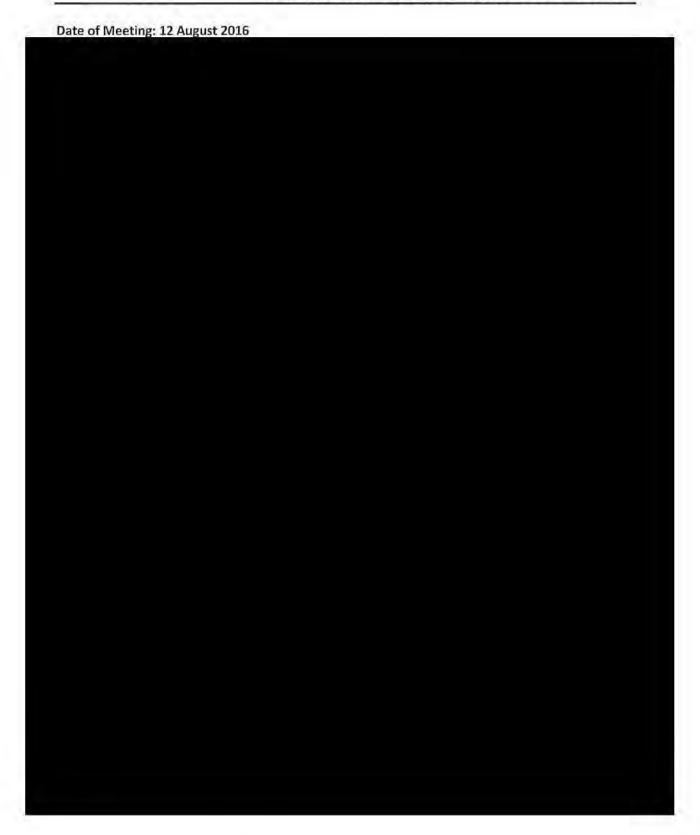


Public Housing Renewal Steering Committee Agenda Item 4: Land Supply and Purchases



3rd Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at August 2016
Replacement		
		1
Community Facility		4
Community Facility Monash Block 2 Section 20 (transferred from T4)	0	
	0	25

 Community Facilities – Two sites in Mo expected to yield 29 dwellings) have and due diligence is being progressed f 	been substituted for the Franklin :	
4th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at
		August 2016
Replacement		
Community Facility Land		
The state of the s		

Holder part Block 2 Section 21	20	20
Mawson Block 29 Section 36	8	8
Monash Block 2 Section 20 (transferred to T3)	4	0
Monash part Block 13 Section 56 (transferred to T3)	20	0
Wright Block 1 Section 29	0	16
Chapman Block 1 Section 45	0	25



 Community Facility Land – Early planning and due diligence is being progressed for these sites.





Executive summary

This study is in respect of Holder Block 2 Section 21, furthering the Stage 1 Site Investigation Report undertaken by GHD Pty Ltd in November 2015.

The site is well suited to residential development, with suitable vehicular access and availability of utility services.

Additional investigations were undertaken in regards to the traffic impacts of the proposed development and the servicing of the site.

Traffic

Although the generated traffic from the proposed development is expected to increase the existing traffic volumes, the post-development traffic volumes are well within the capacity of the street.

Services

The Stage 1 site investigation reports identified a constraint in the sewer serviceability of the proposed development due to the landform of the site. The southeast corner of the site is situated lower than and a significant distance away from the road reserve in the northeast corner of the site, from where the site will be serviced. Topographical survey allowed for detailed investigation of the extent of area that is constrained.

ACT Waterways Water Sensitive Urban Design General Code states that on-site detention (OSD) of stormwater runoff is generally required on redevelopment sites for temporary storage and controlled release of stormwater generated within the block of development. A detention basin will be required to store 128 m³ of runoff during a 100 year ARI storm event. As there is an area that is unusable in the southeast corner of the site, it is recommended that a landscaped surface storage basin is constructed. If this area is suitably landscaped, this could increase the appeal and amenity of the proposed development.

Summary of opportunities and constraints

Based on the investigations carried out the following opportunities and constraints have been identified.

Opportunities:

Site is physically well suited to infill residential development and has access to all required services.

Constraints:

- Existing Building: There is an existing building to be considered in planning for future use of the site. Further investigations are required in relation to the demolition or reuse of this existing building.
- Sewer: The southeast corner of the site cannot be serviced due to the slope of the site.
- Stormwater: An on-site detention basin is required that will impact the site layout.
- Easement: The stormwater easement on the southern boundary of the site will limit construction in the area.
- Neighbouring sites: The landform of the site is such that development will need to consider privacy concerns from neighbouring residents.

Summary of cost estimate for site servicing

The following works are required to adequately establish the site for the proposed development.

Item	Details	Probable Costs (Including GST)
Water	Upgrade existing water service connection across Stapylton Street.	
Electricity	Connect to existing LV network along southern and eastern boundary. (Nil cost assumes direct connection to existing adjoining overhead electrical reticulation and that there is capacity in the conductors for the additional loads).	
Subdivision	Subdivision to create separate Block for proposed development	
Sub-total		
Total +20% contir	ngency	

The works shown below are to be completed as part of the development of the site.

m	Details	Probable Costs (Including GST)
	On-site stormwater detention basin (grassed) and connection to existing 300 mm diameter stormwater main along the south boundary of the site.	
wer	Upgrade existing sewer service tie to 150 mm diameter.	
ecommunications	Installation of TransACT VDSL2 network.	
	Trenching from existing 40 mm diameter gas main to site. Jemena have advised that there is no cost to the developer for the laying of gas main and services in medium density developments if the developer provides trenching for the services.	
	Upgrade of existing access into site from Stapylton Street if required.	
STOREST CONTRACTOR	Street if required.	

Summary of recommendations

Based on the investigations carried out to date it is recommended that the lessee / developer carry out the following additional investigations:

The layout of residential development on the site must address the limitation of area that can
practically drain to the sewer connection. The impacted area is best utilised as a location to house
an on-site stormwater retention basin. The area can be utilised to improve the amenity of the
proposed development.

- The existing sewer and stormwater network should be surveyed to provide specific invert levels of the drainage network to aid detailed design.
- A geotechnical engineer should undertake a site classification assessment and report.
- Care will need to be taken during construction to protect the vehicle access from Stapylton Street.
 It is likely to become damaged and should be reinstated as a concrete vehicle access upon completion of works.
- Further investigations are required in relation to the demolition or reuse of the existing building located on the site.
- Detailed design of internal services will form part of the design process for the residential
 development of the site. The connection point to the existing overhead electrical reticulation has
 not been identified as part of this investigation report and will be determined as part of later design
 work. Actew AGL has not identified whether upgrades are required to electrical supply
 infrastructure to accommodate the additional loads.

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Appendix A – Correspondence

Appendix B - Topographical Site Survey

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1. Introduction

1.1 Purpose of this report

The Land Development Agency (LDA) has advised that the Public Housing Renewal Taskforce (PHRT) is considering the potential to develop part of Holder Block 2 Section 21 to provide a number of residential dwellings. For the purpose of this report, it is assumed that the site will house 28 x two-bedroom dwellings, however this is subject to design by others and may change.

LDA engaged GHD in November 2015 to prepare a Stage 1 Site Investigation Report on the suitability of the identified block for development, including identifying any restrictions and the cost of any site related works to develop the site and addresses the following in accordance with the provided template:

LDA has again engaged GHD to further these investigations with a Stage 2 Site Investigation Report, in order to refine costs based on specialist reports and investigations.

- 1. Background information review the Stage 1 Site Investigation Report and identify areas that require detailed investigation.
- 2. Existing site conditions review site conditions that were identified in the Stage 1 Investigation Report and identify any changes.
- 3. Specialist investigations undertake specialist investigations and assessments based on the findings from the Stage 1 Investigation Report.
- 4. Proposed site servicing liaise with relevant service authorities to confirm that the proposed site servicing from the Stage 1 Site Investigation Report is still appropriate and identify any changes.
- 5. Refine the indicative cost estimates for required works based on further investigations.

1.2 Scope and limitations

This report: has been prepared by GHD for Land Development Agency and may only be used and relied on by Land Development Agency for the purpose agreed between GHD and the Land Development Agency as set out in section 1.1 of this report.

The buyer is required to undertake their own assessments of the site prior to forwarding a Development Application with ACTPLA.

GHD otherwise disclaims responsibility to any person other than Land Development Agency arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

GHD has prepared this report on the basis of information provided by Land Development Agency and others who provided information to GHD (including Government authorities)], which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

GHD has prepared the preliminary cost estimate set out in section 7 of this report ("Cost Estimate") using information reasonably available to the GHD employee(s) who prepared this report; and based on assumptions and judgments made by GHD.

The Cost Estimate is a preliminary estimate only. Actual prices, costs and other variables may be different to those used to prepare the Cost Estimate and may change. Unless as otherwise specified in this report, no detailed quotation has been obtained for actions identified in this report. GHD does not represent, warrant or guarantee that the works can or will be undertaken at a cost which is the same or less than the Cost Estimate.

2. Background information

A Stage 1 Site Investigation Report was completed by GHD Pty Ltd in November 2015 This report was based on a target yield of 28 x two-bedroom dwellings and identified the need for further investigation in the following areas:

- · Geotechnical investigations of the site to develop a site classification assessment report
- Investigations in relation to the demolition of the existing building located on the site.

LDA has advised that geotechnical investigations and investigations of existing buildings are not to be a part of this Stage 2 Site Investigation Report.

3. Investigation scope

This report is intended to supplement the Stage 1 report and provides a detailed investigation of:

- Services
- Traffic.

4. Existing site conditions

The existing site conditions were identified in the Stage 1 Site Investigation Report. This information has been reviewed and determined to be still current.

The below is an excerpt from the Stage 1 Site Investigation Report:

Holder Block 2 Section 21 is located approximately 9.8 km southwest of the Canberra City Centre. The Block is a 39,634 m² community facility zone located between Blackwood Terrace, Weingarth Street and Stapylton Street in Holder. The western half of the block contains the ACT Board of Health building with access from Weingarth Street. The proposed development is to be located on the eastern side of the block with access from Stapylton Street.

The northern half of the site contains an existing building and slopes towards the north at approximately 6.2% and east at approximately 2.3%. There is major vegetation located along the northern boundary of the site, containing large trees.

The southern half of the site is vacant land with a stormwater easement located along the southern boundary. The southern half of the site has a fall of approximately 7.5% towards the east, with a grass swale diverting overland stormwater flows to a catch drain in the southeast corner of the site.

Holder Block 2 Section 21 is zoned under the Territory Plan as CFZ Community Facility Zone. Multiunit housing is listed in the Territory Plan as a prohibited development; however supportive housing developments can be approved under the Merit Track.

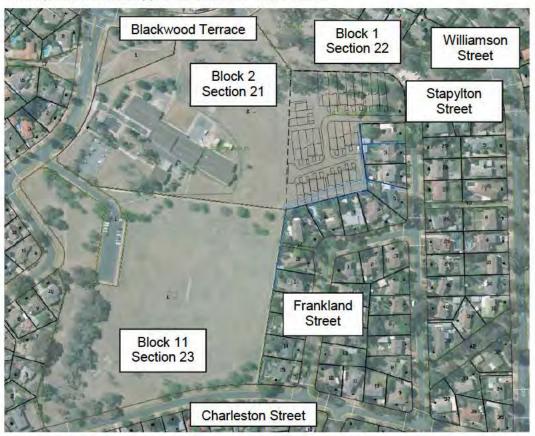


Figure 4-1 Site location on Holder Block 2 Section 21 and surrounding features

5. Specialist investigations

5.1 Topographical survey

A topographical survey of the site (including trees, structures, etc) was completed by ACT Survey Pty Ltd in August 2016.

A drawing of the survey is provided in Appendix B and the CAD version has been provided to GHD to inform this report and to provide a base for the services concept design and constraints drawing.

5.2 Tree assessment

A tree assessment was completed as part of the Stage 1 site investigations by Mylek Consulting Pty Ltd and has been reviewed and confirmed to still be current.

A copy of the tree assessment report is provided in Appendix E and the CAD version has been provided by CD and file transfer.

The tree assessment consisted of a total of 30 trees. There was a mix of planted trees as well as remnant natives, and consisted of both exotics and natives.

With the exception of remnant tree #7, all other remnant trees (#s 8, 24, 25 and 29), have significant decay either in the main stem or major forks (or both) and present a significant risk of failure. While these trees provide important natural value because of their remnant status and because they provide localised habitat for native birds and animals, they were nonetheless rated as 'poor' due to their risk potential.

