

**Senate Standing Committee on Environment and Communications  
Legislation Committee**

Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC **Question No:** 48

**Topic:** Building Better Regional  
Cities - Fly in-fly out  
arrangements

**Proof Hansard Page and Date** 116 (17/10/11)  
**or Written Question:**

**Senator Joyce asked:**

Senator JOYCE: I am reading a media release from the Hon. Tony Burke, who tells me that he has \$100 million to support our region:

Supporting our regions to grow sustainably is key to a sustainable Australia. The Gillard Government is unlocking housing supply so that fly-in fly-out is no longer the only option in communities experiencing record levels of growth.

Who is flying in to and flying out of Queanbeyan that we need to support? I see that Queanbeyan gets itself on the eligible regional city list, so I am interested: who is flying in to and flying out of Queanbeyan? While you are at it, you might want to tell me who is—

Senator Conroy: That might be the nearest airport to somewhere.

Senator JOYCE: Who is flying in to and out of Wyong? Surfers?

Mr Thompson: I can only answer that question by pointing to the government's decision around the basis for eligibility in the program, which was that 47 eligible regional cities were determined.

Senator JOYCE: I see that—I have the whole list here. Who is flying in to and out of the Gold Coast? What is going on down there? Do we have a mine there? The Gold Coast is one of your eligible regional cities and the minister tells me this money is to help fly in, fly out workers. Who is flying in to and out of the Gold Coast?

Mr Thompson: I am not sure how to address that question—

Senator Conroy: We will take that on notice.

**Answer:**

The Building Better Regional Cities program (the program) is about supporting the supply of affordable housing in growing regional cities and, in turn, relieving pressure on Australia's major capital cities.

The Australian Government announced during the 2010 election campaign that all non-capital cities with populations over 30,000 would be eligible for funding (Mount Gambier in South Australia, and Burnie and Devonport in Tasmania are included to reflect differences between states in the size and distribution of population). A total of 47 regional cities are eligible to apply.

Growth in regional centres is being driven by a range of issues, one of which is the resources industry. Several cities in mining regions are eligible to apply for funding under the program, including Bundaberg, Gladstone, Mackay, Townsville, Geraldton and Kalgoorlie.

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**Program: Division or Agency:** 2.2: HPaC **Question No:** 49  
**Topic:** Building Better Regional  
Cities program  
**Proof Hansard Page and Date** 117 (17/10/11)  
**or Written Question:**

**Senator Joyce asked:**

Senator JOYCE:.... Mr Thompson, can you enlarge on what is meant by the statement that the Gillard government is unlocking housing supplies so that fly-in fly-out is no longer the only option, and how does that relate to the cities you have picked?

Mr Thompson: A number of the cities that are in this list which the government has decided to support through this program do relate to and experience some of the impacts on affordable housing through the mining and resources boom—

Senator JOYCE: How many have you got there—47?

CHAIR: Mr Thompson, have you finished your answer?

Mr Thompson: That is amongst the reasons why I presume the minister made that reference in the press release.

Senator JOYCE: I grant you that Kalgoorlie-Boulder is definitely one of those. In WA you have four towns. There is Mandurah—is that a mining town?

Senator LUDLAM: They are flying from there to the mining towns.

Senator JOYCE: That is a very good point. But this is not a flying from package; it is a fly-in fly-out package. We are stopping them from flying in and flying out. We want them to live there, so they are flying from Mandurah to where?

Senator LUDLAM: Port Hedland.

Senator JOYCE: Port Hedland is not on the list. Did you ever consider putting Port Hedland on the list?

Senator Conroy: We can take that on notice and let you know.

Senator JOYCE: This is your second crack at this. You have done this once before, haven't you, during the election. We brought up the issue that the towns you picked to assist for fly-in fly-out were not actually there—you had left out the major mining towns. Why did you leave the major mining towns, the ones we want to target for fly-in fly-out, off your list?

Senator Conroy: We can take that on notice as to the composition of the list. I think the officer indicated there are criteria; perhaps you have not read it and we can get you a copy.

Senator JOYCE: Senator Ludlam was trying to help you with an explanation of why you talk about flying in and flying out. Can you enlarge on that?

Senator Conroy: We will take it on notice and if there is anything further we can do other than give you a copy of the criteria, we will see if it is available

**Answer:**

The Building Better Regional Cities program (the program) is about supporting the supply of affordable housing in growing regional cities and, in turn, relieving pressure on Australia's major capital cities.

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The Australian Government announced during the 2010 election campaign that all non-capital cities with populations over 30,000 would be eligible for funding (Mount Gambier in South Australia, and Burnie and Devonport in Tasmania are included to reflect differences between states in the size and distribution of population). A total of 47 regional cities are eligible to apply.

Growth in regional centres is being driven by a range of issues, one of which is the resources industry. Several cities in mining regions are eligible to apply for funding under the program, including Bundaberg, Gladstone, Mackay, Townsville, Geraldton and Kalgoorlie.

Port Hedland does not meet the population threshold for the program.

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**Program: Division or Agency:** 2.2: HPaC **Question No:** 50

**Topic:** Building Better Regional  
Cities – application process

**Proof Hansard Page and Date** 119 (17/10/11)  
**or Written Question:**

**Senator Payne asked:**

Senator PAYNE: Do you have any estimate at this stage of the volume of applications being received now that the applications process is open?

Ms Wiley-Smith: Not at this stage. It is a bit too early to tell. But we did have a very good feedback from the 47 councils that are eligible to apply during the consultation process.

...

Senator PAYNE: Could you take on notice a question to advise the committee of the number of applications received and the councils from which those applications have been received? How is the value of the applications assessed? Is it by the request of the councils for a dollar value or does the government put a dollar value on it?

