



PUBLIC HOUSING RENEWAL: FRASER WHAT WE HEARD REPORT

FRASER DEVELOPMENT

From 23 April to 1 June 2018, Housing ACT sought input from the community as part of the pre-DA engagement stage for a new public housing development on Bingley Crescent, Fraser.

Housing ACT initially proposed to construct a dual-occupancy development, comprising two 4-bedroom houses on the vacant block located at 95 Bingley Crescent, Fraser (Block 1 Section 13). The site is in close proximity to local schools, as well as public transport.

The feedback received from the community in the first stage of consultation indicated support for the provision of public housing in the area, but not at the shape and scale that was proposed. Following the opposing comments and views put forward by the community about the two 4-bedroom design, Housing ACT committed to revisiting the initial design options and undertake a second round of consultation.

Following a second stage of community engagement held from 2 July to 3 August 2018, Housing ACT is now proposing to construct two new single-storey dwellings, comprising one four bedroom home and one two bedroom home, each with individual driveway access, garaging and private courtyards.

Housing ACT has given careful consideration to the site and local amenity to produce a high-quality design that aims to integrate with the surrounding area whilst addressing our tenants needs. The mature street trees will be retained which will help maintain the 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 and design, height and density, and landscaping of the new development. This was done through drop-in information sessions and online.

Information about the initial proposed development was sent to the surrounding Fraser residents in April 2018. A pop-up information kiosk was held at Fraser Primary School on 12 May, where community members were able to drop by to see the plans, ask questions and engage with representatives from Housing ACT about the project. Approximately 30 people came to discuss the proposed design.

We engaged with stakeholders again, both face-to-face and online, about the two additional design options from 2 July 2018 to 3 August 2018. We met once again with members of the Fraser community on Sunday 29 July 2018, where around 24 people came to discuss the new design options.

Key insights from the community

Public housing in Belconnen

- 1 There is support for public housing located close to essential services, including transport
- 2 Support also exists for smart-design and energy efficient housing
- 3 There was general interest in:
 - the importance of outdoor space and fencing/privacy
 - shape and scale of new residences and building footprint
 - importance of street trees and retention of on-site trees where possible
 - energy efficiency and solar comfort
 - effect on property values

Shape and scale and traffic safety

4 The shape and scale of the initial proposal was a primary concern for commenters, with many feeling the proposed design was 'over-crowding' the block. The new design options were well-received and there was a preference for the single-storey design

5 Additional comments were made about parking and traffic safety along Bingley Crescent

NB: A traffic investigation report has been undertaken and will be submitted as part of the DA



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WHAT'S NEXT?

Housing ACT values the community's feedback to the proposed development. Feedback received during the first consultation period indicated that whilst there was support for the inclusion of public housing in the area, there were serious concerns raised by the community around the shape and scale of the proposed design, including the footprint on the block, and the amount of outdoor space. These comments and concerns have been taken into consideration and Housing ACT provided two additional design options for the development, which were discussed again with the community via YourSay and on-site on Sunday 29 July.

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

You can register to receive project updates at: housingactrenewal@act.gov.au

To find out more about the Fraser development and other initiatives, policies and projects in Canberra visit www.yoursay.act.gov.au or follow us on Facebook or Twitter

Key Timings

Step 1 - 23 April - 1 June 2018, first stage community consultation

Step 2- June 2018, compile community feedback

Step 3 - 2 July - 3 August 2018, second stage community consultation

Step 4 - September 2018, formalise design and submit Development Application

Step 4 - end-2018, commence construction

THANK YOU FOR YOUR FEEDBACK

2,630

We reached 2,630 people via YourSay

54

We spoke to 54 individuals face-to-face at the two pop-up sessions

59

We sent letters to 59 households in the surrounding area

40

40 people submitted 62 comments on the proposal on Your Say

17

Of the 62 comments, 17 were in regard to the scale of the proposal

14

We received 14 items of written feedback via email

What next?