Trees 22 and 23 were dead with some basal shooting, and trees #26, 27 and 28 were in decline. Tree #30 was growing through the powerlines. These trees should be removed for safety reasons (as shown in Figure 5-1).

As a group, the trees on site stand out in the landscape. However, the majority of the trees if seen on their own would not be considered to have a high visual or scenic value. Additionally, some trees were multi-leaders and some were of poor form visually.



Figure 5-1 Remnant trees and dead / declining trees

5.3 Traffic assessment

A traffic count survey was undertaken by Matrix Traffic and Transport between 21 July to 27 July 2016. The traffic volume data is provided in Appendix D and the Excel version has been provided by CD and file transfer.

The proposed development at Holder is to construct 28 x 2-bedroom units. Austroad's *Guide to Traffic Management Part 12: Traffic Impacts of Developments* stipulates that a medium density residential flat building of up to 2 bedrooms will have an assumed 4-5 daily vehicle trips and 0.4-0.5 peak hour vehicle trips per dwelling. As such, it is estimated that the proposed development will create:

- 140 daily vehicle trips
- · 14 peak hour vehicle trips.

The proposed Holder site is located on Stapylton Street, which is an access street route between Williamston Street and Sheaffe Street. Williamston is a minor collector route connected to Hindmarsh Drive and Blackwood Terrace. The average weekday volumes on Stapylton Street can be found in Table 5-1 below:

Table 5-1 Average daily traffic volumes on Stapylton Street

Eastbound	Westbound	Combined	Combined post- development
52	66	118	258

These traffic count volumes show that the proposed development will significantly increase the usage of Stapylton Street by approximately 120 %. However, the Estate Development Code of the ACT Territory Plan outlines traffic volumes for Access Streets as:

- Access Street A = 0-300 vehicles per day
- Access Street B = 300-1000 vehicles per day.

With a verge width of between 5.2 m - 6.4 m and a carriageway width of 6.2 m - 6.9 m, Stapylton Street can be classified as an Access Street A. As such, under this code, the post-development traffic volumes on Stapylton Street are well within the capacity of the street.

The traffic conditions during peak hour must also be assessed to ensure that there is no significant impact to existing traffic congestion. The average weekday peak hour traffic counts are shown Table 5-2 below.

Table 5-2 Peak hour traffic volumes on Stapylton Street

Eastbound	Westbound	Combined	Combined post- development
5	7	12	26

As can be seen, the peak hour traffic volumes are very low, averaging one car every five minutes. Though the peak hour volumes are expected to double with the proposed development, this will still result in only one car every two and a half minutes. As such, there will be no expected major impact on peak hour queuing and congestion along Stapylton Street.

6. Proposed site servicing

6.1 Stage 1 Site investigations

The Stage 1 Site Investigation Report identified the following requirements for servicing the site:

6.1.1 Stormwater drainage

The existing 300 mm diameter stormwater main in the easement near the southern boundary of the site has sufficient capacity to meet the demand of the site. A stormwater service tie will be required to service the development and may be connected to the stormwater main.

6.1.2 Water supply

There is an existing 20 mm water service tie located in the northeast corner of the site that connects to the 100 mm diameter water main along the eastern verge of Stapylton Street. The service tie is currently used to service the existing building and will need to be upgraded in order to service the proposed 28 x 2 bedroom units.

The extent of the development may also require upgrading of the existing 100 mm diameter water main along Stapylton Street, as well as the construction of additional fire hydrants based on the fire rating.

The hydraulic services design for the residential development on the site must consider available water pressures to meet the relevant fire-fighting flows required by the building code.

6.1.3 Sewer

There is an existing sewer service tie located in the northeast corner of the site that connects the existing building to the 150 mm diameter gravity sewer main along the western verge of Stapylton Street / Frankland Street. The existing network has capacity to cater for the proposed 28 x 2 bedroom units, however the existing service tie will need to be upgraded.

It is relevant to note that the profile of the site does not allow the units in the southeast corner of the site to drain to this point and it is impracticable to construct a sewer main across residential properties fronting Stapylton Street. In order to alleviate this issue, the floor level of a small number of the units will need to be raised in the impacted areas, however this may cause the units to overshadow and overlook the neighbouring properties. An alternative development footprint is shown in drawing 23-15186-SK016 in Appendix A.

6.1.4 Electricity supply

ActewAGL has advised that it can provide electrical services to Holder Block 2 Section 21, likely from the overhead network along the south and east boundaries of the site.

It is observed that the proposed development would be supplied from the end of a lengthy overhead reticulation and may require some upgrading of the conductors by ActewAGL. It has not been determined whether any upgrade of the conductors would be required.

6.1.5 Telecommunications

TransACT has advised that the Point of Entry for Holder Block 2 Section 21 is at Pole ID57611 located just outside the southwest corner of the site. The Point of Entry plan supplied by TransACT can be found in Appendix A.

6.1.6 Natural gas supply

The gas connection for the proposed development can be sourced from the existing 40 mm diameter gas main located in Stapylton Street.

6.1.7 Boundaries and easements

Holder Block 2 Section 21 will require subdivision before the site can be used for development.

The site is affected by stormwater drainage and electrical reticulation easements that will affect the layout of the development.

6.1.8 Traffic and Access

The existing road network is adequately servicing the existing development and has spare capacity to accommodate traffic from the proposed 28 x two-bedroom dwellings.

There is existing vehicle access to the existing building from Stapylton Street with capacity for the proposed development. Care should be taken during development to protect the access from damage by construction traffic. If repairs are required, the access could be reconstructed as a conventional concrete verge crossing if preferred to match the internal driveway materials.

6.2 Updated Advise from Service Authorities

The information has been reviewed on the basis of the proposed development and discussed with the relevant authorities as required (refer correspondence in Appendix A) and determined to still be current. Additional investigations are discussed in Section 6.3.

6.3 Additional investigations

6.3.1 Stormwater drainage

The Stage 1 Site Investigations showed that the existing on site stormwater infrastructure is sized adequately to accommodate discharge from the proposed development. However, this did not include detailed analysis of the downstream network due to the complexity of such a task. A major concern with new developments and redevelopments in existing commercial, industrial or residential areas is ensuring the capacity of the existing municipal stormwater system is not exceeded. ACT *Waterways Water Sensitive Urban Design General Code* states that on-site detention (OSD) of stormwater runoff is generally required on redevelopment sites for temporary storage and controlled release of stormwater generated within the block of development.

A preliminary hydrological assessment was undertaken to determine the flows from overland runoff on Holder Block 2, Section 21. For concept design, a 1 in 100-year storm event is analysed to compare discharge of the proposed development with existing conditions and determine the requirement for an OSD system. *Design Standards for Urban Infrastructure – DS01 Stormwater* also states that a retarding basin shall be designed such that they will not breach under any operating conditions for all flows up to and including a 100 year ARI storm event.

Site hydrological catchments

The site was investigated in three separate catchments as shown in Figure 6-1 below:

- C1 internal catchment 1
- C2 internal catchment 2
- EC external catchment that contributes to the site.

For the existing conditions, catchment C2 flows away from the site, towards the northern block and Stapylton Street to the east. Catchment C1 and EC both flow towards the existing headwall that is located in the southeast corner of the site.

Post-development conditions were assessed using catchment C1 and C2 combined.



Figure 6-1 Holder Block 2, Section 21 hydrological catchments

Design criteria and Assumptions

As the final layout of the development is still undecided, some assumptions were required as to the proportion of the site that will be considered impervious to stormwater infiltration. These areas will not be able to absorb great amounts of stormwater runoff and so it is expected that the post-development peak discharge in a rain event will be much greater than pre-development. The ACT *Design Standards for Urban* Infrastructure, *Section 1 – Stormwater* Table 1.3 states that for future Multi-Unit developments, a design impervious area of 60% shall be assumed. The design criteria assumptions for each of the catchments are outlined in Table 6-1 below.

Table 6-1 Holder Block 2, Section 21 design criteria assumptions

100 year ARI		Impervious Area (%)	
Catchment	Area (Ha)	Pre-development	Post-development
C1	0.593	0	60
C2	0.509	20	60
EC	0.233	0	0

Peak discharge flows

The 100 year ARI peak discharge of each catchment was modelled using the DRAINS software developed by Watercom. The output flows are shown in Table 6-2 below.

Table 6-2 100 year ARI peak discharge of Holder Block 2, Section 21 - Pre and post development

100 year ARI	Peak Discharge – Q (I/s)	
Catchment	Pre-development	Post-development
C1	91	149
C2	66	110
EC	37	37

As was expected, there is a significant increase in stormwater runoff on both developed areas. Currently, catchments C1 and EC contribute 128 l/s to the headwall at the low point of the site. The total post-development discharge is estimated at 259 l/s, assuming that the external catchment runoff will be diverted from the site.

As such, the development will require an on-site detention basin to regulate the increased flows as the enter the existing system. The DRAINS software was also utilised to size the detention basin, using both of the site catchments. The on-site detention basin would be required to hold 128 m³ so as to protect the system in the event of a 100 year ARI storm event. It should be noted that this is a preliminary OSD design and that the detailed design may allow for some of the site stormwater runoff to bypass the detention basin and flow straight into the existing system.

OSD design options

An onsite detention basin can be designed as underground tank or as surface storage, such as a landscaped area or paved area. Either type of detention basin could be constructed in the southeast corner of the site, where the existing headwall connects to the downstream network. Both systems have limitations and constraints to their feasibility of use. An underground OSD tank would need to be situated above the invert level of the existing stormwater pipe to ensure that the tank can drain via gravity. This would also constrain the surface storage, however to a lesser extent. The major constraint for a surface storage basin is the surface area of the site that would be required.

If a 500 mm deep surface detention basin is assumed, the basin would require a minimum 256 m² footprint to hold the 128 m³ of stormwater. To ensure the safety of residents and pedestrians, it is a requirement of *Design Standards for Urban Infrastructure, Section 1 – Stormwater* that the embankment slopes should have a maximum batter of 1 in 6. The approximate area that would be required for the OSD is shown in Figure 6-2 below. The plan can also be found on drawing 23 - 15186 - SK016 in Appendix C.



Figure 6-2 Approximate area required for a surface detention basin

The invert Reduced Level (RL) of the stormwater pipe inlet at the southeast corner of the site has been calculated from survey and Works as Executed information as approximately RL 589.76. The ground level is at approximately RL 590.8 at this point, giving a total cover of 1.16 m. Below ground concrete detention tanks (as shown in Figure 6-3) can be constructed uphill of the proposed stormwater connection point to detain runoff captured in the on-site stormwater network. The exact sizing and location of the below ground tanks should be determined during the detailed design of the proposed development. The location of the tanks will need to take into account the existing stormwater easement along the southern perimeter of the site.



Figure 6-3 Below ground concrete detention tanks (image from www.australiantanks.com.au)

6.3.2 Sewer Service

The Stage 1 site investigation reports identified a constraint in the sewer serviceability of the proposed development due to the landform of the site. The southeast corner of the site is situated lower than and a significant distance away from the road reserve in the northeast corner of the site, from where the site will be serviced. Topographical survey and Works as Executed information was used to calculate the approximate invert level of the existing sewer service tie, giving a level of RL 590.96. The landform of the site was assessed to determine which areas of the site could be serviced using a gravity sewer main, assuming an ideal grade of 1 in 60. The light red hatch in Figure 6-4 shows the significant area that is not serviceable from the existing sewer service tie location. In order to assess the maximum possible serviceability of the site, a proposed sewer service tie was assumed at the lowest point on the Stapylton Street verge. The constrained area of the proposed sewer service tie is shown as the dark red hatch on Figure 6-4.



Figure 6-4 Sewer serviceability constraints for the existing sewer connection and proposed sewer connection

6.3.3 Discussion

As discussed in Section 6.3.2, a significant portion of the southeast corner of the site is constrained due to its low landform. It would be possible to raise the surface level of the units in this area to enable increased sewer serviceability; however, this would result in significant overlooking from the new properties into the backyards of those along the eastern side of the site. This is especially problematic due to the sensitivity and stigma surrounding public housing.

This section of land is best used to house an on-site stormwater detention basin. As there is a large area that is unusable, it is recommended that a surface storage basin is constructed. If this area is suitably landscaped, this could increase the appeal and amenity of the proposed development.

7. Cost estimate

The following works shown in Table 7-1 are required to adequately establish the site for the proposed development.