Ms Wiley-Smith: Through the application process, we are asking the councils to state how much money they require and to go into quite some detail on the projects that are proposed.

Senator PAYNE: Then the amount of money requested by each council.

Ms Wiley-Smith: Yes.

**Answer:**

The Department received 43 applications under the Building Better Regional Cities Program. To ensure the confidentiality of Applicants is maintained, and for probity reasons, the department is unable to advise which councils have applied for funding at this time.

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**Program: Division or Agency:** 2.2: HPaC **Question No:** 51

**Topic:** Building Better Regional  
Cities - Electronic  
Development Assessment  
reforms

**Proof Hansard Page and Date** 120 (17/10/11)  
**or Written Question:**

**Senator Payne asked:**

Senator PAYNE: Can you tell the committee what the current status of the Electronic Development Assessment reforms is—which councils have committed their eDA reforms and now have functional systems?

Ms Wiley-Smith: I can.

Senator PAYNE: Is it a large list?

Ms Wiley-Smith: It is not a large list. I can give you a very quick summary. The National e-Planning Roadmap was completed on 30 June 2011. All jurisdictions were required to implement a protocol, known as the Electronic Development Assessment Interoperability Specification, which allows different IT systems to communicate data with each other based on a common technical requirement. Five jurisdictions are already compliant with the protocol and are currently using electronic development applications: Queensland, the Northern Territory, the Australian Capital Territory, South Australia and Victoria. Three jurisdictions that are expected to be conformant by June 2012 are New South Wales, WA and Tasmania.

Senator PAYNE: What reporting systems or requirements are in place for states or local governments in relation to the reform and how it is working?

Ms Wiley-Smith: I will have to take that on notice.

Senator PAYNE: Thank you.

...

Senator PAYNE: In relation to the table you provided, can you on notice provide further detail outlining which of the projects is in receipt of funding for infrastructure or eDA or another reason, and give a description of what the funding will go to? Can you also advise the committee, given the very large disparity between estimated savings per dwelling amongst the different projects, what the criteria were between competing proposals to provide such a diverse range of savings—what assessment process the department had in place for doing that?

Ms Wiley-Smith: I am happy to take that on notice.

Senator PAYNE: Thank you very much.

**Answer:**

In response to the request for an update on those councils which have implemented the Electronic Development Assessment reforms, the state and territory jurisdictions responsible for implementation have advised that the following councils are electronic development assessment interoperability specification (eDAIS) compliant or, in the case of New South Wales, will be compliant by June 2012:

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<b>State</b>	<b>Participating Councils</b>
WA	City of Rockingham City of Armadale City of Cockburn Town of Kwinana City of Mandurah Serpentine-Jarrahdale Shire City of Swan City of Wanneroo  *Two additional councils are also in negotiations to become eDAIS compliant.
SA	Port Adelaide-Enfield City of Charles Sturt Onkaparinga Playford Salisbury SA Water
NT	NT Government
QLD	Brisbane City Council Toowoomba Regional Council Mackay Regional Council Redland City Council Logan City Council Gladstone Regional Council Fraser Coast Regional Council Townsville City Council Sunshine Coast Council Bundaberg Regional Council Whitsunday Regional Council
NSW	Bankstown City Council Blacktown City Council Gosford City Council Lake Macquarie City Council Liverpool City Council Port Macquarie-Hastings Council Rockdale City Council Shellharbour Council Sutherland Shire Council Tamworth Regional Council The Hills Shire Council Tweed Shire Council
VIC	Alpine Shire Council Banyule City Council Benalla Rural City Council Cardinia Shire Council Central Goldfields Shire Council City of Greater Dandenong East Gippsland Shire Council Frankston City Council

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State	Participating Councils
	Gannawarra Shire Council Glenelg Shire Council Greater Bendigo City Council Greater Shepparton City Council Hepburn Shire Council Hobsons Bay City Council Melbourne City Council Mitchell Shire Council Monash City Council Moreland City Council Moyne Shire Council Northern Grampians Shire Council Pyrenees Shire Council Rural City of Wangaratta Shire of Melton Stonnington City Council Surf Coast Shire Council Warrnambool City Council Whittlesea City Council Wodonga City Council Wyndham City Council
TAS	Hobart City Council Northern Midlands Council
ACT	ACT Government, 3 locations: Harrison, Bonner, Crace

The contracts for implementation of eDA in Queensland, Victoria, Australian Capital Territory, South Australia and the Northern Territory ceased in June 2011 and these states are no longer required to report on eDA reforms. They are now responsible for any further expansion of eDAIS in their jurisdictions.

The contracts for Western Australia, New South Wales and Tasmania are continuing. These states will be required to continue to report on their progress until June 2012.

In response to the request for further detail on projects, an updated table regarding the Housing Affordability Fund – Infrastructure Projects is provided at **Attachment A**.

In response to the question on the criteria used to assess projects and the variance in estimated savings per dwelling across projects, the Department of Sustainability, Environment, Water, Population and Communities (the department) notes that the assessment process for the Housing Affordability Fund projects occurred when the program was administered by the Department of Families, Housing, Community Services and Indigenous Affairs.

The program guidelines for the Housing Affordability Fund were designed to recognise that the infrastructure charges and regulatory reforms relating to new housing development varied considerably across jurisdictions. The Fund guidelines, section 2.4 *Funding Priorities*, specified that in order “... to encourage innovation and ensure flexibility in meeting the objective of reducing the cost of new homes assisted by the Fund a broad range of proposals will be eligible for consideration. Hence, the types of proposals that will be accepted will not be prescribed.”