Based on the community's feedback, we will finalise the preferred design option and lodge a DA



Bingley Crescent, Fraser community engagement comments chart

Stage 1 consultation	
Comment	Response
YOURSAY	
Wrong use for this block. This is prime real estate. Logic dictates, a cheaper block is used. This block should not be used for pub housing.	The block was assessed as suitable for the proposed use based on its proximity to shops, transport and other amenities.
Cramming too much in. Does not fit at all with the style of existing houses on st. PH projects like this should go in new resi developments.	<p>The Territory Plan permits dual occupancy development on any block in an RZ1 – Suburban Residential Zone that has an area of 800m² or more. Variation 343 to the Territory Plan enabled dual occupancies on surrendered residential blocks (i.e. former Mr Fluffy blocks) with an area of 700m² or more. The block at 95 Bingley Crescent is 1,082m².</p> <p>The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb.</p> <p>Housing ACT is committed to applying a ‘salt and pepper’ policy to the location of new and renewed public housing to ensure it is spread across all suburbs across Canberra. Approximately 3.8% of all dwellings in Fraser are public housing. This compares to 7.3% of all housing in the Territory.</p>
Should only be single occupancy. All trees removed for houses to fit. Driveway onto Bingley hazardous. Uninviting design & no prior consult!	<p>The Territory Plan permits dual occupancy development on any block in an RZ1 – Suburban Residential Zone that has an area of 800m² or more. Variation 343 to the Territory Plan enabled dual occupancies on surrendered residential blocks (i.e. former Mr Fluffy blocks) with an area of 700m² or more. The block at 95 Bingley Crescent is 1,082m².</p> <p>The proposed design does not require the removal of any regulated trees on the site.</p> <p>The secondary driveway onto Bingley Crescent has been discussed – and supported in-principle – by Transport Canberra and City Services, taking into account the speed limit and existing conditions of the street.</p> <p>Housing ACT does not consult on land or property transactions, but does engage with the community about the bulk, scale and design of new housing.</p>

Bingley Crescent, Fraser community engagement comments chart

<p>Fraser is almost all large houses on large blocks. Its why people aspire to live there. Dont cram PH into old burbs. HD PH for new burbs.</p>	<p>Housing ACT is committed to applying a ‘salt and pepper’ policy to the location of new and renewed public housing to ensure it is spread across all suburbs across Canberra. Approximately 3.8% of all dwellings in Fraser are public housing. This compares to 7.3% of all housing in the Territory.</p>
<p>The proposed housing development in Fraser should be reconsidered to properly consider the lifestyle impacts on the established residents.</p>	<p>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, a primary school and local shops.</p>
<p>DISAGREE strongly with this development. Guarantee you ask the surrounding familys and they will all say no to building.</p>	<p>The surrounding neighbours were provided notification of the proposed development and invited to provide comments and feedback. Their feedback has been incorporated into the final proposed development and has been generally supported by those who attended the second community meeting.</p>
<p>i Feel a large feature home would be better suited to the promintae block. I don’t believe the block is suited to 2 homes as proposed.</p>	<p>The Territory Plan permits dual occupancy development on any block in an RZ1 – Suburban Residential Zone that has an area of 800m² or more. Variation 343 to the Territory Plan enabled dual occupancies on surrendered residential blocks (i.e. former Mr Fluffy blocks) with an area of 700m² or more. The block at 95 Bingley Crescent is 1,082m².</p>
<p>an eye sore in an established Canberra neighborhood, reducing the value of the existing homes in the area. Increased traffic and occupancy</p>	<p>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.</p> <p>The additional occupancy and traffic generation from the proposed development is considered minimal and will not adversely affect the area.</p>
<p>Fraser is a lovely family suburb - for big blocks & family homes. Why turn it into another Gungahlin? This design does not suit the area.</p>	<p>The Territory Plan permits dual occupancy development on any block in an RZ1 – Suburban Residential Zone that has an area of 800m² or more. Variation 343 to the Territory Plan enabled dual occupancies on surrendered residential blocks (i.e. former Mr Fluffy blocks) with an area of 700m² or more. The block at 95 Bingley Crescent is 1,082m².</p> <p>The proposed houses are architecturally designed and will be sympathetic to the existing residential character of the suburb.</p>
<p>This is too close to schools & public housing results in increase in crime including drug related offences, burglaries and violence.</p>	<p>This block was purchased by Housing ACT because of its proximity to shops, schools and services, as this reduces barriers to accessing such facilities for public housing tenants.</p>