Table 7-1 Summary of site establishment works and cost estimates

Item	Details	Probable Costs (Including GST)
Water	Upgrade existing water service connection across Stapylton Street.	
Electricity	Connect to existing LV network along southern and eastern boundary. (Nil cost assumes direct connection to existing adjoining overhead electrical reticulation and that there is capacity in the conductors for the additional loads).	
Subdivision	Subdivision to create separate Block for proposed development	
Sub-total		
Total +20% contir	ngency	

The works shown in Table 7-2 are to be completed as part of the development of the site.

Table 7-2 Summary of development works and cost estimates

Item	Details	Probable Costs (Including GST)
Stormwater	On-site stormwater detention basin (grassed) and connection to existing 300 mm diameter stormwater main along the south boundary of the site.	
Sewer	Upgrade existing sewer service tie to 150 mm diameter.	
Telecommunications	Installation of TransACT VDSL2 network.	
Gas	Trenching from existing 40 mm diameter gas main to site. Jemena have advised that there is no cost to the developer for the laying of gas main and services in medium density developments if the developer provides trenching for the services.	
Vehicular Entrance	Upgrade of existing access into site from Stapylton Street if required.	
Total Developer Funded Works (Incl. GST)		

8. Opportunities and constraints

Based on the investigations carried out the following opportunities and constraints have been identified in Table 8-1 below.

Table 8-1 Summary of opportunities and constraints

Opportunities:

· Site is physically well suited to infill residential development and has access to all required services.

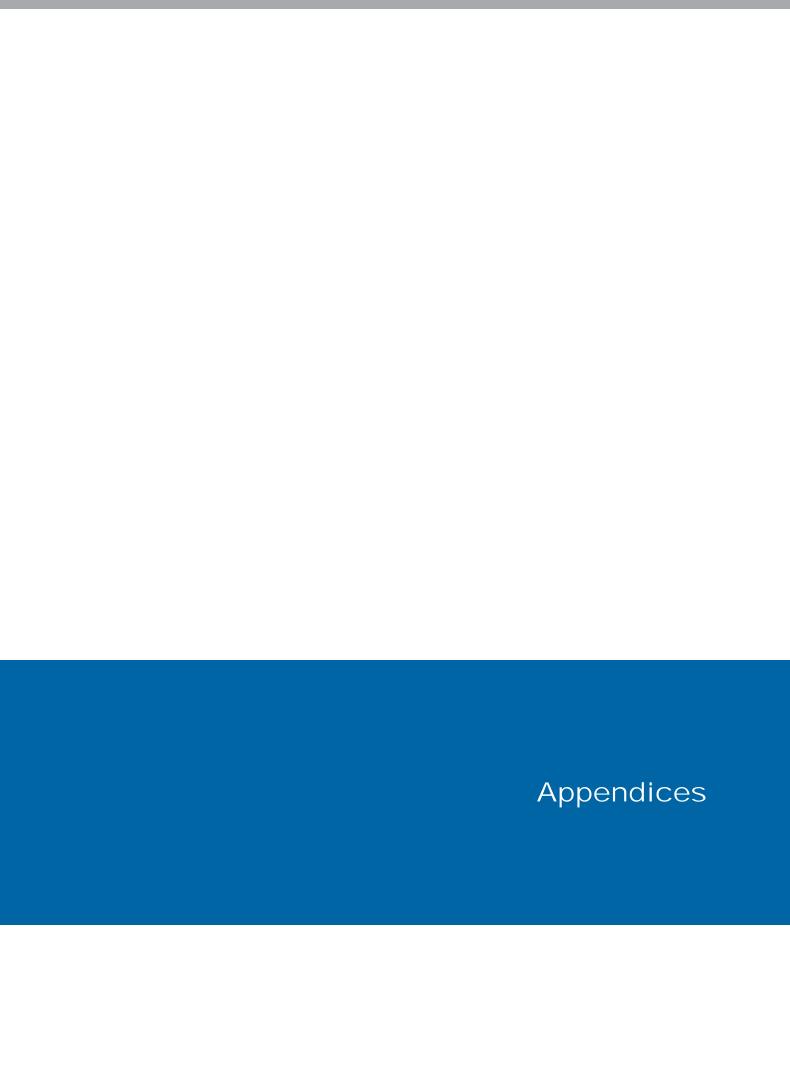
Constraints:

- Existing Building: There is an existing building to be considered in planning for future use of the site. Further investigations are required in relation to the demolition or reuse of this existing building.
- Sewer: The southeast corner of the site cannot be serviced due to the slope of the site.
- Stormwater: An on-site detention basin is required that will impact the site layout.
- Easement: The stormwater easement on the southern boundary of the site will limit construction in the area.
- Neighbouring sites: The landform of the site is such that development will need to consider privacy concerns from neighbouring residents.

9. Recommendations

Based on the investigations carried out to date it is recommended that the lessee / developer carry out the following additional investigations:

- The layout of residential development on the site must address the limitation of area that can
 practically drain to the sewer connection. The impacted area is best utilised as a location for onsite stormwater retention basin. The area can be utilised to improve the amenity of the proposed
 development.
- The existing sewer and stormwater network should be surveyed to provide specific invert levels of the drainage network to aid detailed design.
- A geotechnical engineer should undertake a site classification assessment and report.
- Care will need to be taken during construction to protect the vehicle access from Stapylton Street.
 It is likely to become damaged and should be reinstated as a concrete vehicle access upon completion of works.
- Further investigations are required in relation to the demolition or reuse of the existing building located on the site.
- Detailed design of internal services will form part of the design process for the residential
 development of the site. The connection point to the existing overhead electrical reticulation has
 not been identified as part of this investigation report and will be determined as part of later design
 work. Actew AGL has not identified whether upgrades are required to electrical supply
 infrastructure to accommodate the additional loads.



Appendix A – Correspondence

David Ionko

From: enworks <enworks@actewagl.com.au>
Sent: Thursday, 4 August 2016 10:22 AM

To: David Ionko

Subject: RE: Servicing of potential future development - Holder

Hi David,

Our reply to your below email is still the same as replied on 30th Sept. 15, thank you

Regards Kedar Vedanti

Industry Interface and Coordination Lead Network Connection Services Customer Connections Branch Energy Networks - ActewAGL Distribution t 02 6248 3582 | f 02 6293 5762

www.actewagl.com.au

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Please consider our environment before printing this email.

From: David Ionko [mailto:David.Ionko@ghd.com]

Sent: Wednesday, 3 August 2016 1:36 PM

To: enworks

Subject: RE: Servicing of potential future development - Holder

Hi,

GHD has been engaged by the LDA to conduct the next stage of investigations for the potential future development of 28 x 2-bedroom dwellings on part of Holder Block 2 Section 21 (refer to email chain below for previous correspondence). As part of this, we are to review the original proposed site servicing and update as required.

Can ActewAGL advise whether it is still practical to provide electrical services to this site? Can ActewAGL also advise where the site will likely be serviced from? This will help give an indication of the scope of works required.

Thanks for your time. Please let me know if you require any further information.

Regards

David Ionko

Civil Engineer

GHD

T: +61 2 6113 3297 | V: 233297 | E: <u>david.ionko@ghd.com</u>

From: enworks [mailto:enworks@actewagl.com.au]
Sent: Wednesday, 30 September 2015 9:54 AM

To: David Ionko < <u>David.Ionko@ghd.com</u>>

Subject: RE: Servicing of potential future development - Holder

Dear David,

Thank you for your email.

Yes, it is practical for ActewAGL to provide electrical services to this site.

The developer/proponent will be required to fund associated project costs as per ActewAGL Connection Charges Policy which is available on ActewAGL website.

Thanks

Network Connection Services
Customer Connections
ActewAGL Distribution

T: 02 6293 5880

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From: David Ionko [mailto:David.Ionko@ghd.com]
Sent: Tuesday, 29 September 2015 12:16 PM

To: Singh, Darshan

Subject: Servicing of potential future development - Holder

Steve,

GHD has been engaged by the LDA to investigate the potential for future development on part of Holder Block 2 Section 21

Would you please confirm that it is practical to provide electrical services for the equivalent of 27 x 2 bedroom dwellings on the site shown below and the approximate cost of this servicing?



Thank you for your help.

Regards

David Ionko

Graduate Civil Engineer

GHE

T: +61 2 6113 3297 | V: 233297 | E: david.ionko@ghd.com Level 7, 16 Marcus Clarke Street, Canberra ACT 2601 Australia | www.ghd.com

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David Ionko

From: Dahal, Nabin < Nabin.Dahal@iconwater.com.au>

Sent: Wednesday, 31 August 2016 5:00 PM

To: David Ionko

Subject: RE: Servicing of potential future development - Holder

Good Afternoon David,

There is no change in the previous advice for the development. This is based on the proposed 28*2 dwellings. The last advice was based on 27*2 dwellings.

Regards,

Nabin Dahal

Team Leader, Hydraulic Asset Acceptance Asset Insurance and Information



Icon Water
GPO Box 366 Canberra ACT 2601
T 02 6180 6011
iconwater.com.au | Twitter | YouTube | LinkedIn

SAFETY ♦ EXCELLENCE ♦ OPENNESS

From: David Ionko [mailto:David.Ionko@ghd.com]

Sent: Wednesday, 3 August 2016 1:27 PM

To: Dahal, Nabin

Subject: RE: Servicing of potential future development - Holder

Hello Nabin,

GHD has been engaged by the LDA to conduct the next stage of investigations for the potential future development of 28 x 2-bedroom dwellings on part of Holder Block 2 Section 21 (refer to email chain below for previous correspondence). As part of this, we are to review the original proposed site servicing and update as required.

I have attached our plan showing all proposed site servicing. Can you please review your original advice and advise of any changes?

Thanks for your time. Please let me know if you require any further information.

Regards

David Ionko

Civil Engineer

GHD

T: +61 2 6113 3297 | V: 233297 | E: <u>david.ionko@ghd.com</u>

From: Dahal, Nabin [mailto:Nabin.Dahal@iconwater.com.au]

Sent: Tuesday, 27 October 2015 10:48 AM To: David Ionko < David.Ionko@ghd.com>

Subject: RE: Servicing of potential future development - Holder

Good Morning David,

The capacity of water and sewer network is assessed as per figure provided:

Water

There is a DN100 main along STAPYLTON STREET with the hydrant along the street placed at interval for F6 fire rating. Additional hydrants and upgrade of existing main connecting to existing DN225 along WILLJAMSON STREET may be required based on extend of development and fire rating. The existing child care centre is supplied from 20mm service tie which should be upgrade for proposed development.

Sewer

There is a capacity in the existing network to cater for the development. Currently the child care centre is connected to a DN150 sewer main along STAPYLTON STREET.

There are currently no known Icon Water assets on the block.

Regards,

Nabin Dahal

Section Leader Hydraulic Asset Acceptance Icon Water



GPO Box 366 Canberra ACT 2601

T 02 6242 1416

iconwater.com.au | Twitter | YouTube | LinkedIn

From: David Ionko [mailto:David.Ionko@ghd.com]

Sent: Thursday, 15 October 2015 5:38 PM

To: Dahal, Nabin

Subject: RE: Servicing of potential future development - Holder

Hi Nabin,

We are proposing to service the site at the same location as the existing water connection point however we expect the existing water service to be too small to supply the number of units proposed.

We note that there may also be a need for internal fire hydrants or hose reels subject to architectural design.

We understand that the site is to be subdivided. The proposed site is drawn to scale on the DBYD images below and has an area of approximately 11,000m².

Thank you for your help.

Regards

David Ionko Graduate Civil Engineer

GHD

T: +61 2 6113 3297 | V: 233297 | E: <u>david.ionko@ghd.com</u>

From: Dahal, Nabin [mailto:Nabin.Dahal@iconwater.com.au]

Sent: Wednesday, 14 October 2015 11:46 AM

To: David Ionko

Subject: RE: Servicing of potential future development - Holder

Good Morning David,

For the site below, are you proposing to use the existing water connection point to the child centre?

Regards,

Nabin Dahal

Section Leader Hydraulic Asset Acceptance Icon Water



GPO Box 366 Canberra ACT 2601

T 02 6242 1416

iconwater.com.au | Twitter | YouTube | LinkedIn

From: Havelka, Peter

Sent: Wednesday, 7 October 2015 2:07 PM

To: Dahal, Nabin

Subject: FW: Servicing of potential future development - Holder

Hi Nabin

I'm about to send you 3 water pressure enquiries.