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Each proposal reflected the needs and requirements of the individual state, territory and local government applicants. Applicants were required to present analysis of their local demographics, housing market conditions (housing supply, demand and prices) and the growth rate in their locality in order to estimate the proposed dwelling price and, therefore, to justify value for money for the Commonwealth.

The nature of the projects approved through the Fund also varies, with grants provided for reform and/or for infrastructure. The estimated savings identified for reform projects are more difficult to accurately project as the benefits and impacts of such projects are longer term.



## ATTACHMENT A - Housing Affordability Fund – Infrastructure Projects

State	Grant recipient	Project location	Description	Number of Subsidised Dwellings/lots	Savings Per Dwelling <sup>1</sup>	Dwellings/Lots brought forward (including subsidised dwellings/lots)
ACT	Land Development Agency	Bonner	Funding will be used to deliver infrastructure works such as a water mains, roads and power.	330	Price of dwelling to be no greater than the maximum sale price set for affordable housing in the ACT <sup>2</sup>	330
ACT	Land Development Agency	Crace	Funding will be used to construct the major collector road and bus route.	489		1591
ACT	Land Development Agency	Harrison	Funding will be used to construct roads and services (including earthworks, roadworks, pedestrian paving, stormwater and sewer drainage, water supply/fire reticulation, gas reticulation, Telstra, electrical services, and soft landscaping).	138	100 @ \$23,760 38 @ \$9,804	175
NSW	St Marys Land Limited	Ropes Crossing – Construction	Funding will be used to construct a multi-purpose Community Resource Hub facility in the Ropes Crossing residential village, Blacktown, Sydney.	240	\$21,500	240
NSW	St Marys Land Limited	Ropes Crossing – Northern Road	Funding will be used to upgrade the Northern Road from Andrews Road to immediately north of Sherringham Road to the Southern Entry of the St Marys Project Western Precinct.	250	\$22,600	2450
NSW	Landcom	Edmondson Park	Funding will be used to construct lead-in infrastructure for the Edmondson Park residential development.	115	\$17,000	115
NSW	Moree Plains Shire Council	Brigalow Drive, Moree	Funding will be used to undertake capital works for the development of the site into residential blocks.	12	\$10,033	12
NSW	NSW Department of Planning	Bungarabee	Funding will be used to construct infrastructure works including signalling two existing intersections and constructing Collector Road (which travels through the development and links the two intersections).	450	\$20,000	730
NSW	NSW Dept. of Human Services	Glebe, Sydney	Funding will be used for demolition, site remediation, civil works, and relocation of the power substation, to facilitate redevelopment that will provide a mix of social, affordable, and market housing for sale and rent.	92	\$98,000	486

<sup>1</sup> The savings to be passed on per dwelling are estimates which have been proposed by the grant recipients and which were subsequently reflected in funding agreements.

<sup>2</sup> Affordable housing prices are established by Act legislation and policy measures. Using the Australian Bureau of Statistics' *producer price index*, prices are indexed annually, and provide a lower and upper value for affordable housing. (see [www.laps.act.gov.au/affordable\\_housing](http://www.laps.act.gov.au/affordable_housing)) In addition, under the *Duties Act 1999 (ACT)*, the Minister may make a declaration concerning affordable house and land packages.

State	Grant recipient	Project location	Description	Number of Subsidised Dwellings/lots	Savings Per Dwelling <sup>1</sup>	Dwellings/Lots brought forward (including subsidised dwellings/lots)
NSW	NSW Department of Housing	Rosemeadow	Funding will be used to undertake the demolition of townhouses, creation of residential lots and make properties available for private sale to eligible purchasers.	117	\$84,579	117
NSW	Landcom	Mittagong – Renwick	Funding will be used to construct infrastructure, including road works, water, sewer and power provision.	235	\$20,000	235
NSW	Department of Human Services NSW	Seven Hills	Funding will be used to upgrade infrastructure including: stormwater drainage, sewer, water and gas reticulation, electrical and telecommunications, landscape and upgrade playground facilities, redevelop existing streetscapes, and create additional vehicular and pedestrian links.	120	\$67,000	120
NT	NT Dept of Planning and Infrastructure	Johnston	Funding will be used to construct a sewerage pump station and rising main for the new suburb of Johnston.	800	\$5,000	800
QLD	Isaac Regional Council	Nebo	Funding will be used for infrastructure including roads, kerbing, channels and drainage, sewerage, underground electricity and reticulated water	63	25 @ \$31,746 35 @ \$65,873 3 @ \$100,000	63
QLD	Gold Coast City Council	Upper Coomera	Funding will be used to develop land at Upper Coomera to construct detached houses and duplex homes.	16	\$10,000	16
QLD	Sunshine Coast Regional Council	Halcyon Landing – Bli Bli	Funding will be used for infrastructure including realignment and extension of sewer main, recreation trail and paths, and roads to enable the delivery of the project.	170	88 @ \$18,000 82 @ \$6,000	170
QLD	Brisbane City Council (BBC)	Brisbane City Council area	Funding will be used to stimulate growth in new, moderately priced housing by offering subsidisation of infrastructure fees charged to developers.	1000	\$12,500	1000
SA	City of Salisbury	Parafield Gardens and Salisbury North (Salisbury infill development)	Funding will be used for infrastructure, including wetlands, recycled stormwater facilities, and sewerage and electricity augmentation upgrades.	126	\$12,000	126
SA	City of Salisbury	Brahma Lodge (Dansie Crescent)	Funding will be used to undertake capital works and develop 11 lots at Dansie Crescent, Brahma Lodge, SA, to provide a mix of two and three bedroom houses.	11	\$10,000	11
SA	Department for Families and Communities	Oaklands Park, South Plympton, Camden Park and Marden (medium density redevelopment)	Funding will be used to complete the demolition and preparation of sites, located adjacent to major transport routes, to enable the construction of apartments.	50	\$29,600	252