Bingley Crescent, Fraser community engagement comments chart

	Housing ACT does not consider it reasonable to hold public housing tenants responsible for all anti-social and/or criminal activity in the area. Most simply want to get on with their lives.
Incredibly disappointed not to have been consulted earlier as this is next door to our property. High density and impact to suburb aesthetics	Housing ACT does not consult on land or property transactions, but does engage with the community about the bulk, scale and design of new housing. Housing ACT has endeavoured to undertake community engagement early on in the design phase of the development.
"On street parking will be available to visitors" - where? Its a blind crest, stop sign T intersection on a corner and main road. Dangerous	All tenants and visitors will be required to observe road and traffic rules when deciding where to park on the street if required. This is the case for all people living on and visiting Bingley Crescent and Foskett Street.
Disgusted that this Mr Fluffy property never made it to market, for a family to build their dream home and join our amazing community.	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 extensive engagement with the local community will provide an environment for positive integration of future public housing tenants into the local neighbourhood.
It's disgusting the way Mr fluffy blocks are been handled and this just adds insult to injury. Bring back the garden state!	This site and was purchased by Housing ACT from the ACT Asbestos Removal Taskforce at market value.
Houses way way too close to back fence. Need to reduce footprint to appropriately position, keep in suburb aesthetics, be fair to residents	The proposed designs comply with the required boundary setbacks within the Territory Plan. Housing ACT has worked to produce a design that is supported by the community.
2 storey dwelling unfair to existing residents. Hoping it IS just a proposal and the govt will listen to the community, and take on ideas.	Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration. The first revised option retained one of the two storey four-bedroom dwellings but replaced the other with a single storey two-bedroom dwelling. The second revised option replaced the original concept with a two-bedroom and four-bedroom dwelling, both single storey. Housing ACT will proceed to submit a Development Application based on the second revised option.
Why overcrowd the block? 1 dwelling to provide for 'vulnerable' people, far more likely to be assimilated into the neighbourhood.	The Territory Plan permits dual occupancy development on any block in an RZ1 – Suburban Residential Zone that has an area of 800m ² or more. Variation 343 to the Territory Plan enabled dual occupancies on surrendered residential blocks (i.e. former Mr Fluffy blocks) with an area of 700m ² or more. The block at 95 Bingley Crescent is 1,082m ² .
Isn't this more a Stuckey PI Charnwood kind of idea?	The ACT Government is committed to providing safe and affordable housing options across all of Canberra.

Bingley Crescent, Fraser community engagement comments chart

<p>I don't agree with this proposal. If this development goes ahead those families better contribute to this community and not detract from it.</p>	<p>Housing ACT tenants, like all other residents, can choose to have as much or as little involvement in the local community as they wish. Housing ACT hopes that undertaking extensive engagement with the local community will provide an opportunity for positive integration of future public housing tenants into the local neighbourhood.</p>
<p>Reduce to single residence, or if 2, single story smaller footprint. More disabled and elderly friendly increasing flexibility in housing</p>	<p>Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration. The revised options both replace one of the dwellings with a two-bedroom, single story, Class C Adaptable house. The second four-bedroom dwelling has been retained in both options.</p>
<p>The development is out of place in this residential area. The value of the blocks in the area will be reduced with no thought to the locals.</p>	<p>The proposed development is consistent with the planning controls in the area. Quality, architecturally-designed homes will add to the streetscape and amenity of properties in the area.</p>
<p>Completely disagree with this proposal. Will only lower property values and increase crime. Just like in other areas we've seen.</p>	<p>Public housing is located within other high value suburbs and properties in these locations have received sales returns that would be expected within a market context.</p> <p>Housing ACT does not consider it reasonable to hold public housing tenants responsible for all criminal activity in the area.</p>
<p>This housing development does not belong in this residential area. It does not compliment the existing residences or family demographics.</p>	<p>The proposed development is consistent with the planning controls in the area.</p> <p>The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb, which will have a positive impact on the amenity of the street.</p>
<p>Disagree. I support PH but no wonder negative comments when HUGE houses crammed on regular ACT suburban blocks. Wrong, start again Housing</p>	<p>Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration. The first revised option retained one of the two storey four-bedroom dwellings but replaced the other with a single storey two-bedroom dwelling. The second revised option replaced the original concept with a two-bedroom and four-bedroom dwelling, both single storey. Housing ACT will proceed to submit a Development Application based on the second revised option.</p>
<p>Local shop is a bottle shop adjacent to a Tavern?? Has this been taken into consideration with harm minimisation, better site perhaps?</p>	<p>Housing ACT considers and prioritises proximity to essential services such as transport, health services, schools and shops when looking to build or redevelop in the community. Housing ACT tenants, like all other residents, are entitled to make their own choices with how they spend their time and money in the community.</p>

