases for blocks accounting for the greater of;

- a. 70 dwellings; or
- b. 15% of the total number of approved dwellings (rounded up to the nearest whole number)

until the conditions in respect of Affordable Housing Dwellings ~~set out in this section~~ have been fulfilled to the satisfaction of the Estate Manager.

Regards,

James.

James Cargill

Director | Deed Management

Phone 02 6205 8543 | Fax 02 6207 1856

Statutory Planning | Environment, Planning and Sustainable Development Directorate | **ACT Government**

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

From: Hart, Jason
Sent: Thursday, 4 August 2022 3:54 PM
To: Cantamessa, Cindy
Cc: Naughton, Ben
Subject: RE: Request for advice - public housing - City Section 63 South

OFFICIAL


Hi Cindy,

Appreciate you getting in touch and the quick chat this morning.

I've had a few conversations about this today and I can confirm that we have no interest in taking the allocation in the future development.

Thank you for reaching out to confirm.

Cheers,

Jason Hart | Director | Portfolio Planning and Alignment
Infrastructure and Contracts Branch | Housing ACT | Community Services Directorate
Level 3, Nature Conservation House | 153 Emu Bank Belconnen 2617 | Locked Bag 3000 Belconnen ACT 2617
t. +61 2 6207 3423 |  | e. Jason.hart@act.gov.au



From: Cantamessa, Cindy <Cindy.Cantamessa@act.gov.au>
Sent: Thursday, 4 August 2022 9:37 AM
To: Hart, Jason <Jason.Hart@act.gov.au>
Cc: Naughton, Ben <Ben.Naughton@act.gov.au>
Subject: Request for advice - public housing - City Section 63 South

OFFICIAL

Hi Jason

The City Renewal Authority is responsible to release City Section 63 South in financial year 2022/23. The site is designated land and is currently zoned Land Use A. The site is located in the city centre and is bounded by Commonwealth Avenue, Vernon Circle, Edinburgh Avenue and London Circuit. Refer the map below for the site location:



The site currently has housing affordability targets which were set in 2019-20 - a target of 60 affordable housing, 5 public housing and 5 social housing.

In terms of built form the future buyer of the site will build mixed use residential apartments ranging from 4 storey fronting Vernon Circle to 8 storey on London Circuit with the potential to build one 12 storey tower on the corner of Commonwealth Avenue and London Circuit.

Noting that the site is adjacent to the civil works for raising London Circuit and may potentially be a site compound for Light Rail Stage 2A, it is unlikely that the future buyer will commence construction before 2024. It is also likely that the finished build will be staged and not finished before 2028.

In order to prepare the sale documentation for the land, I need to confirm:

- whether Housing ACT requires the handback of 5 public housing dwellings from the future buyer.
- In the event that Housing ACT requires the handback of the 5 dwellings confirmation on the specs/fit out and number of bedrooms is required to include in the sale documentation.

Your assistance in confirming the dwellings and provision of relevant specs (if dwellings are required) would be much appreciated. The ACT Government Solicitor is our legal advisor for the sale and will be drafting the land sale documentation up shortly.

Regards
Cindy


Cindy Cantamessa
Project Director

E: cindy.cantamessa@act.gov.au P: 02 6205 8339 M: [REDACTED]

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I acknowledge the Ngunnawal people as the Traditional Custodians of the land I work on and respect their continuing culture and the contribution they make to the life of this city and this region. 

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