This is the first

Please forward them on to David or myself and I will liaise with David

Pete

From: David Ionko [mailto:David.Ionko@ghd.com]

Sent: Friday, 2 October 2015 3:35 PM

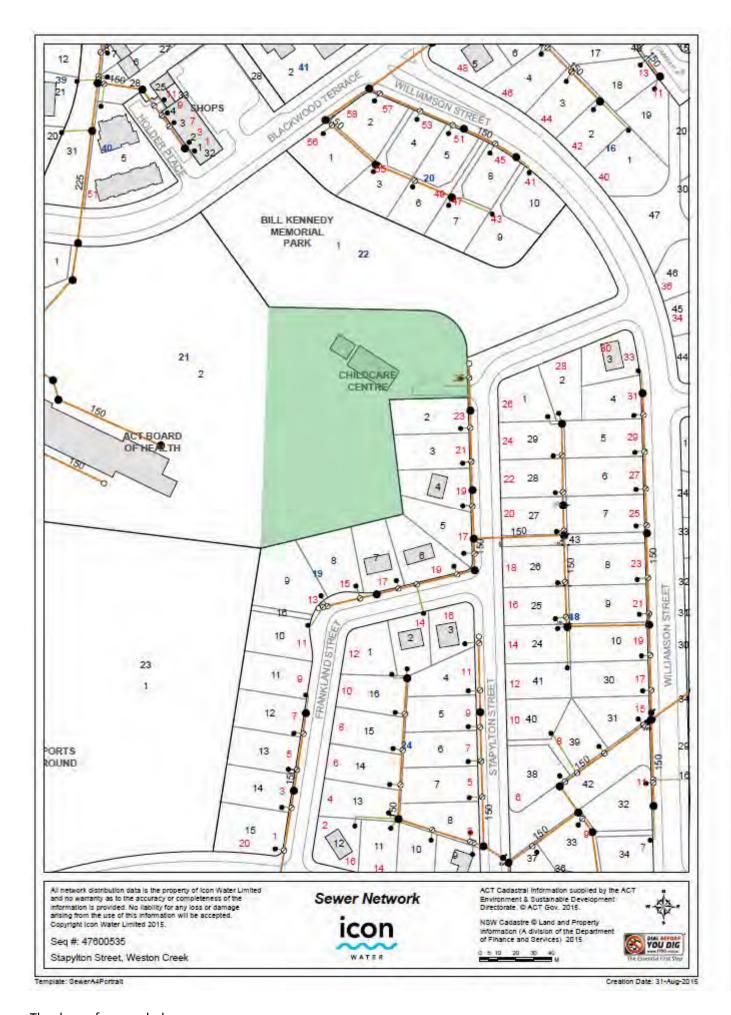
To: Havelka, Peter

Subject: Servicing of potential future development - Holder

lan,

GHD has been engaged by the LDA to investigate the potential for future development on part of Holder Block 2 Section 21.

Would you please confirm that it is practical to provide sewer and water services for the equivalent of 27×2 bedroom dwellings on the site shown below and the approximate cost of this servicing?



Thank you for your help.

Regards

David Ionko

Graduate Civil Engineer

GHE

T: +61 2 6113 3297 | V: 233297 | E: david.ionko@ghd.com Level 7, 16 Marcus Clarke Street, Canberra ACT 2601 Australia | www.ghd.com

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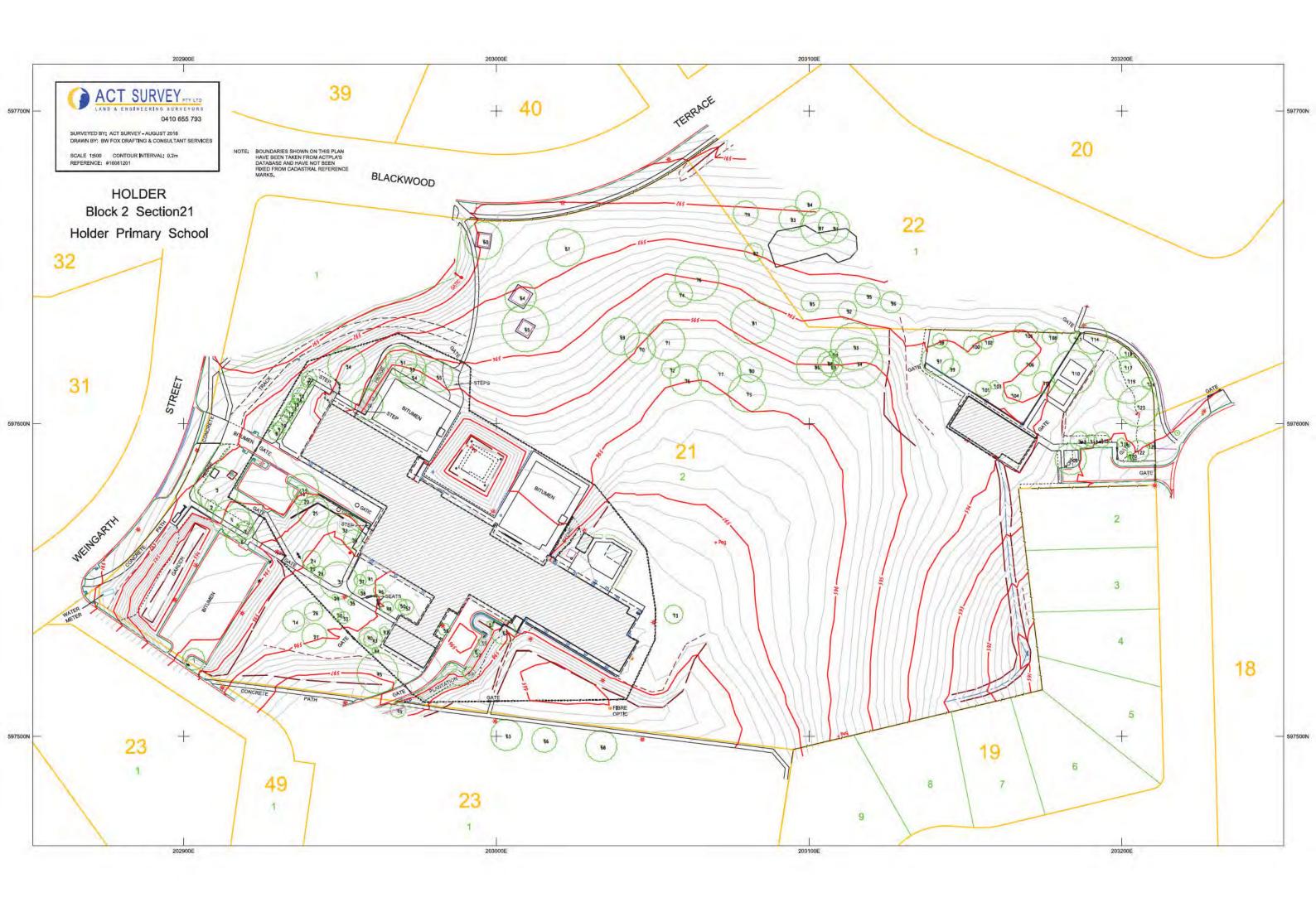
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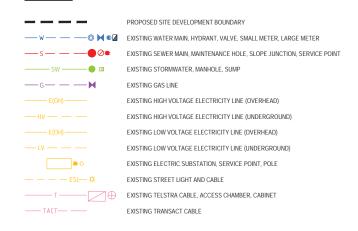
Appendix B – Topographical Site Survey

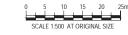


Appendix C – Drawings



LEGEND:





PRELIMINARY

Α	INITIAL ISSUE	JW*	07.10.15
rev	description	app'd	date

LDA

FUTURE DEVELOPMENT
EXISTING SERVICES
HOLDER BLOCK 2 SECTION 21



Level 7, 16 Marcus Clarke Street Canberra ACT 2601 Australia GPO Box 1877 Canberra ACT 2601 T 61 2 6113 3200 F 61 2 6113 3299 E xxxxxxxx@xxx.xxx W www.ghd.com

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scale 1:500 for A1 job no. 23-15186 date OCTOBER 2015 rev no. A

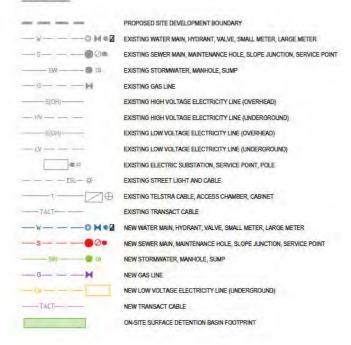
approved (PD) SK010

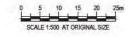
Cad File No G \23\15186\CADD\Drawings\23-15186-SK010-SK012.dwg

Plot Date 8 October 2015 - 11 06 AM Plotted by David Ionko



LEGEND:





PRELIMINARY

В	ADDITIONAL INFORMATION	JW*	01.09.16
A	INITIAL ISSUE	JW*	07.10.15
rev	description	app'd	date

FUTURE DEVELOPMENT PROPOSED SERVICES HOLDER BLOCK 2 SECTION 21



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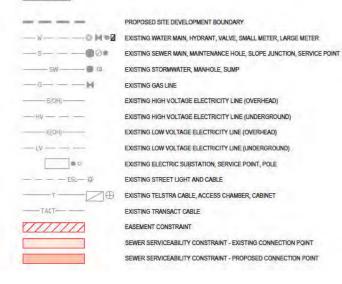
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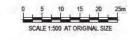
scale | 1:500 for A1 job no. | 23-15186 date | SEPTEMBER 2016rev no. | B

SK013 approved (PD) ...



LEGEND:





PRELIMINARY

D	MINOR AMEDNMENTS	JW*	14.09.16
C	ADDITIONAL NFORMATION	JW*	01.09.16
rev	description	app'd	date

LDA

SITE CONSTRAINTS
HOLDER BLOCK 2 SECTION 21



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approved (PD) SK016

Appendix D – Traffic Report

Job No A44

Client GHD

Site Stapylton St - east of Williamson St

Location Duffy Site No 4

Start Date 21-Jul-16

Description Volume Summary

Direction EB



			D	ay of We	ek				
Hour	Mon	Tue	Wed	Thu	Fri	Sat	Sun		
Starting	25-Jul	26-Jul	27-Jul	21-Jul	22-Jul	23-Jul	24-Jul	W'Day	7 Day
AM Peak	10	6	7	6	9	5	5	Ave	Ave
PM Peak	5	13	14	11	4	14	6	52	47
0:00	0	0	0	0	0	0	0	0	0
1:00	0	0	0	0	0	0	0	0	0
2:00	0	0	0	0	0	0	0	0	0
3:00	0	0	0	0	0	0	0	0	0
4:00	0	0	0	0	0	0	0	0	0
5:00	1	1	1	1	1	1	0	1	1
6:00	0	0	0	0	0	0	0	0	0
7:00	3	2	1	3	3	0	0	2	2
8:00	10	6	7	6	9	0	0	8	5
9:00	5	4	1	3	4	2	2	3	3
10:00	3	2	3	3	2	5	4	3	3
11:00	4	2	2	1	2	5	5	2	3
12:00	5	13	14	1	3	14	5	7	8
13:00	2	0	4	11	1	1	3	4	3
14:00	2	4	2	7	3	1	6	4	4
15:00	3	4	8	4	3	2	2	4	4
16:00	2	6	7	4	4	2	3	5	4
17:00	2	6	4	5	2	1	2	4	3
18:00	4	2	1	0	2	1	1	2	2
19:00	1	0	1	3	1	1	1	1	1
20:00	1	1	4	0	1	0	0	1	1
21:00	0	6	0	0	1	0	0	1	1
22:00	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0
Total	48	59	60	52	42	36	34	52	47
7-19	45	51	54	48	38	34	33	47	43
6-22	47	58	59	51	41	35	34	51	46
6-24	47	58	59	51	41	35	34	51	46
0-24	48	59	60	52	42	36	34	52	47

Job No A44

Client GHD

Site Stapylton St - east of Williamson St

Location Duffy Site No 4

Start Date 21-Jul-16

Description Volume Summary

Direction WB



			D	ay of Wee	ek				
Hour	Mon	Tue	Wed	Thu	Fri	Sat	Sun		
Starting	25-Jul	26-Jul	27-Jul	21-Jul	22-Jul	23-Jul	24-Jul	W'Day	7 Day
AM Peak	9	14	14	5	6	10	6	Ave	Ave
PM Peak	8	11	9	8	4	27	4	66	65
0:00	0	0	0	0	0	1	0	0	0
1:00	1	1	1	1	1	1	1	1	1
2:00	0	0	0	0	1	0	0	0	0
3:00	0	0	0	0	1	1	0	0	0
4:00	1	1	2	0	0	0	0	1	1
5:00	0	0	0	0	0	0	0	0	0
6:00	0	0	0	0	0	0	0	0	0
7:00	1	0	0	0	0	1	1	0	0
8:00	9	8	3	5	5	0	0	6	4
9:00	5	14	14	3	5	4	1	8	7
10:00	4	3	2	4	6	4	5	4	4
11:00	5	2	3	5	5	10	6	4	5
12:00	6	2	3	7	1	27	3	4	7
13:00	1	3	3	5	2	3	4	3	3
14:00	4	2	3	6	3	5	4	4	4
15:00	5	6	9	8	2	4	4	6	5
16:00	4	8	7	4	4	2	4	5	5
17:00	8	11	8	3	2	7	3	6	6
18:00	5	8	9	7	2	2	4	6	5
19:00	2	4	1	2	1	2	3	2	2
20:00	2	3	3	1	3	0	3	2	2
21:00	1	4	0	1	4	0	1	2	2
22:00	1	0	0	2	0	4	1	1	1
23:00	0	1	0	0	2	0	0	1	0
Total	65	81	71	64	50	78	48	66	65
7-19	57	67	64	57	37	69	39	56	56
6-22	62	78	68	61	45	71	46	63	62
6-24	63	79	68	63	47	75	47	64	63
0-24	65	81	71	64	50	78	48	66	65

Appendix E – Tree Survey



Tree Assessment Summary Report - Holder

A tree assessments were carried out on Holder Block 2 Section 21, ACT, on 17 September 2015. The tree assessment was based on the Land Development Agency tree assessment methodologies, however the landscape amenity items were removed as they were not required as part of this assessment.