State	Grant recipient	Project location	Description	Number of Subsidised Dwellings/lots	Savings Per Dwelling <sup>1</sup>	Dwellings/Lots brought forward (including subsidised dwellings/lots)
SA	Department for Families and Communities	Woodville West	Funding will be used to undertake the re-development of a residential estate to construct new residential dwellings.	106	\$89,622	424
SA	Department for Families and Communities	Lochiel Park	Funding will be used to establish an on-site storm water detention basin to capture, retain and reuse stormwater within the development.	23	18 @ \$10,000 5 @ \$14,000	23
SA	City of Adelaide	Adelaide (Sturt Street)	Funding will be used to complete land remediation, construct an underground car park and upgrade the public realm and community building.	52	\$38,609	72
SA	Town Of Gawler	Evanston Gardens	Funding will be used to redevelop the Evanston Gardens Memorial Hall and the ancillary building extensions. Rate reductions will be provided to 1,200 dwellings.	1200	\$2,600	1200
TAS	Housing Tasmania	Clarendon Vale	Funding will be used to construct a community hub and provide roads and services (including pedestrian paving, stormwater and sewer drainage, water, gas, telephone, electrical services, and landscaping).	110	\$31,818	110
TAS	Housing Tasmania	Chigwell	Funding will be used for infrastructure including roads, sewer and water systems.	58	\$12,100	68
TAS	Housing Tasmania	Wynyard	Funding will be used for infrastructure including roads, sewer, and water systems.	15	\$16,000	15
VIC	Robinvale Committee for the Ageing Incorporated	Robinvale	The project will deliver infrastructure such as power and water to develop 34 retirement village dwellings	34	\$15,000	34
VIC	Director of Housing	Prahran, Richmond and Fitzroy	Funding will be used to assist with the implementation of the first stage of the redevelopment of inner city high rise public housing estates at Richmond, Fitzroy and Prahran.	736	Price of dwelling to be 5% less than market value	7364
WA	City of Armadale	Newhaven	Funding will be used to relocate existing high voltage power lines and develop lots near Newhaven town centre.	59	\$29,661	59
WA	City of Gosnells	Amherst Village	Funding will be used to subdivide and develop land into 99 residential and 3 commercial lots.	99	\$11,313	102
WA	City of Wanneroo	East Lansdale	Funding will be used to offset the preliminary costs of major infrastructure including a sewer pump station, water main extension, and expansion of the high voltage power network.	39	\$12,000	39
WA	Shire of Upper Gascoyne	Gascoyne Junction	Funding will be used to for infrastructure including power, water, telephone, and road works.	7	\$11,428	7

State	Grant recipient	Project location	Description	Number of Subsidised Dwellings/lots	Savings Per Dwelling <sup>1</sup>	Dwellings/Lots brought forward (including subsidised dwellings/lots)
WA	Town of Kwinana	Medina	Funding will be used for a new community building and to upgrade the Town Hall, and for roads, sewerage, walkways, drainage, lighting, street furniture, landscaping and parklands.	60	\$50,000	60
WA	Western Australian Housing Authority	Golden Bay	Funding will be used to deliver infrastructure including a sewer extension and associated earthworks.	528	\$3,643	528
WA	Western Australian Housing Authority	Harrisdale Green	Funding will be used to deliver and complete sewer extension, stormwater drainage and associated earthworks.	197	\$18,693	197
WA	Western Australian Housing Authority	Henley Brook	Funding will be used for a wastewater pump station, road works, water, electricity and gas distribution.	345	\$20,024	551
WA	Western Australian Housing Authority	Geraldton (Beachlands)	Funding will be used to construct sewer infrastructure.	100	\$34,000	115
WA	Western Australian Land Authority	Broome	Funding will be used to complete infrastructure works consisting of a detention basin, drain, culvert, intersections and underground power.	242	\$18,595	242
WA	Western Australian Land Authority	Mandurah	Funding will be used to deliver civil works, including bulk earthworks and road works.	55	\$36,383	55

### Housing Affordability Fund – Combined Infrastructure and Reform Projects

State	Grant recipient	Project location	Description	Number of Subsidised Dwellings/lots	Savings Per Dwelling <sup>3</sup>	Dwellings/lots to benefit from Reform	Dwellings/Lots brought forward (including subsidised dwellings/lots)
NSW	Clarence Valley Council	Clarence Valley	Funding will be used to construct the infrastructure required to facilitate the subdivision of the site. Planning reforms will also be undertaken.	35	\$10,000	Reforms across LGA not quantified	35
NSW	NSW Dept. of Human Services	Bolton Point	Funding will be used to complete infrastructure realignment and to undertake planning reform works to reconfigure public housing dwellings to make them suitable for private sale.	95	\$21,052	170	170
NSW	Department of Human Services NSW	Claymore	Funding will be used to develop a Master-plan and complete infrastructure works including site clearance and road works.	380	\$30,789	1281	1281

<sup>3</sup> The savings to be passed on per dwelling are estimates which have been proposed by the grant recipients and which were subsequently reflected in funding agreements.

