

City Renewal Authority and Suburban Land Agency Housing Target Determination 2018 (No 1)*

Notifiable instrument NI2018–75

made under the

City Renewal Authority and Suburban Land Agency Act 2017, section 65 (Affordable, community and public housing targets)

1 Name of instrument

This instrument is the *City Renewal Authority and Suburban Land Agency Housing Target Determination 2018 (No 1)*.

2 Commencement

This instrument commences on the day after its notification day.

3 Affordable, community and public housing targets

- (1) Under section 65 (1) (a) and (2) (a) – (c) of the *City Renewal Authority and Suburban Land Agency Act 2017* (the *Act*), I, the Chief Minister, determine that for residential development in the urban renewal precinct, as identified in column 1 of table 1, schedule 1, the housing targets are as described in the corresponding entries in columns 2, 3 and 4 of table 1, schedule 1.
- (2) Under section 65 (1) (b) and (2) (a) – (c) of the *Act*, I, the Minister for Urban Renewal, determine that for residential development in connection with urban renewal other than in an urban renewal precinct, as identified in column 1 of table 2, schedule 1, the housing targets are as described in the corresponding entries in columns 2, 3 and 4 of table 2, schedule 1.
- (3) Under section 65 (1) (c) and (2) (a) – (c) of the *Act*, I, the Minister for Housing and Suburban Development, determine that for the development of a new suburb, as identified in column 1 of table 3, schedule 1, the housing targets are as described in the corresponding entries in columns 2, 3 and 4 of table 3, schedule 1.

*Name amended under Legislation Act, s 60

Note: The ACT Government's Indicative Land Release Program 2017-18 to 2020-21 (see www.planning.act.gov.au/topics/land-release/land_supply_strategy/ilrp-2017/ilrp-2017-18-to-2020-21) outlines the anticipated maximum dwelling yield for relevant development sites scheduled for release in the financial year 2017-18, at the time of publication in June 2017. These are set out in columns 2 and 3 of Table 1, Schedule 2 (maximum site yields). Application of the targets in Section 3 of this Instrument to the maximum site yields result in indicative dwelling numbers in columns 5, 7 and 9 of Table 1, Schedule 2.

Andrew Barr MLA
Chief Minister

Yvette Berry MLA
Minister for Housing
and Suburban
Development

Mick Gentleman MLA
Minister for Urban
Renewal

16/2/2018

12/2/2018

12/2/2018

Schedule 1
(see section 3)

Table 1

Housing targets for residential development in an urban renewal precinct for land scheduled for release in 2017-18 Responsible Minister: Chief Minister			
1	2	3	4
Suburb	Target for Affordable Housing	Target for Public Housing	Target for Community Housing
Braddon/ Turner	0%	0%	0%
Reid	0%	0%	0%

Table 2

Housing Targets for the development of urban renewal in areas outside an urban renewal precinct for land scheduled for release in 2017-18 Responsible Minister: Minister for Urban Renewal			
1	2	3	4
Suburb	Target for Affordable Purchase	Target for Public Housing	Target for Community Housing
Gungahlin Town Centre	0%	85%	0%
Lawson	11%	3%	3%
Greenway	8%	11%	0%
Red Hill	0%	0%	0%

Table 3

Housing Targets for the development of a new suburb for land scheduled for release in 2017-18 Responsible Minister: Minister for Housing and Suburban Development			
1	2	3	4
Suburb	Target for Affordable Housing	Target for Public Housing	Target for Community Housing
Taylor	25%	0%	0%
North Wright	15%	0%	0%
Coombs	19%	0%	0%
Strathnairn	22%	0%	5%
Wright	0%	0%	0%
Moncrieff	0%	0%	0%
Throsby	0%	0%	0%

Schedule 2
(see Note)
Table 1

Maximum Site Yields (For information purposes only)