Submitted with this summary report is the tree assessment data sheet (provided in excel format), and an aerial map of the site with tree identification numbers marked (used in absence of a formal site survey of individual trees).

This assessment was undertaken during early spring, and as such leaves were not present on most deciduous trees. Species and health assessments were undertaken in the absence of leaves and therefore the best possible assessment was made in light of their dormant state. The species of two trees on the Holder site were unable to be identified due to the absence of leaves.

Information recorded in the tree assessment reflects the condition of the trees at the time of their inspection. The trees were assessed using visual methods from standing at ground level in the vicinity of the tree. Trees were not climbed or inspected from above the ground, and therefore some defects may not have been noted if they could not be seen from ground level. Assessment methods did not include probing, boring, coring or use of any other diagnostic instruments. The root structure of the tree was not examined.

Without external signs of decay, it is not possible to determine any internal decay or other major defects in the stem or limbs. It is therefore possible for a tree to fail without showing external defects or signs.

Tree protection requirements

Where trees fall within a tree management precinct on National leased land, they fall under the protection of the *ACT Tree Protection Act 2005* and should be managed accordingly. Trees are protected on leased land based on their size. A protected tree is either: A regulated tree – greater than 12m tall, has a trunk circumference of 1.5m or more at 1m above the ground, or a canopy spread of 12m or more; or a registered tree – a tree that has been included on the ACT Tree Register. There were no registered trees on the sites.

Note that 'land within an existing school campus is not taken to be part of a tree management precinct for the purpose of determining whether a funded activity will affect, is affecting or has affected a regulated tree'- as per the *Tree Protection (Tree Management Precincts) Declaration 2009 (No 1)*. A school site is 'a government or non-government school within the meaning of the *Education Act 2004'*; and a funding activity means 'development, or another activity, that is funded completely or partly by 1 or more declared funding programs'.

If any trees fall on TAMS unleased land (for example on a verge) then these trees are considered a public asset and are therefore all protected regardless of their size. Any tree damaging acts or tree removal is subject to Asset Acceptance (AA) approval and should be managed in accordance with the TAMS Landscape Management and Protection Plan (LMPP).

The tree assessment was carried out in accordance with requirements under the ACT Tree Protection Act 2005.

Holder Block 2 Section 21



The Holder tree assessment consisted of a total of 30 trees. There was a mix of planted trees as well as remnant natives, and consisted of both exotics and natives.

With the exception of remnant tree #7, all other remnant trees (#s 8, 24, 25 and 29), have significant decay either in the main stem or major forks (or both) and present a significant risk of failure. While these trees provide important natural value because of their remnant status and because they provide localised habitat for native birds and animals, they were nonetheless rated as 'poor' due to their risk potential (Figure 1).

Trees 22 and 23 were dead with some basal shooting, and trees #26, 27 and 28 were in decline. Tree # 30 was growing through the powerlines. These trees should be removed for safety reasons (Figure 1).

As a group, the trees on site stand out in the landscape. However, the majority of the trees if seen on their own would not be considered to have a high visual or scenic value. Additionally, some trees were multi-leaders and some were of poor form visually.



Tree 7



Tree 24



Tree 8



Tree 25





Tree 29



Trees 26, 27, 28



Tree 22 and 23



Tree 30

Figure 1: Remnant trees and dead/declining trees, Holder Block 2 Section 21

This summary report was prepared by Melinda Mylek, on 22/9/15.



Should you have any questions regarding this report or any supporting documentation, please don't hesitate to contact Melinda on:

Email	mylekconsulting@gmail.com
Phone	0409 828 821



Holder Tree Number	Assessment Date	Regulated size	Species	Common Name	ne Canopy Circumference (cm at 1.4m) Canopy (m) Circumference (cm at 1.4m)		Number of Trunks	Potential to reduce risk		
1	17/9/15	Yes	Fraxinus sp.	Ash	14.0	6.4	1620	50.5	1	None
2	17/9/15	No	Fraxinus oxycarpa	Desert ash	11.50	4.5	950	30.5	1	None
3	17/9/15	No	Fraxinus oxycarpa	Desert ash	10.9	2.5	450	14.0	1	None
4	17/9/15	No	Fraxinus oxycarpa	Desert ash	10.7	3.4	760	25.5	1	None
5	17/9/15	No	E. mannifera	Brittle gum	7.8	1.7	450	14	1	None
6	17/9/15	No	Acacia sp.	Wattle	8.1	4	800	25	1	Significant works
7	17/9/15	Yes	E. polyanthemos	Red box	14.9	5	1720	54	1	Moderate works
8	17/9/15	Yes	E. melliodora	Yellow box	12.6	5.4	2350	74	1	Significant works
9	17/9/15	Yes	Ulmus parvifolia	Chinese elm	11	5.5	1510	45	1	None
10	17/9/15	No	E. mannifera ssp. maculosa	Brittle gum	10.4	3	1380	43	1	Moderate works
11	17/9/15	No	E. mannifera ssp. maculosa	Brittle gum	7.6	2.4	650	20	1	Moderate works
12	17/9/15	No	E. mannifera ssp. maculosa	Brittle gum	6	2	710	15	2	None
13	17/9/15	Yes	E. mannifera ssp. maculosa	Brittle gum	8.8	3.2	2910	38	6	None
14	17/9/15	No	Fraxinus sp.	Ash	8.6	3.2	1020	31	1	None
15	17/9/15	No	Unknown	Unknown	5.8	2.5	1020	35	1	None
16	17/9/15	No	Fraxinus oxycarpa	Desert ash	8.5	4	770	25	1	None
17	17/9/15	No	Fraxinus oxycarpa	Desert ash	5.5	1.2	380	11	1	None
18	17/9/15	No	Fraxinus oxycarpa	Desert ash	8.6	2	620	19	1	None
19	17/9/15	No	Fraxinus oxycarpa	Desert ash	9.2	3.2	660	22	1	None
20	17/9/15	No	Fraxinus oxycarpa	Desert ash	11.1	4.2	1170	37	1	None
21	17/9/15	No	Fraxinus oxycarpa	Desert ash	7.6	2.2	550	18	1	None
22	17/9/15	No	Fraxinus oxycarpa	Desert ash	11	2.6	930	29	1	Significant works
23	17/9/15	No	Fraxinus oxycarpa	Desert ash	7.4	2	550	15	1	Significant works
24	17/9/15	Yes	E. melliodora	Yellow box	21.3	8.5	3370	107	1	Significant works
25	17/9/15	Yes	E. blakelyi	Blakely's red gum	12.8	8.7	3390	79	2	Significant works
26	17/9/15	No	E. blakelyi	Blakely's red gum	7.6	1.4	900	28	1	Significant works
27	17/9/15	Yes	E. blakelyi	Blakely's red gum	12.6	6.7	1320	42	1	Significant works
28	17/9/15	No	E. blakelyi	Blakely's red gum	10.6	2.8	1000	32	1	Significant works
29	17/9/15	Yes	E. melliodora	Yellow box	20.1	6.2	2050	64	1	Significant works
30	17/9/15	No	Acacia sp.	Wattle	5.8	2	650	24.0	1	None

Holder Tree Number	Canopy Density	Canopy Dead Wood	Insect Attack	Disease	Epicormic Growth	Mistletoe	Form	Age	Tolerance to Disturbance
1	Full canopy (>80%)	<20% dead wood	None	None	Moderate	None	Typical of species	Mature	High tolerance
2	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
3	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
4	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
5	Full canopy (>80%)	<20% dead wood	Moderate	Moderate	None	None	Typical of species	Semi-mature	High tolerance
6	Full canopy (>80%)	<20% dead wood	None	None	None	None	Trunk lean >Stunted0 deg	Mature	High tolerance
7	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
8	Full canopy (>80%)	<20% dead wood	Moderate	None	None	None	Typical of species	Mature	High tolerance
9	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
10	Full canopy (>80%)	20-60% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
11	Part canopy (20-80%)	20-60% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
12	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
13	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
14	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
15	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
16	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
17	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
18	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
19	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
20	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
21	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
22	Sparse canopy (<20%)	>60% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
23	Sparse canopy (<20%)	>60% dead wood	None	None	Moderate	None	Typical of species	Mature	High tolerance
24	Part canopy (20-80%)	20-60% dead wood	None	None	None	None	Typical of species	Mature	High tolerance
25	Full canopy (>80%)	20-60% dead wood	Moderate	None	None	None	Unbalanced canopy	Mature	High tolerance
26	Part canopy (20-80%)	20-60% dead wood	None	None	None	None	Stunted	Mature	High tolerance
27	Part canopy (20-80%)	20-60% dead wood	None	None	None	None	Stunted	Mature	High tolerance
28	Part canopy (20-80%)	20-60% dead wood	None	None	None	None	Stunted	Mature	High tolerance
29	Full canopy (>80%)	<20% dead wood	None	None	None	None	Unbalanced canopy	Mature	High tolerance
30	Full canopy (>80%)	<20% dead wood	None	None	None	None	Typical of species	Mature	High tolerance

Holder Tree Number	Risk Potential	Health Condition	Contribution to Existing Landscape	Potential Contribution to Future Landscape	Visual Scenic	Unique Species	Habitat Quality	Habitat Value	Cultural Value
1	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
2	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
3	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
4	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
5	Low risk	Fair	Moderate	Moderate	Medium	Common	Attracts native wildlife	Shelter only	Low/none known
6	Medium risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Shelter only	Low/none known
7	Low risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Non specialised habitat	Low/none known
8	High risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Non specialised habitat	Low/none known
9	Low risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Shelter only	Low/none known
10	Medium risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Shelter only	Low/none known
11	Medium risk	Fair	Moderate	Moderate	Medium	Common	Attracts native wildlife	Shelter only	Low/none known
12	Low risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Shelter only	Low/none known
13	Low risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Shelter only	Low/none known
14	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
15	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
16	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
17	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
18	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
19	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
20	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
21	Low risk	Good	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
22	High risk	Poor	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
23	High risk	Poor	Moderate	Moderate	Medium	Common	No habitat opportunity	Shelter only	Low/none known
24	High risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Non specialised habitat	Low/none known
25	High risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Non specialised habitat	Low/none known
26	High risk	Fair	Moderate	Moderate	Medium	Common	Attracts native wildlife	Non specialised habitat	Low/none known
27	High risk	Fair	Moderate	Moderate	Medium	Common	Attracts native wildlife	Non specialised habitat	Low/none known
28	High risk	Fair	Moderate	Moderate	Medium	Common	Attracts native wildlife	Non specialised habitat	Low/none known
29	High risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Non specialised habitat	Low/none known
30	Low risk	Good	Moderate	Moderate	Medium	Common	Attracts native wildlife	Shelter only	Low/none known