State	Grant recipient	Project location	Description	Number of Subsidised Dwellings/lots	Savings Per Dwelling <sup>3</sup>	Dwellings/lots to benefit from Reform	Dwellings/Lots brought forward (including subsidised dwellings/lots)
QLD	Moreton Bay Regional Council	Caboolture	Funding will be used to construct a vehicle, bike and pedestrian bridge, and to implement RiskSMART, a planning reform process which will enable low risk development applications to be quickly assessed against planning provisions.	100	\$15,000	900	852
QLD	Mackay Regional Council	Plantation Palms (north of Mackay)	Funding will be used to construct an entry access road and associated infrastructure works, and to complete broader planning reforms.	1000	400 @ \$20,000 600 @ \$5,000	1800	1800
SA	City of Salisbury	Paralowie (Walpole Road)	Funding will be used to create a master planned community and for infrastructure, including stormwater, sewer and reticulated water systems, electricity network and site remediation.	150	\$10,000	150	150
SA	City of Charles Sturt	St Clair	Funding will be used for infrastructure such as remediation of a former industrial site, and construction including: open space, playing fields, wetlands, stormwater management, reticulation, and sewer and electricity augmentation. Funding is also being used to implement reforms such as an online development applications system.	184	\$30,000	1230	1230

### Housing Affordability Fund – Reform Projects

State	Grant recipient	Project location	Description	Number of Subsidised Dwellings	Dwellings/lots anticipated to benefit from Reform	Dwellings/Lots brought forward
NSW	City of Sydney	Sydney (inner city)	Funding will be used to develop a regional plan for the redevelopment of 20 opportunity sites for affordable housing, with an expected lot yield of up to 1000 units, across inner city Sydney that are endorsed by each of the affected councils.	N/A	1000	N/A
NSW	New South Wales Land and Housing Corporation	Wentworthville	Funding will be used to prepare a Master Plan for the Wentworthville Townhouses public housing precinct, located west of Parramatta.	N/A	195	N/A
NSW	New South Wales Land and Housing Corporation	Villawood	Funding will be used to complete a Master Plan for the Villawood East Estate.	N/A	500	N/A

State	Grant recipient	Project location	Description	Number of Subsidised Dwellings	Dwellings/lots anticipated to benefit from Reform	Dwellings/Lots brought forward
NSW	New South Wales Land and Housing Corporation	South Randwick	Funding will be used to review the current assessment of housing need, housing market affordability, and financial feasibility, and develop a Master Plan.	N/A	5000	N/A
NSW	New South Wales Land and Housing Corporation	Prospect	Funding will be used to prepare a Master Plan for the Prospect public housing estate to facilitate the de-concentration of public housing through considering redevelopment, rezoning and improved design.	N/A	170	N/A
NSW	New South Wales Land and Housing Corporation	Chester Hill	Funding will be used to prepare the Local Area Plan for Chester Hill, in partnership with Bankstown Council, other government agencies, and relevant stakeholders. These reforms are expected to benefit about 700 dwellings over the next 5 years.	N/A	700	N/A
NSW	Sydney Metropolitan Development Authority	Redfern Waterloo	Funding will be used to develop a Master Plan for the Redfern and Waterloo precincts in inner Sydney, including developing a high level framework and completing a desktop survey.	N/A	1000	N/A
QLD	South East Qld Council of Mayors (Target 5 Days)	Participating LGAs in South East Queensland	Funding will be used to help participating councils improve planning approval processes to reduce holding costs associated with long delays. The aim is to reduce assessment time for 95% of residential development applications and establish a 75% reduction in approval times for residential developments with a 5 day turn-around time for low-risk and complying developments.	N/A	100,000	N/A
QLD	South East Qld Council of Mayors (Next Generation Planning)	Participating LGAs in South East Queensland	Funding will be used to implement a consistent and streamlined policy and development assessment framework to facilitate housing affordability, and promote and support the working partnerships between all levels of government, the development industry and the community, to address housing affordability.	N/A	100,000	N/A
QLD	South East Qld Council of Mayors (Liveable Compact Cities)	Participating LGAs in South East Queensland	Funding will be used to develop a Best Practice Guide for providing improved affordable housing through medium density development; developing mechanisms to clear regulatory barriers; developing policy and engagement tools including a pilot project; and developing a public document supported by a marketing strategy to improve understanding of, and promote market shift to medium density developments.	N/A	74800	N/A
VIC	City of Ballarat	Ballarat West	Funding will be used to complete Precinct Structure Plans for the Ballarat West Growth Area. The areas include Bonshaw Creek, Greenhalghs Road, Alfredton West and Carngham Road.	N/A	1600	N/A

State	Grant recipient	Project location	Description	Number of Subsidised Dwellings	Dwellings/lots anticipated to benefit from Reform	Dwellings/Lots brought forward
VIC	Growth Areas Authority	Multiple LGAs around greater Melbourne area	Funding will be used to complete Precinct Structure Plans ensuring the availability of zoned land for immediate development is not a constraint on housing supply. The grant recipient will also implement a streamlined process for development planning and approvals, which will result in savings of at least 12 months in the time currently taken.	N/A	99529	N/A
WA	Shire of Serpentine-Jarrahdale	Shire of Serpentine-Jarrahdale	Funding will be used to undertake a comprehensive development and review of the Council's policies and delegations to achieve benefits such as; clearer requirements for applicants, more approval exemptions for development, and reduced processing times.	N/A	3000	N/A

### Housing Affordability Fund – eDA Projects

	State	Grant recipient	Project	Description
1.	EDA	NSW Dept of Planning	eDA - NSW	Implementation of the electronic development assessment interoperability specification
2.	EDA	Local Government Association of QLD	eDA - QLD	Implementation of the electronic development assessment interoperability specification
3.	EDA	NT Dept of Planning and Infrastructure	eDA - NT	Implementation of the electronic development assessment interoperability specification
4.	EDA	VIC Dept of Planning and Community Development	eDA - VIC	Implementation of the electronic development assessment interoperability specification
5.	EDA	ACT Land and Planning Authority	eDA - ACT	Implementation of the electronic development assessment interoperability specification
6.	EDA	Local Government Association of TAS	eDA - TAS	Implementation of the electronic development assessment interoperability specification
7.	EDA	Local Government Association of South Australia	eDA - SA	Implementation of the electronic development assessment interoperability specification
8.	EDA	Western Australia Local Government of Association	eDA - WA / NCO	Administration of the National Coordination Office for the implementation of the electronic development assessment interoperability specification (from July 2011)

