

FISHER DEVELOPMENT

From 18 July to 31 August 2018, Housing ACT sought input from the community as part of the pre-DA engagement stage for a new public housing development on Kambalda Crescent, Fisher.

The existing 3-bedroom dwelling at 81 Kambalda Crescent, Fisher (Block 12 Section 33) is reaching the end of its useful life, but the block is located close to local schools, shops and public transport. As such, Housing ACT is proposing to replace the existing dwelling with a dual occupancy development, made up of one 4-bedroom house and one 2-bedroom house.

Both dwellings are proposed to be constructed to Class C Adaptable standards. Adaptable housing ensures that people of all ages and abilities can live within the home and it can be easily adapted to meet changing household needs without requiring costly or substantial modifications. This is part of the ongoing commitment to revitalise the public housing portfolio.

Housing ACT has given careful consideration to the site and local amenity to produce a high-quality design that aims to integrate the new houses with the surrounding area whilst addressing our tenants' needs. The proposed front dwelling echoes the footprint of the existing home and the mature street trees will be retained which will help maintain the streetscape and character of the area.



THE CONVERSATION

Housing ACT engaged with the community to seek feedback on the shape and scale of the proposal, and asked people to consider the orientation, look, design and landscaping of the new development. We engaged with stakeholders face-to-face and online about the proposed development from 18 July to 31 August 2018.

A letter was sent to 118 residents in the surrounding neighbourhood to inform them of the proposed development in early July 2018. Information about the proposal, as well as copies of the plans, were published on the YourSay website. An information session was held on-site on 4 August 2018, and community members were invited to drop by to see the plans, ask questions and engage with representatives from Housing ACT about the project.

WHO ENGAGED

A number of local residents made comments on YourSay and others attended the on-site information session to discuss the proposal.

The YourSay page for the proposed development at Kambalda Street reached 238 Canberrans, and thirteen comments were left. Three local residents attended the on-site drop-in session on Saturday 4 August 2018. One further neighbour sent an email about the proposal.



Key insights from the community

Planning and Design

1. Some members of the community thought Housing ACT was proposing to rezone the site to enable dual occupancy.
2. There was general interest in landscaping and housing design.

Neighbourhood Safety and Future Tenants

3. Additional comments were received about the importance of maintaining neighbourhood safety.
4. Comments were received in regards to privacy for both tenants and residents on the street.

WHAT'S NEXT?

Housing ACT values the community's feedback on the proposed development.

Matters raised during the community engagement have been taken into consideration and determined to have been addressed through the design or directly by Housing ACT. A table outlining what we heard and how we have responded is attached to this report.

The next step is to lodge a Development Application (DA). There will be further opportunity to provide comment as part of the DA process. Please visit: http://www.planning.act.gov.au/development_applications/pubnote

To find out more about the Kambalda Street development and other Housing ACT projects in Canberra visit www.yoursay.act.gov.au or email the Housing ACT team directly at housingactrenewal@act.gov.au.

Key Timings

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|----------------|--|
| Step 1: | 18 July – 31 August 2018, community engagement |
| Step 2: | September – compile and respond to community feedback
<i>We are here</i> |
| Step 3: | October – finalise design and submit Development Application |
| Step 4: | July 2019 – commence construction (subject to development approval) |



THANK YOU FOR YOUR FEEDBACK

238 We reached 238 people via YourSay	3 We spoke to 3 individuals face-to-face	118 We sent letters to 118 households in the surrounding area	
1 We held one on-site pop-up information kiosk	13 We received 13 comments about the proposal on Your Say	1 We received 1 item of written feedback via email	

Feedback collected on Kambalda Crescent, Fisher proposed redevelopment

Comment	Response
YOURSAY	
This development should be blocked. A dual occupancy on Kambalda cres will only increase criminal activity in the street.	Housing ACT does not consider it reasonable to hold public housing tenants responsible for all anti-social and/or criminal activity in any area.
What a joke, no way am i living next door to a dual occupancy government housing, this is unacceptable. Why are we being notified after?	Housing ACT has endeavoured to undertake community engagement early on in the design phase. There is no legislative requirement to undertake pre-DA community consultation, however, Housing ACT saw this as an opportunity to engage with the broader community on public housing developments.
Concerns about ACT government housings past and present ability of ensuring these properties are kept clean and tidy	Only 5.3% of all dwellings in Fisher are public housing. This compares to 7.3% for the ACT. Public housing tenants – like all renters in the Territory – are required to maintain their own private open space.
Is demolishing this house the most efficient option? Why not sell and use profit to build on Mr Fluffy blocks? Demolition already done.	Housing ACT is committed to providing public housing in all suburbs across Canberra, to build communities that are diverse and vibrant. The site is not far from public transport, schools and local shops and Housing ACT believes it is important to maintain public housing in such a well-located area. Because Housing ACT already owns this property, there is no land cost associated with the redevelopment. This is a cost-effective option to renew and grow the public housing portfolio.
This will reduce the value of properties land is zoned R1 - dual occupancy is NOT allowed All street needs to be rezoned R2 to be fair	81 Kambalda Crescent, like the rest of the street, is zoned RZ1 – Suburban Residential. Dual occupancies are permitted under the Territory Plan on all RZ1 blocks with an area of 800m ² or above. The size of the block at 81 Kambalda Crescent is 1,052m ² . The proposed houses are architecturally designed and will be sympathetic to the existing residential character of the suburb, reinforcing the existing amenity of the street. Public housing is located within other high value suburbs.
The initial consultation should have been to seek acceptance from residents to rezone the entire street. This is so unfair!	There is no rezoning proposed as part of this development. Dual occupancies are permitted under the Territory Plan on all RZ1 blocks with an area of 800m ² or above. The size of the block at 81 Kambalda Crescent is 1,052m ² . Housing ACT has endeavoured to undertake community engagement early on in the design phase. There is no legislative requirement to undertake pre-DA community consultation, however, Housing ACT saw this as an opportunity to engage with the broader community on public housing developments.