Holder Tree Number	Social Value	Science Value	Remnant Species	Arborcultural Assessment	Comments
1	Low/none known	Low/none known	No	High	
2	Low/none known	Low/none known	No	High	
3	Low/none known	Low/none known	No	Medium	
4	Low/none known	Low/none known	No	High	
5	Low/none known	Low/none known	No	Medium	
6	Low/none known	Low/none known	No	Poor	
7	Low/none known	Low/none known	Yes	High	
8	Low/none known	Low/none known	Yes	Poor	Borer present in stem, major decay present in stem.
9	Low/none known	Low/none known	No	High	
10	Low/none known	Low/none known	No	Medium	
11	Low/none known	Low/none known	No	Poor	
12	Low/none known	Low/none known	No	Poor	
13	Low/none known	Low/none known	No	Poor	
14	Low/none known	Low/none known	No	High	
15	Low/none known	Low/none known	No	High	
16	Low/none known	Low/none known	No	High	
17	Low/none known	Low/none known	No	High	
18	Low/none known	Low/none known	No	High	
19	Low/none known	Low/none known	No	High	
20	Low/none known	Low/none known	No	High	
21	Low/none known	Low/none known	No	High	
22	Low/none known	Low/none known	No	Poor	Dead
23	Low/none known	Low/none known	No	Poor	Dead stem, some basal shoots
24	Low/none known	Low/none known	Yes	Poor	Significant decay/hollow in fork at 5m
25	Low/none known	Low/none known	Yes	Poor	Significant decay/hollow in fork at 2m
26	Low/none known	Low/none known	No	Poor	In decline
27	Low/none known	Low/none known	No	Poor	In decline, significant decay/hollow in fork at 1m
28	Low/none known	Low/none known	No	Poor	In decline
29	Low/none known	Low/none known	Yes	Poor	Significant decay/hollow in fork at 5m
30	Low/none known	Low/none known	No	Medium	Growing through powerlines

GHD

16 Marcus Clarke St Canberra ACT 2601 PO Box 1877 Canberra ACT 2601 Australia T: +61 2 6113 3200 F: +61 2 6113 3299 E: cbrmail@ghd.com.au

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G:\23\1518607\WP\78220 Holder Block 2 Section 21 - Stage 2 SIR.docx

Document Status

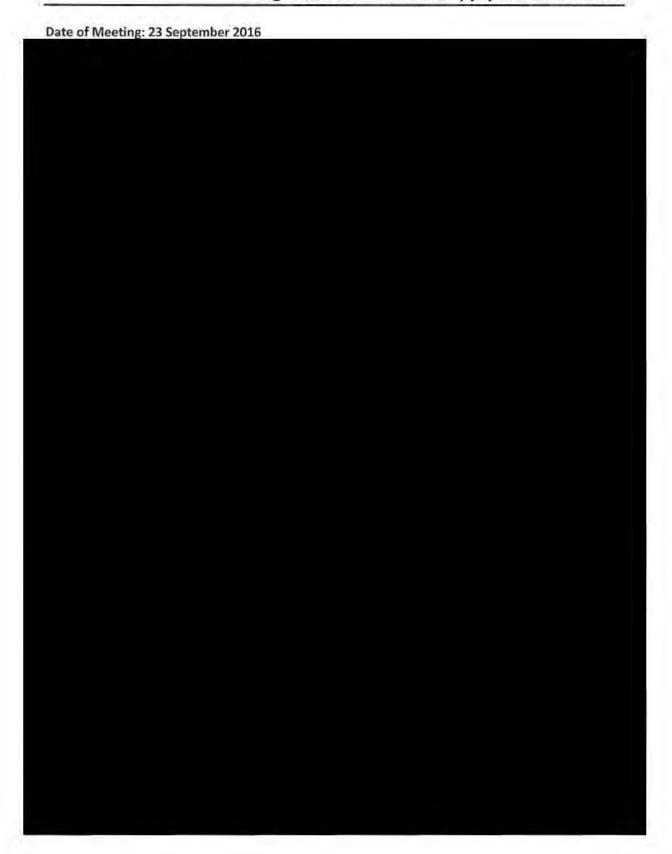
Revision	Author	Reviewer		Approved for Issue			
		Name	Name Signature		Signature	Date	
0	D. Ionko	J. Wearne	JW*	J. Wearne	JW*	01/09/2016	
1	D. Ionko	J. Wearne	Weare	J. W earne	Weare	15/09/2016	
		0		0			

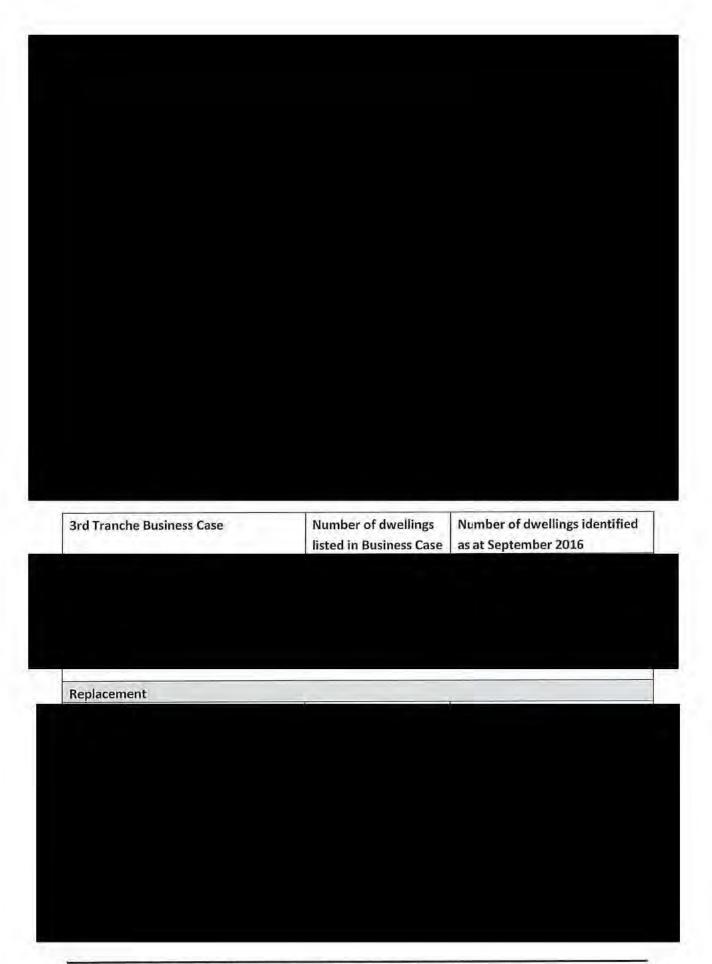
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Public Housing Renewal Steering Committee Agenda Item 6: Land Supply and Purchases





Community Facility			
Monash Block 2 Section 20 (transferred from T4)	0	4*	
Monash part Block 13 Section 56 (transferred from T4)	0	25*	

 Community Facility land – Early planning is progressing for two sites in Monash including Site Action Plans for community engagement to commence in early 2017.

4th Tranche Business Case

Number of dwellings
listed in Business Case

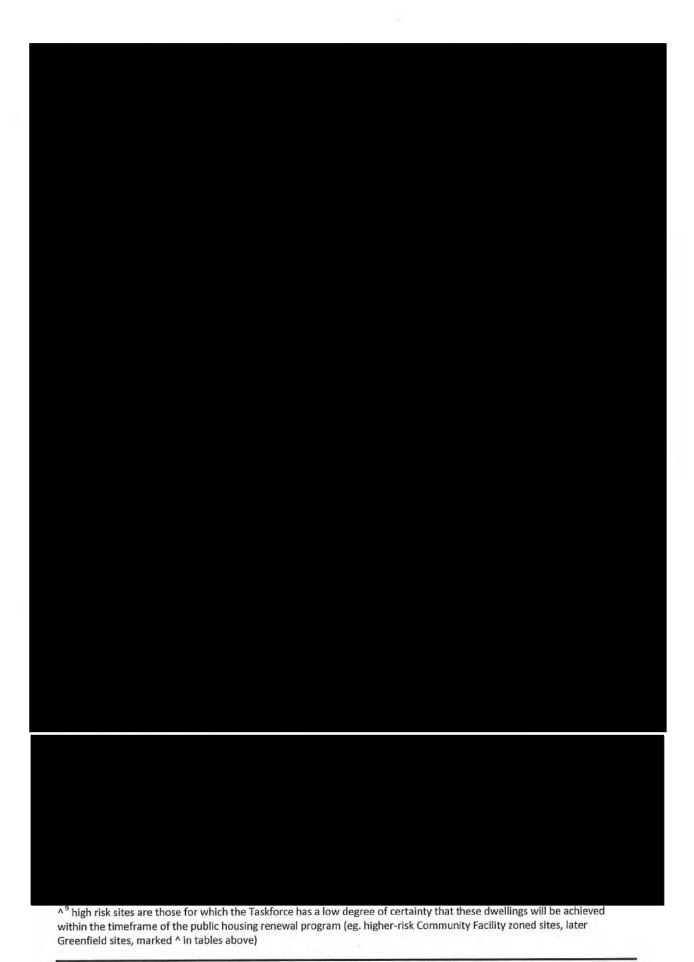
Number of dwellings as at September 2016

Chairperson: David Dawes, Director-General, Economic Development Contact Officer: Paul Lewis, Acting Executive Director, Public Housing Renewal Taskforce

Replacement		
Community Facility Land		
Holder part Block 2 Section 21	20	20^
Mawson Block 29 Section 36	8	8^
Monash Block 2 Section 20 (transferred	4	0
to T3)		
Monash part Block 13 Section 56	20	0
transferred to T3)		
Wright Block 1 Section 29	0	16^
Chapman Block 1 Section 45	0	25^

Community Facility land – Early planning is progressing for these sites including Site Action
Plans for community engagement to commence in late 2016 (Wright, Holder and Chapman)
and early 2017



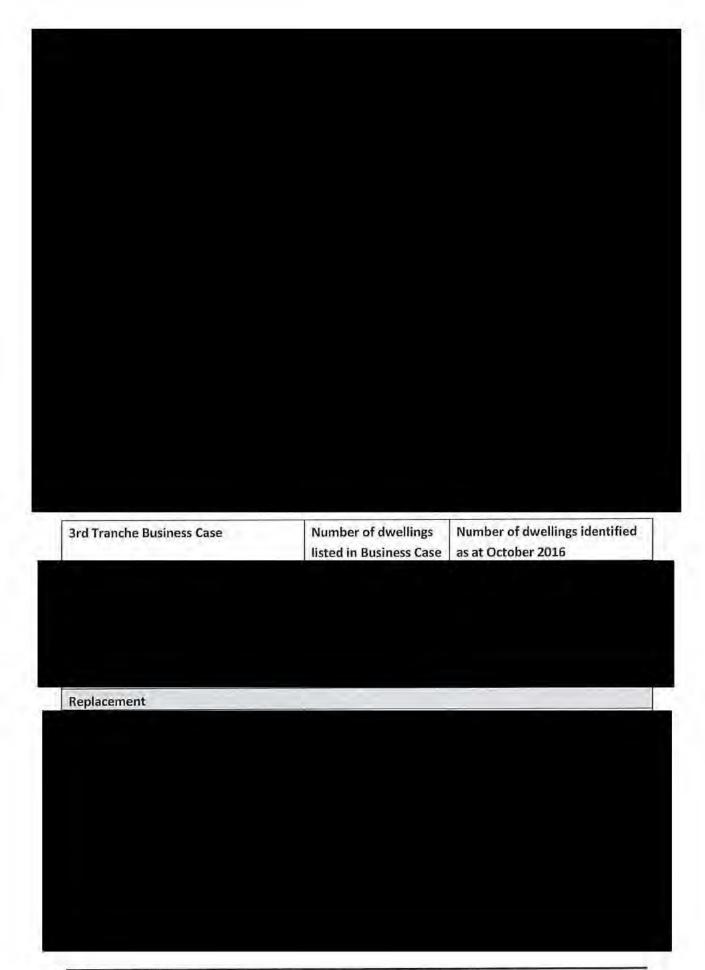


Chairperson: David Dawes, Director-General, Economic Development
Contact Officer: Paul Lewis, Acting Executive Director, Public Housing Renewal Taskforce



Public Housing Renewal Steering Committee Agenda Item 8: Land Supply and Purchases

Date of Meeting: 2 November 2016	



Community Facility				
Monash Block 2 Section 20 (transferred from T4)	0	4*		
Monash part Block 13 Section 56 (transferred from T4)	0	25*		

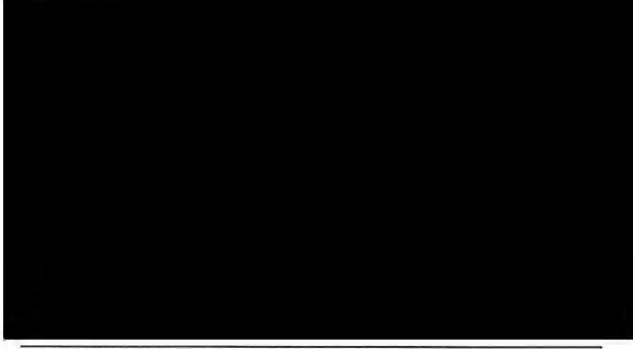
Community Facility land – Design work is progressing for two sites in Monash including Site
Action Plans for community engagement to commence in early 2017.