	State	Grant recipient	Project	Description
9.	EDA	WA Dept of Planning	eDA - NCO	Administration of the National Coordination Office for the implementation of the electronic development assessment interoperability specification (to June 2011)



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**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC **Question No:** 52  
**Topic:** 2008 Senate committee report  
on housing affordability  
**Proof Hansard Page and Date** 121 (17/10/11)  
**or Written Question:**

**Senator Ludlam asked:**

Senator LUDLAM: How many, if any, of the recommendations from the 2008 Senate committee report on housing affordability have been implemented?

Mr Thompson: I will have to take that on notice, I am sorry.

Senator LUDLAM: If you could. Could you let us know which ones?

Mr Thompson: Sure.

**Answer:**

The Australian Government's response to recommendations relevant to Commonwealth responsibilities contained in the report of the Senate Select Committee on Housing Affordability in Australia was published on 26 October 2009.

The Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) leads on responding to this Inquiry for the Government. In response to a Question on Notice to FaHCSIA on this issue in its October 2011 Supplementary Budget Estimates hearings, FaHCSIA is currently collating an update on the implementation of the Government's response to the Inquiry. The Department of Sustainability, Environment, Water, Population and Communities has provided input to FaHCSIA for this consolidated update, which will be provided in due course.

**Senate Standing Committee on Environment and Communications  
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Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC

**Question No:** 53

**Topic:** CSIRO Rockhampton Site

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

1. Has the CSIRO Rockhampton site yet been sold?
  - a. This was a priority decision in the 2010 SEWPAC red book and is still set for 2010-11 as a target time for release. What has been the cause of such extensive delays?
2. What were the disposal approach and sale conditions?

**Answer:**

1. Sale of Commonwealth properties is the responsibility of the Department of Finance and Deregulation and the relevant land-holding agency. CSIRO has advised that the Rockhampton property was sold on 5 September 2011 as a priority sale to Central Queensland University for education and research purposes.
  - a. The Department of Finance and Deregulation has advised that, in October 2010 the Rockhampton Regional Council informed CSIRO that it would not proceed with its purchase of the site for residential development. The site was placed back on the register of surplus Commonwealth land and CSIRO had to explore other sale options.
2. The Department of Finance and Deregulation has advised that the CSIRO Rockhampton site was disposed of through a priority sale process on the condition that the site will be retained and utilised for research and educational purposes for five years, and would meet the objectives of improving community amenity and creating jobs.

**Senate Standing Committee on Environment and Communications**  
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Answers to questions on notice  
**Sustainability, Environment, Water, Population and Communities portfolio**  
Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC **Question No:** 54  
**Topic:** Commonwealth land for sale  
website  
**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

1. Is the website that outlines the available Commonwealth land for sale currently up to date?
2. Are the properties with target dates of 2011-12 on track?

**Answer:**

This matter is the responsibility of the Department of Finance and Deregulation. The Department of Finance and Deregulation have provided the following advice in relation to the Senator's question.

1. Yes.
  2. Yes.
- CSIRO Cleveland site, QLD (2.00 ha), is currently on the market for mixed-use development.
  - CSIRO Belmont site, VIC (6.37ha), has been approved for an open market sale for general housing purposes.
  - CSIRO is currently undertaking due diligence assessments of its Highett site, VIC (7.3ha).
  - The disposal of the Defence properties at Schofields, NSW (146ha), and Fremantle, WA (0.6ha), is subject to the agreement of the Australian Government to priority sale arrangements with Defence Housing Australia. The disposal of Schofields is also subject to the resolution of land planning matters that have been raised with the NSW Department of Planning and Infrastructure.

**Senate Standing Committee on Environment and Communications  
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Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC

**Question No:** 55

**Topic:** Defence site disposals

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

1. In response to QoN48 from Budget estimates, you indicated that three of the Defence site disposals that have been agreed to, at Maribyrnong, North Penrith and Bushmead, had estimated capacity of, respectively, 2,800 dwellings, 1,100 dwellings and 640 dwellings. Have these sales all been finalised?
2. What are the expected timeframes for development of these dwellings?
3. Will they be all affordable accommodation or a mix of private and affordable?

**Answer:**

1. Not all these sales have been finalised.
  - The North Penrith site was sold to Landcom, the NSW state land development agency on 9 May 2011 to create a transit-oriented development.
  - The Bushmead site was sold to Dunland Pty Limited on 6 July 2010.
  - The sale of the Maribyrnong site has not been completed due to ongoing remediation works.
2. Subject to the outcome of development approval processes, Landcom is required to complete infrastructure work on the North Penrith site by August 2012 and construction of the first stage of houses by May 2013. Given the complexity of approval processes, the Commonwealth does not request an estimated development timeframe for sites sold on the open market such as the Bushmead site.
3. The proposed developments on both the North Penrith and Maribyrnong sites will provide a diversity of housing products, including over 15 per cent of affordable housing, social housing and retirement/aged care housing. The Bushmead site is considered as not suitable for affordable housing due to a lack of accessibility to public transport and community services.

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Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC

**Question No:** 56

**Topic:** CSIRO land at Bakers Hill

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

1. One of the largest open market sales you have identified is the CSIRO land at Bakers Hill, providing around 1,150ha of land, part of which is sold, part of which is to be transferred to the WA government, with one lot remaining for sale, yet to be settled. What is the current status of this sale?
2. Can you please provide more information on the nature of the land sold already, and that to be (or that has been) transferred to the WA government, including the number of dwellings expected?