Feedback collected on Kambalda Crescent, Fisher proposed redevelopment

<p>Additional house on block = less privacy & more noise. Plan needs to consider privacy like extra plants along and fencing</p>	<p>Fencing and landscaping on the site will be reviewed as part of the design process. The proposed front dwelling echoes the footprint of the existing home and the mature street trees will be retained which will help maintain the streetscape and character of the area.</p>
<p>Fencing should be reviewed to improve privacy</p>	<p>Fencing and landscaping on the property will be reviewed as part of the design process.</p>
<p>This is not salt and pepper - this is increasing the concentration of disadvantage.</p>	<p>Whilst the proposed development does increase the number of public housing dwellings on the site, it is in-keeping with Housing ACT's commitment to a 'salt and pepper' distribution of new and renewed public housing across all suburbs across Canberra.</p> <p>Approximately 5.3% of all dwellings in Fisher are public housing. This compares to 7.3% of all housing in the Territory.</p>
<p>Mixing young disadvantaged families with elderly tenants may impact the elderly tenant - noise, violence, crime all on their doorstep</p>	<p>Housing ACT is committed to providing public housing in all suburbs across Canberra, to build communities that are diverse and vibrant. Housing ACT hopes that undertaking engagement with the local community will provide an environment for positive integration of future public housing tenants into the local neighbourhood.</p> <p>Housing ACT does not consider it reasonable to hold public housing tenants responsible for all anti-social and/or criminal activity in any area.</p>
<p>Agree with zoning feedback - not fair ACT housing can do dual occupancy in R1 zone but private home owners can't. Rezone street/suburb</p>	<p>There is no rezoning proposed as part of this development. Dual occupancies are permitted under the Territory Plan on all RZ1 blocks with an area of 800m² or above. The size of the block at 81 Kambalda Crescent is 1,052m².</p>
<p>The only comment I have is the 2nd bedroom on both floor plans seem to be oddly placed.</p>	<p>Noted.</p>
<p>EMAILS</p>	
<p>Query around proposed landscaping and land zoning</p>	<p>Fencing and landscaping on the property will be reviewed as part of the design process.</p>

Feedback collected on Kambalda Crescent, Fisher proposed redevelopment

DROP-IN SESSION	
Negative experience with public housing, including their behaviour and how they kept/maintained their property	The negative experience with public housing was noted.
The possible number of tenants that could live in the two new properties, which included concerns about adequate car parking, noise and anti-social behaviour.	<p>The Territory Plan provides the indicative resident and visitor car parking generation rates for a development of this size. Provision has been made to accommodate the requisite car parking within the site.</p> <p>Public housing tenants – like all people renting properties in the Territory – are bound by the Residential Tenancies Act and must abide by their tenancy agreement and not cause disruption to others. Housing ACT works within the provisions of the tenancy agreement to ensure its tenants and other community members have quiet enjoyment of their properties, and that tenants look after and maintain their property. Housing ACT works with tenants to manage disruptive behaviour. The aim is to help tenants resolve issues, assist them to sustain their tenancy and be part of a community.</p>
Concerns about the type of tenants that might move into the two new properties, which included concerns about behaviour and how Housing ACT would ensure neighbourhood does not have negative experience.	<p>Future residents of the new complex will need to meet Housing ACT's eligibility requirements and will be assessed by need through Housing ACT's standard selection process. Tenants will be chosen carefully and Housing ACT has a robust selection process that seeks to match tenants with the most suitable property and neighbourhood to suit their household needs.</p> <p>More information on this can be found at http://www.communityservices.act.gov.au/hcs/policies/allocations_policy.</p>
Timeframe for the new development.	A development application will be submitted in late 2018 and, subject to approval, it is expected that construction will commence in July 2019.
Lack of detail about when the onsite session would occur.	<p>Housing ACT notes the letter distributed to neighbours did not include the specific time and date of the drop-in session, but directed recipients to the YourSay page for further information. This was not intended to be deceptive, but was to ensure that community members could receive the most up-to-date information about the timing of the information session online.</p> <p>Housing ACT has noted the ambiguity this caused and has undertaken to provide more specific information in letters to local residents in future community engagement activities.</p>
Request to have security and monitoring systems installed in neighbouring properties.	<p>Housing ACT does not consider it reasonable to hold public housing tenants responsible for all anti-social and/or criminal activity in any area.</p> <p>Individual private residents are welcome to make their own decisions about their personal safety and security; however, any associated costs will not be borne by Housing ACT.</p>

**Please note: responses included from the Your Say website have not had typing/spelling errors corrected*

***Please note: Where the same comments raised at the drop-in session were also emailed later, they have been addressed above.*