4th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at October 2016	

Community Facility Land		
Wright Block 1 Section 29	0	16^
Chapman Block 1 Section 45	0	25^
	Design work is progressing for	
	Design work is progressing for gement to commence in early 2	
Plans for community engage	gement to commence in early 2	017.
	gement to commence in early 2	017. Number of dwellings identified
Plans for community engage	gement to commence in early 2	017.
Plans for community engage	gement to commence in early 2	017. Number of dwellings identified
Plans for community engage	gement to commence in early 2	017. Number of dwellings identified
Plans for community engage	gement to commence in early 2	017. Number of dwellings identified
Plans for community engage	gement to commence in early 2	017. Number of dwellings identified
Plans for community engage	gement to commence in early 2	017. Number of dwellings identified

Community Facility Land			
Holder part Block 2 Section 21 (transferred from T4)	20	22^	
Mawson Block 29 Section 36	0	11 ^x	

Community Facility land – Design work is progressing for these sites including Site Action
 Plans for community engagement to commence in early 2017.



A ⁸ bish vial attacks and those for subtable Tould and I are a first to the state of the state	
^8 high risk sites are those for which the Taskforce has a low degree of certainty that these dwellings will be achieved within the timeframe of the public housing renewal program (eg. higher-risk Community Facility zoned sites, out-year	
Greenfield sites, marked ^ in tables above)	
⁹ The 6 th Tranche Business Case is scheduled for Cabinet consideration in February 2017.	

Draft Land Supply

CF Land Ready to Go				
Suburb	Block	Section	Potential Dwelling Yield	Notes
Chanman	1	45	30	Formerly Considered for the LDA Land Release Program for sale as an Aged Care Site Within an established residential area

		Total	173	
Wright	1	29	32	New suburb, vacant land Proposing to only use half the block Adjacent sites are zoned CZ5 which also allow community use
Monash	2	20	6	Vacant site in residential area Formerly on short list for ATSI elderly persons site
Monash	13	56	30	LDA plans to sell portion of land not proposed to be used by PHRT on remainder of site
Mawson	29	36	13	Vacant Land in residential area
Holder	2	21	30	Former school site now community hub. Not Proposal to build on Oval Backs on to existing residential development

Public Housing Renewal Community Facility Sites PCG

Tuesday 24 January 2017

RECORD OF MEETING

Attendees:

Jessica Steele (JS)
Graham Mundy (GM)
Sharni Silver (SS)
Franco Frino (FF)
Simon Lansdown (SL)
David Collett (DC)
Greg Burghardt (GB)

Overall

- · Updated yields have now been determined for all sites.
 - Action: FF and DC to confirm yields for all six sites with Fiona Barbaro from Housing ACT by COB 30 January 2017 at the latest.
- Site Investigation Reports (SIR) completed for all sites.
 - Action: GB to provide final copies to SS.
- Geotech has been put on hold for all sites although firm already engaged.

Chapman Block 1 Section 45

- Yield is now 30 dwellings
- Site is to have concurrent servicing/building DA lodgement
- Geometry, location and size of direct sales parcel of site to be confirmed with Karen Wilden from Office of Coordinator-General.
 - Action: DC to discuss with Karen Wilden and provide outcome by COB 25 January 2017.
- DA to be ready in approximately 8 weeks

Holder Block 2 Section 21

- Yield is now 30 dwellings
- Demolition cost estimate to be provided as part of site investigation.
- Site is to have concurrent demolition/building DA lodgement
- Subdivision may be needed.
 - Action: GB to check if needed and advise asap.
- Basements may be required which will affect geotech.
 - Action: GB to confirm if basements are proposed and advise GM asap.
- DA to be ready in approximately 8 weeks
- Paul Lewis has received written confirmation from ACT Property Group that PANDSI will be relocating in March 2017 to new premises.

Wright Part Block 1 Section 29

- Yield is now 32 dwellings
- Site is to have concurrent servicing/building DA lodgement

- Announcement via media release/notices/web content to occur in week of 27
 February 2017
- o Geotech to follow announcement and commence in week of 27 February 2017
- o Drop-in sessions and Your Say website to occur in week of 6 March 2017 onwards
- o DA lodgement to commence in week of 20 March 2017
- o DA notification period to commence approximately 10 April 2017
- DA notification period to close approximately 29 May 2017 (may be extended by two weeks subject to discussions with EPSDD)
- Construction to take approximately 1 year, with completion in approximately June
 2018

Public Housing Renewal Community Facility Sites PCG

Tuesday 31 January 2017

RECORD OF MEETING

Attendees:

Jessica Steele (JS)
Graham Mundy (GM)
Franco Frino (FF)
Paul Lewis (PL)

Susanne Roberts (SR) Sharni Silver (SS) Greg Burghardt (GB)

Overall

- Housing ACT confirmation of yield received for most sites, yield still being confirmed for Mawson
- · All SIRs to SS except for SIRs for Chapman, Wright and Mawson which are being updated

Chapman Block 1 Section 45

 DC waiting on written confirmation from Karen Wilden by 1 February 2017, this will confirm direct sales outcome and area of site for Taskforce development

Holder Block 2 Section 21

- · GM doing subdivision for this site as a minor amendment
- · Basements will be required, GB to write to GM requesting geotech to take this into account
- PL noted that PANDSI will probably relocate in April 2017

Wright Part Block 1 Section 29

SIR being updated to reflect new yield and block boundary

Mawson Block 29 Section 36

- Action: FF to provide update to all regarding confirmed yield of site
- Action: GM to update SIR for yield and driveways to Mawson Drive

Monash Block 2 Section 20

No further updates

Monash Block 15 Section 56

 Action: Briefing to be held with Taskforce, GM, civil works consultant and architects to confirm sites works required and site levels

Timing

 Subject to confirmation of yield and discussions with architects, all are working towards the following timeframe:

- Subdivision has been completed already
- DA to be ready in approximately 8 weeks

Mawson Block 29 Section 36

- Yield is now 15 dwellings
- Site only requires building DA lodgement
- No subdivision is required
- DA to be ready in approximately 8 weeks

Monash Block 2 Section 20

- Yield is now 6 dwellings
- Preliminary Sketch Plans completed, requires approximately four weeks to be ready for DA lodgement
- Site only requires building DA lodgement
- No subdivision is required

Monash Block 15 Section 56

- Yield is now 30 dwellings
- Subdivision has been completed already
- Site is to have concurrent servicing/building DA lodgement but there are risks associated with timing and ground level
 - o Action: GB, FF and DC to discuss site works required and confirm levels with GM.
- DA to be ready in approximately 8 weeks

Timing

- Subject to confirmation of yield and discussions with architects:
 - Geotech to commence in week of 27 February 2017
 - Announcement via media release/notices/web content to occur in week of 27
 February 2017
 - Drop-in sessions and Your Say website to occur in week of 6 March 2017 onwards
 - DA lodgement to commence in week of 20 March 2017
 - DA notification period to commence approximately 10 April 2017
 - o DA notification period to close approximately 29 May 2017
 - Construction to take approximately 1 year, with completion in approximately June
 2018

Hart, Jason

From:

Frino, Franco

Sent:

Wednesday, 25 January 2017 9:50 AM

To:

Steele, JessicaL

Subject:

FW: CF and Other Sites, Yields [DLM=For-Official-Use-Only]

Jess,

Following is approval from Fiona Barbaro from Housing ACT in regard to increased yields across CF sites.

Regards

Franco Frino | Senior Manager | Capital Delivery | Public Housing Renewal Taskforce Chief Minister, Treasury & Economic Development Directorate

Phone: 02 6205 0751 | Mobile: 0438 632187

ACT Government

ransACT House, 470 Northbourne Avenue, Dickson, ACT

20 Box 158 Canberra ACT 2601 | E.mail: franco.frino@act.gov.au

From: Barbaro, Fiona

Sent: Tuesday, 24 January 2017 3:37 PM

To: Frino, Franco

Cc: Lewis, Paul; Collett, David; Yates, Brooke

Subject: RE: CF and Other Sites, Yields [DLM=For-Official-Use-Only]

HI Franco - all good from our end, with some comments to consider from Brooke below.

Thanks

Fiona



Happy to discuss further.

Cheers Brooke

From: Frino, Franco

Sent: Tuesday, 24 January 2017 12:30 PM

To: Barbaro, Fiona

Cc: Lewis, Paul; Collett, David

Subject: RE: CF and Other Sites, Yields [DLM=For-Official-Use-Only]

Hi Fiona,

Given the Minister's approval to proceed to design and then consultation on the Community Facilities sites (with the exception of architects around scope/yield and timing of DA lodgement.

The Taskforce will be looking to lodge DA submissions for the following sites in 6-8 weeks to ensure that the Government's commitment to public housing renewal is meet:

- 1. Chapman, B1, S45
- 2. Holder, B2, S21
- 3. Mawson, B29, S36
- 4. Monash, B15, S56
- 5. Monash, B2, S20
- 6. Wright, B1, S29

I would like to draw your attention to the email below dated 7th November 2016 that discussed increasing yield and unit type mix. Noting that we haven't received any response the Taskforce assumes that HACS accepts the increased yields listed below.

Are you ok with our approach?

Regards

Franco Frino | Senior Manager | Capital Delivery | Public Housing Renewal Taskforce Chief Minister, Treasury & Economic Development Directorate

Phone: 02 6205 0751 | Mobile: 0438 632187

ACT Government

TransACT House, 470 Northbourne Avenue, Dickson, ACT

GPO Box 158 Canberra ACT 2601 | E.mail: franco.frino@act.gov.au

From: Wright, Spencer

Sent: Monday, 7 November 2016 2:33 PM **To:** Kennedy, Matthew; Power, Leanne **Cc:** Lewis, Paul; Collett, David; Frino, Franco

Subject: CF and Other Sites, Yields [DLM=For-Official-Use-Only]

Matthew & Leanne

Please find below my notes from the meeting with you on Friday 4th November 2016 where yields of the various sites currently in design and those scheduled for design early next year where discussed.

Chapman, B1, S45

- . HACT agreed to an increased yield of up to 30
- · Remove small CF site to provide increased yield

Current Design Status - PSP set received.

Holder, B2, S21

- HACT agreed to an increased yield of up to 30 dwellings
- 2 storey element to the North of the block
- 6 x 1 Bed units
- 16 x 2 Bed units
- 8 X 2 Bed single storey cottages
- · Final mix of dwelling types to be determined in revised design process

Current Design Status - PSP set received.

Mawson, B29, S36

HACT agreed to an increased yield between 13-15 dwellings

Current Design Status - PSP set received.

Monash, B15, S56

- HACT agreed to an increased yield of up to 30 dwellings
- 2 storey element to West of the block
- Final mix of dwelling types to be determined in revised design process

Current Design Status - PSP set received.

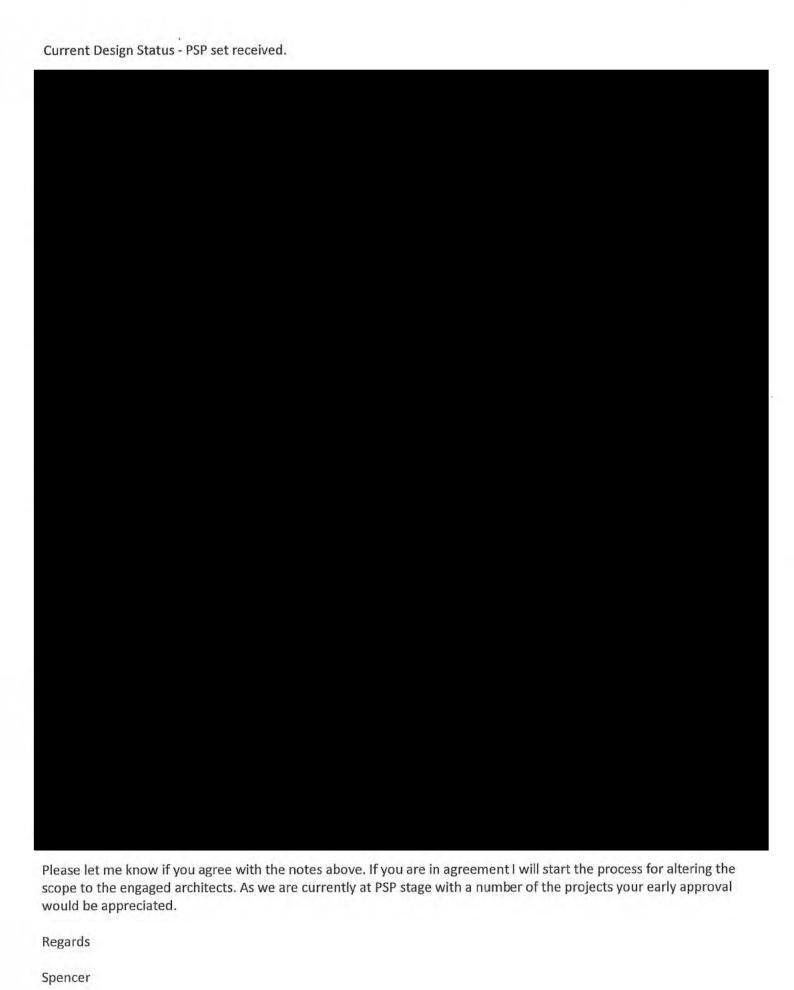
Monash, B2, S20

Yield remains at 6

Current Design Status - awaiting PSP set.