**Answer:**

Sale of Commonwealth properties is the responsibility of the Department of Finance and Deregulation and the relevant land-holding agency, in this case the CSIRO. The CSIRO has provided the following advice to the department in response to these questions:

1. The CSIRO property at Bakers Hill, WA, is rural land and has limited housing outcomes. 193 hectares is still for sale and is actively being marketed for sale through Landmark Real Estate. The other 957 hectares has been sold or transferred to the WA Government.
2. Four lots of rural land at Bakers Hill were sold. One purchaser bought three lots which already comprised two dwellings and will be for rural/farming activities. One lot was purchased by a party intending to build one house, also for rural use. 362 hectares of land that was transferred to the WA Government is natural bushland and will be used as a conservation reserve.

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Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC **Question No:** 57

**Topic:** NRAS round four application  
process

**Proof Hansard Page and Date  
or Written Question:** Written

**Senator Payne asked:**

1. Can you please provide an update on the number of NRAS round 4 applications that are at each stage of processing, the number of incentives that have been allocated and the number of incentives remaining?
2. It has been around 10 months since these applications have been lodged, if there are still applications outstanding, is there a reason for such a delay?
3. Round four has clearly been oversubscribed, yet you have finalised a large number of applications while a large number of others are pending. How do you assess applications to ensure that quality applications do not miss out on incentives due to applications that are assessed earlier receiving the limited number?

**Answer:**

1. As at 31 October 2011, of the 297 applications received through round four, 281 have been finalised. The Department of Sustainability, Environment, Water, Population and Communities (the department) is waiting for recommendations from the relevant states to finalise the outstanding 16 applications. Of the 50,000 incentives to be supported by the Australian Government, approximately 40,000 are either active, reserved or currently on offer.
2. 16 applications are yet to be finalised. 11 of these have already been partially supported, with offers made to the relevant applicants. The department is waiting for recommendations from the relevant states to finalise these outstanding applications.
3. The assessment of National Rental Affordability Scheme applications is undertaken jointly between the Australian, state and territory governments, with state and territory governments providing advice to the department on priorities for affordable housing in their jurisdictions and assessing all applications against criteria that includes an evaluation of need (Criteria 1(b) of Set 6). All eligible round four applications supported by the states and territories have been supported by the Australian Government.

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**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC

**Question No:** 58

**Topic:** Withdrawn dwellings under  
NRAS

**Proof Hansard Page and Date  
or Written Question:** Written

**Senator Payne asked:**

1. How many dwellings that have been accepted under each round of NRAS funding have been withdrawn, and how many of dwellings have been subject to a request for an extension of time for completion? To your knowledge have there been any NRAS dwellings that will no longer go ahead due to the restrictive round 3 timeframes?

**Answer:**

1. Number of dwellings that have been withdrawn from the National Rental Affordability Scheme by round as at 30 September 2011.

<b>Round</b>	<b>Number of Incentives Withdrawn</b>
1	656
2	1,344
3	46
4	-
<b>Total</b>	<b>2,046</b>

12,653 incentives have been subject to a request for extension of time for completion of the associated dwelling.

The Department of Sustainability, Environment, Water, Population and Communities has not been advised by proponents of any dwellings that will not be delivered due to round three timeframes.

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**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC

**Question No:** 59

**Topic:** NRAS applications –  
communication of processing  
delays

**Proof Hansard Page and Date  
or Written Question:** Written

**Senator Payne asked:**

1. You have indicated that NRAS applications should be assessed within six months. Your response to QoN 45 from Budget estimates indicated that there are 96 applications requesting 20,999 incentives in the final stages of decision making by the department (as at 6 July 2011). There were no doubt a number of applications that did not meet this timeframe. While I sympathise with your overworked officers, do you have measures in place to clearly communicate delays to applicants, and what measures have you put into place to ensure these delays are minimised in the future?

**Answer:**

1. Consistent with Regulation 9(b) of the National Rental Affordability Scheme Regulations 2008, all round four applicants with an application that had not been determined within 6 months of its receipt were notified by the Department of Sustainability, Environment, Water, Population and Communities (the department) in writing as to the status of their application. At that time, applicants were advised that no final determination had been made and their application was still being considered.

The department will give consideration to, and allocate, appropriate resources to any further calls for applications based on the requirements for those rounds, once determined by the Australian Government.



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Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC

**Question No:** 60

**Topic:** NRAS incentives

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

1. The table you provided in your response to QoN174 has a breakdown of NRAS incentives by number of bedrooms across jurisdictions. There was remarkable discrepancy between jurisdictions, with Queensland favouring large dwellings while Victoria favoured small dwellings. Are you aware of reasons for this?

**Answer:**

1. All dwelling applications under the National Rental Affordability Scheme undergo a rigorous assessment process conducted by the Australian Government in partnership with the state and territory governments. As part of this process, the state and territory governments provide advice to the Australian Government about their priorities and the most appropriate locations for new dwellings, including type and size of dwellings, density and proximity to infrastructure and facilities. This advice is considered by the Australian Government in making the final decision to approve an application.

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Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC **Question No:** 61

**Topic:** Jurisdictional influence over  
Government expenditure

**Proof Hansard Page and Date  
or Written Question:** Written

**Senator Payne asked:**

1. If priorities are determined by the jurisdictions, does the Commonwealth have a say over how its money is spent with respect to priorities?