Column 1, Suburb	Column 2, Site Details	Column 3, Anticipated maximum dwelling yield (for the sites in column 2)	Column 4, Relevant Affordable Housing % target as set out in 3	Column 5, Indicative Affordable Housing dwelling numbers	Column 6, Relevant Public Housing % target as set out in 3	Column 7, Indicative Public Housing dwelling numbers	Column 8, Relevant Community Housing % target as set out in 3	Column 9, Indicative Community Housing dwelling numbers	Column 10, Current Proportion of Social and Affordable Housing within the suburb in column 1¹
Braddon/ Turner/Reid/ Red Hill	Asset Recycling Initiative blocks (Block 2, Section 8 Braddon Block 1, Section 57 Turner Block 2, Section 7 Reid Sections 25, 26 and 31 Red Hill)	1,490	0%	0	0%	0	0%	0	11% Braddon, 14% Turner, 35% Reid, 3% Red Hill
Gungahlin Town Centre	Block fh/bd	75	0%	0	85%	64	0%	0	4% ²
Lawson	Sections 5, 13	700	11%	80	3%	24	3%	20	15%
Greenway	Part Block 2 Section 28	270	9% ³	25	9% ³	25	0%	0	4%
Greenway	Part Block 5 Section 10	210	7% ³	15	14% ³	30	0%	0	4%
Taylor	Multiple sites	400	25%	99	0%	0	0%	0	n/a ⁴
North Wright	Multiple sites	210	15%	32	0%	0	0%	0	19% ²
Coombs	Multiple sites	190	19%	37	0%	0	0%	0	27%
Strathnairn	Multiple sites	300	22%	65	0%	0	5%	14	n/a ⁴

Wright	Block 1 Section 38	155	0%	0	0%	0	0%	0	19%
Moncrieff	Block 2 Section 22	90	0%	0	0%	0	0%	0	28%
Throsby	Multiple sites	30	0%	0	0%	0	0%	0	n/a ⁴
			Subtotals of dwelling numbers	353		143		34	
			Total dwelling numbers	530					

¹The reference to Social and Affordable Housing in column 10 of Table 1, Schedule 2 is a reference to public, community and dedicated affordable housing already existing or provided for in the suburb in column 1, Table 1, Schedule 2 calculated using available data as at end August 2017 as set out in Table 2 of Schedule 2. This percentage is subject to change over time as the suburb develops.

²Refers to percentage for whole suburb (Wright, not just North Wright; and Gungahlin, not just Gungahlin Town Centre).

³When the anticipated maximum dwelling yields across the two Greenway sites are amalgamated, and the indicative dwelling numbers are also combined across the two sites, the percentage targets in respect of the two Greenway sites in columns 4 and 6 of Table 1, Schedule 2 combine to reflect the percentage targets in respect of Greenway in columns 2 and 3 of Table 2, Schedule 1.

⁴Percentage unable to be calculated as no dwellings had been constructed in these suburbs as at 2016 Census.

Table 2
Current proportion of Social and Affordable Housing within each suburb listed
in column 1 of Table 1, Schedule 2 as expressed in column 10 of Table 1,
Schedule 2 (For information purposes only)

Suburb	Total Dwellings in Suburb	Number of Public Housing Dwellings as of June 2017	Number of Community Housing Dwellings as of 2016 Census	Number of Affordable Homes Purchased as of January 2018	Public, Community and Affordable Homes as % of Total Dwellings
Braddon	3,037	310	33	0	11%
Turner	2,279	317	5	0	14%
Reid	985	322	18	0	35%
Red Hill	1,270	27	11	0	3%
Gungahlin (including Town Centre)	2,326	72	25	0	4%
Lawson	1,112	1	0	164	15%
Greenway	1034	37	0	0	4%
Taylor	0	0	0	94	n/a*
Wright (including North Wright)	1,432	3	0	274	19%
Coombs (including North Coombs)	2,349	152	0	474	27%
Strathnairn	0	0	0	0	n/a*
Moncrieff	1,982	123	0	426	28%
Throsby	0	0	0	90	n/a*
Sources:	2016 Census and Greenfield Dwelling Pipeline	Housing ACT data	2016 Census (Dwellings in LLDD Landlord Type category – “Housing co-operative/ community/ church group”)	Suburban Land Agency Sales data**	

*Percentage unable to be calculated as no dwellings had been constructed in these suburbs as at 2016 Census.

**Does not include land rent properties.