Wright, B1, S29

- HACT agreed to an increased yield of up to 32 dwellings
- Split the site into two portions
- 1 site accessed of Gornall St, one site accessed of Diesendorf St
- 2 storey units to both blocks
- 16 dwellings to each block
- 4 x 1 Bed units per block
- 12 x 2 Bed units per block
- Final mix of dwelling types to be determined in revised design process



Spencer Wright | Project Planning

Phone: 6205 7150 | Email: spencer.wright@act.gov.au **Public Housing Renewal Taskforce** | Chief Minister, Treasury and Economic Development Directorate

ACT Government | Transact House, 470 Northbourne Avenue Dickson ACT 2602

GPO Box 158 Canberra ACT 2601 | www.cmd.act.gov.au

Public Housing Renewal Community Facility Sites PCG

Tuesday 31 January 2017

RECORD OF MEETING

Attendees:

Jessica Steele (JS) Graham Mundy (GM) Franco Frino (FF) Paul Lewis (PL) Susanne Roberts (SR) Sharni Silver (SS) Greg Burghardt (GB)

Overall

- Housing ACT confirmation of yield received for most sites, yield still being confirmed for Mawson
- · All SIRs to SS except for SIRs for Chapman, Wright and Mawson which are being updated

Chapman Block 1 Section 45

 DC waiting on written confirmation from Karen Wilden by 1 February 2017, this will confirm direct sales outcome and area of site for Taskforce development

Holder Block 2 Section 21

- GM doing subdivision for this site as a minor amendment
- Basements will be required, GB to write to GM requesting geotech to take this into account
- PL noted that PANDSI will probably relocate in April 2017

Wright Part Block 1 Section 29

SIR being updated to reflect new yield and block boundary

Mawson Block 29 Section 36

- . Action: FF to provide update to all regarding confirmed yield of site
- Action: GM to update SIR for yield and driveways to Mawson Drive

Monash Block 2 Section 20

No further updates

Monash Block 15 Section 56

 Action: Briefing to be held with Taskforce, GM, civil works consultant and architects to confirm sites works required and site levels

Timing

 Subject to confirmation of yield and discussions with architects, all are working towards the following timeframe:

- Subdivision has been completed already
- DA to be ready in approximately 8 weeks

Mawson Block 29 Section 36

- Yield is now 15 dwellings
- Site only requires building DA lodgement
- No subdivision is required
- DA to be ready in approximately 8 weeks

Monash Block 2 Section 20

- Yield is now 6 dwellings
- Preliminary Sketch Plans completed, requires approximately four weeks to be ready for DA lodgement
- Site only requires building DA lodgement
- No subdivision is required

Monash Block 15 Section 56

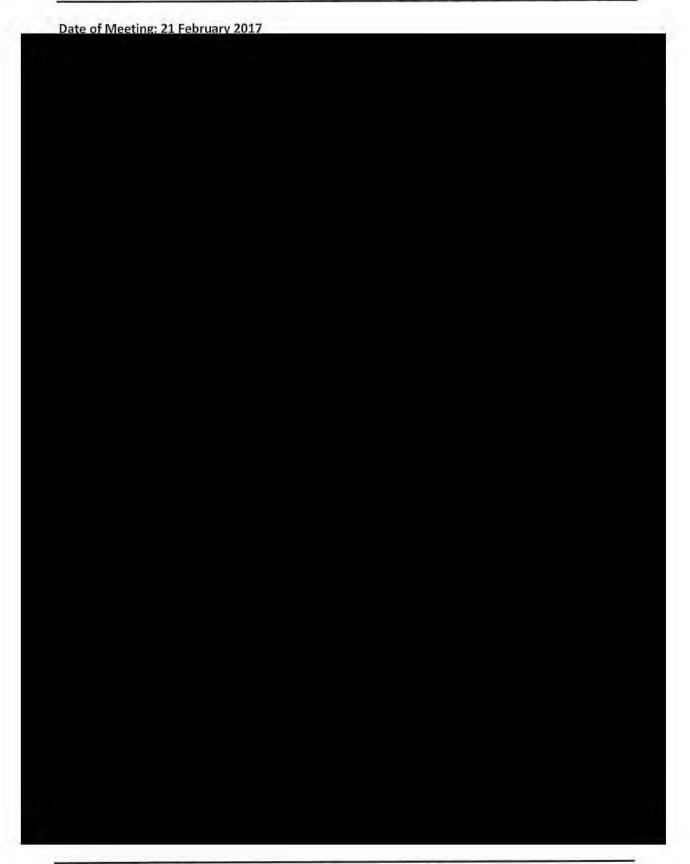
- Yield is now 30 dwellings
- Subdivision has been completed already
- Site is to have concurrent servicing/building DA lodgement but there are risks associated with timing and ground level
 - o Action: GB, FF and DC to discuss site works required and confirm levels with GM.
- DA to be ready in approximately 8 weeks

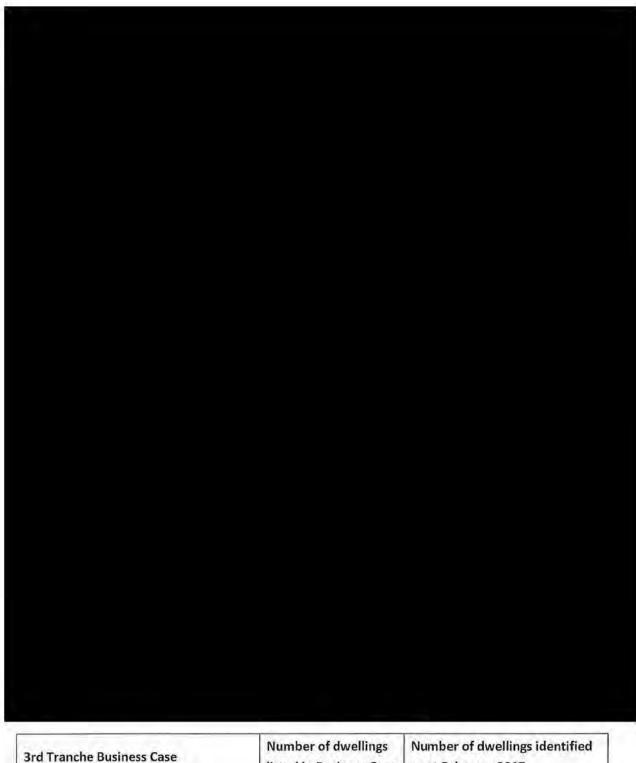
Timing

- Subject to confirmation of yield and discussions with architects:
 - Geotech to commence in week of 27 February 2017
 - Announcement via media release/notices/web content to occur in week of 27
 February 2017
 - Drop-in sessions and Your Say website to occur in week of 6 March 2017 onwards
 - DA lodgement to commence in week of 20 March 2017
 - DA notification period to commence approximately 10 April 2017
 - o DA notification period to close approximately 29 May 2017
 - Construction to take approximately 1 year, with completion in approximately June
 2018



Public Housing Renewal Steering Committee Agenda Item 5.1: Land Supply and Purchases





3rd Tranche Business Case

Number of dwellings listed in Business Case

Number of dwellings as at February 2017

Replacement

Community Facility			
Monash Block 2 Section 20	0	6^	
Monash part Block 13 Section 56	.0	30 [^]	

4th Tranche Business Case	Number of dwellings listed in Business Case	Number of dwellings identified as at February 2017
Replacement		
Community Facility Land	0	32*
Wright Block 1 Section 29 Chapman Block 1 Section 45	0	30 [^]
нарніан бюск і зесноп 45	U	30
Community Facility land — 1	The Taskforce has received sup	port from Cabinet to commence
	The Taskforce has received sup these sites. Further detail is ou	
	these sites. Further detail is ou	itlined below.
	these sites. Further detail is ou	Number of dwellings identified
community engagement on	these sites. Further detail is ou	oort from Cabinet to commence of the commence of the commence of the commence of dwellings identified as at February 2017
community engagement on	these sites. Further detail is ou	Number of dwellings identified
community engagement on	these sites. Further detail is ou	Number of dwellings identified
community engagement on	these sites. Further detail is ou	Number of dwellings identified

Replacement					
Community Facility Land					
Community Facility Land Holder part Block 2 Section 21	20	30 [^]			

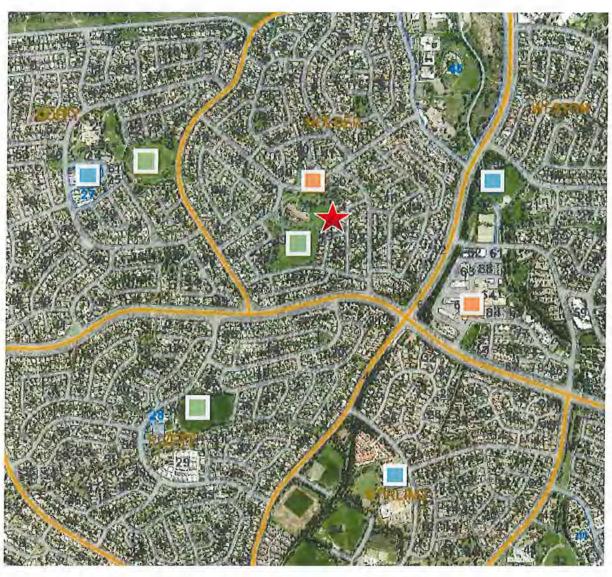
 Community Facility land – The Taskforce has received support from Cabinet to commence community engagement on these sites. Further detail is outlined below.

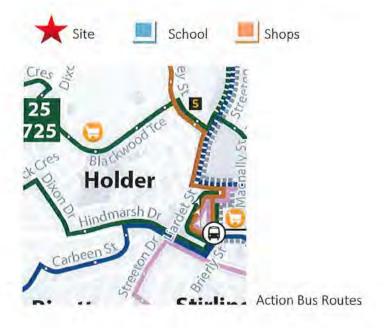
Engagement Strategy – Community Facility zoned sites

The Taskforce has worked with the Economic Development Communications and Engagement team to develop a strategy for engaging with the community on six Community Facility zoned sites located in Monash, Mawson, Chapman, Holder and Wright. The proposed development of public housing on these sites will be announced via media release in mid to late March 2017. Prior to this announcement, the Taskforce will issue notices to surrounding residents and brief the relevant Community Councils. After the media announcement, the Taskforce will host drop-in sessions to answer any questions. It is intended that Development Applications (DAs) will be lodged for these sites from late March 2017 onwards.



Community Facility Land Site Evaluation







Community Facility Land Site Evaluation

Holder -Block 2 Section 21 (StaypIton Street)



Site details

The site is part of a larger site housing Therapy ACT. Public housing would occupy approximately 10,000m² of the overall 39,634m² site. It is bounded by Blackwood Terrace and Stapylton Street. An existing building on the site is currently occupied with the lease expiring in October 2016.

Site Evaluation

Criteria	Rating	Comments
Proximity to Amenities (within 1km)	√	Shops 150m Public School 1.1km Private School (Catholic) 650m Bus stop 150m Park 50m
No Environmental Constraints	√	Regulated trees along northern boundary only. Existing building on site. Stormwater pit in SE corner to be investigated
No Heritage	✓	There are no identified heritage issues
Slope (<1:10)	✓	1:12 to 1:30
No Planning Restrictions	V	No Restrictions.
Community Sensitivity	Medium	Building on part of the preferred site currently occupied by PANDSI. Property Group are able to find an alternative location however consultation with PANDSI has not yet occurred. Development could occur without impacting on PANDSI however not optimal.

Overall Assessment	1	Relocation of PANDSI and residents
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