**Answer:**

1. The assessment of National Rental Affordability Scheme applications is undertaken jointly between the Australian, and state and territory governments. As part of this process, the state and territory governments prioritise the number of dwellings to be supported in each region based on local needs and priorities for affordable housing. The Australian Government assesses the applications for compliance with the Scheme's requirements and ensures that proposals are reasonable and viable. The Australian Government makes the final decision to approve an application.

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Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC

**Question No:** 62

**Topic:** Rental affordability

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

1. A recent publication from AHURI (Australian Housing and Urban Research Institute) indicated that one fifth of privately renting Australians in the bottom quintile of income pay a severely unaffordable rent, while severe unaffordability is not a major concern for the second bottom quintile (though of course a level of unaffordability is still a serious problem). AHURI also said that very few families with two or more children access affordable housing; it is easier for those living alone or without children. Given AHURI's stated views that policymakers must ensure that national affordability schemes, such as NRAS, are targeted at those who most need it, do you believe NRAS should cater more towards dwellings with more bedrooms?

**Answer:**

1. The National Rental Affordability Scheme (NRAS) is delivered in partnership with the states and territories. In allocating NRAS Incentives, state and territory housing agencies determine the priorities for affordable housing relevant to their jurisdiction's needs, including the location and configuration of dwellings. The NRAS has provided support for various dwelling configurations to meet these needs, as per the table below.

**Size of Dwellings by State/Territory (as at 30 September 2011)**

State	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total Dwellings
ACT	955	47	102	11	2	37	1,154
NSW	194	893	1,779	302	49	0	3,217
NT	293	361	463	83	0	0	1,200
QLD	137	1,002	1,893	2,437	1,475	0	6,944
SA	68	415	598	625	131	5	1,842
TAS	0	47	380	200	4	0	631
VIC	1,209	2,681	2,106	487	36	5	6,524
WA	1,000	69	1,079	653	99	4	2,904
<b>Total</b>	<b>3,856</b>	<b>5,515</b>	<b>8,400</b>	<b>4,798</b>	<b>1,796</b>	<b>51</b>	<b>24,416</b>

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**Sustainability, Environment, Water, Population and Communities portfolio**

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**Program: Division or Agency:** 2.2: HPaC

**Question No:** 63

**Topic:** NRAS newsletter

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

1. Have you published a NRAS newsletter? When do you plan on publishing one? Given the importance that a program like NRAS is well publicised and information regularly provided to industry, do you have other ideas in mind to regularly update stakeholders on NRAS progress and changes?

**Answer:**

1. The most recent National Rental Affordability Scheme (NRAS) newsletter was published by the Department of Families, Housing, Community Services and Indigenous Affairs in October 2010. The Department of Sustainability, Environment, Water, Population and Communities (the department) is currently reviewing its NRAS communications strategy to determine the most effective means of communicating with stakeholders. Since June 2011 the department has been publishing a monthly NRAS performance report on the NRAS website.

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**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC

**Question No:** 64

**Topic:** Staffing of the division

**Proof Hansard Page and Date** Written  
**or Written Question:**

**Senator Payne asked:**

1. Can you please outline the number of staff, indicating the APS level and location, your department has engaged directly on matters falling under the housing outcome and, if possible, the number of full time equivalent positions engaged indirectly on housing matters?

**Answer:**

1. As at 31 October 2011, the total number of staff engaged on housing matters by level and location is provided in the tables below.

The calculation of staff indirectly engaged on housing matters does not include staff working in other parts of the department on sustainable population measures, strategic assessments under the Environment Protection and Biodiversity Conservation Act and urban water programs and policy, whose work frequently intersects with housing and sustainable communities matters.

<b>Canberra Based Staff</b>		
Level	Directly engaged	Indirectly engaged
SES	2.5	
EL2	8	1.8
EL1	18	1.8
APS 6	12	
APS 5	5.5	0.8
APS 4	5	
<b>Total</b>	<b>51</b>	<b>4.4</b>

<b>Outposted Staff (Directly engaged)</b>		
Level	Location	Total
EL2	Sydney	1
EL2	Melbourne	1
EL1	Townsville	1
EL1	Brisbane	1
APS 4	Brisbane	1
<b>Total</b>		<b>5</b>

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Answers to questions on notice

**Sustainability, Environment, Water, Population and Communities portfolio**

Supplementary Budget Estimates, October 2011

**Program: Division or Agency:** 2.2: HPaC **Question No:** 65

**Topic:** Overall expenditure of the division

**Proof Hansard Page and Date or Written Question:** Written

**Senator Payne asked:**

1. Can you please outline the overall expenditure, departmental and administered, and broken down by activity (for example engagement of staff, travel, accommodation, legal etc) by your department and any portfolio agencies on housing matters?

**Answer:**

1. The figures in the table below represent the cash expenditure by the Department of Sustainability, Environment, Water, Population and Communities for housing matters.

<u>Cost Elements</u>	<u>2010/11 Actual</u> <u>(28/10/2010-30/06/2011)</u>
<b><u>DEPARTMENTAL</u></b>	
Employee Expenses	\$4,435,880.27
Goods Acquisitions	\$37,291.01
IT	\$107,502.75
Travel	\$137,331.00
Consultants/Professional Services	\$895,451.91
Legal Services	\$10,848.20
Committee Expenses	\$69.00
Conference/Workshop Expenses	\$9,637.80
Office & Other Services	\$20,665.44
Joint Activity Contributions	\$50,807.27
<b>Total Departmental Expenses</b>	<b>\$5,705,484.65</b>
<b><u>ADMINISTERED</u></b>	
Grants	\$26,931,467.60
Subsidies	\$11,909,665.99
<b>Total Administered Expenses</b>	<b>\$38,384,133.59</b>
<b>TOTAL EXPENDITURE</b>	<b>\$44,546,618.24</b>