Bingley Crescent, Fraser community engagement comments chart

<p>Clearly not a popular selection. 11 Binns St (Fraser (Mr Fluffy) already Dual occupancy, backs to open land and 1433m2 so more suitable</p>	<p>The Territory Plan permits dual occupancy development on any block in an RZ1 – Suburban Residential Zone that has an area of 800m² or more. Variation 343 to the Territory Plan enabled dual occupancies on surrendered residential blocks (i.e. former Mr Fluffy blocks) with an area of 700m² or more. The block at 95 Bingley Crescent is 1,082m².</p>
<p>Assume these home accessibility compliant? I would think single story suits better. Are they actually built to suit accessibility</p>	<p>Due to the slope onto the site from Bingley Crescent, it will be difficult and costly to achieve Class C Adaptable status on this side of the block. The proposed two-bedroom dwelling in the revised options would be Class C Adaptable.</p>
<p>Smaller footprint, give the kids a backyard</p>	<p>Housing ACT noted the community’s concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration. The first revised option retained one of the two storey four-bedroom dwellings but replaced the other with a single storey two-bedroom dwelling. The second revised option replaced the original concept with a two-bedroom and four-bedroom dwelling, both single storey.</p>
<p>The development does not fit into this residential area, its design detracts from the present appeal of the suburb.</p>	<p>The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb, which will have a positive impact on the amenity of the street.</p>
<p>Put it on a vacant Weetangera block. Hey they're always bragging about being 100% privately owned and they're actually close to amenities.</p>	<p>Housing ACT is committed to reducing concentrations of disadvantage and applying a ‘salt and pepper’ policy to the location of new and renewed public housing to ensure it is spread across all suburbs across Canberra. There is public housing in Weetangera.</p>
<p>Fantastic idea. I would be very happy to have this development a few houses away from where I live, and I would welcome its residents.</p>	<p>Noted.</p>
<p>This is prime real estate. Does not make economical sense and should be offered for sale (numerous families were interested in block).</p>	<p>The block was purchased by Housing ACT from the ACT Asbestos Removal Taskforce at market value. The dwellings will provide housing for people in need of accommodation.</p>
<p>Established trees on block. Proposal will be out of place relative to other homes. Too much proposed to be crammed in.</p>	<p>The proposed design does not require the removal of any regulated trees on the site. The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb, which will have a positive impact on the amenity of the street.</p>
<p>Agree with proposal re Weetangera. Why are there suburbs with better infrastructure/public transport without any public housing?</p>	<p>Housing ACT is committed to applying a ‘salt and pepper’ policy to the location of new and renewed public housing to ensure it is spread across all suburbs across Canberra. There is public housing in Weetangera.</p>

Bingley Crescent, Fraser community engagement comments chart

<p>I can see that these are pretty good solar passive designs. Maximum energy efficiency, insulation and solar comfort is critical for tenants.</p>	<p>Noted.</p>
<p>Residence A is much better than B. 4 bedrooms are urgently need. Shopping and public transport do not seem to be close.</p>	<p>Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration.</p> <p>Access to public transport (bus stop) is located 110 metres from the site.</p>
<p>The added detail to the plans do not alleviate concerns. This style of building does not fit the character of the suburb.</p>	<p>The proposed houses are architecturally designed and will be sympathetic to the existing residential character of the suburb.</p>
<p>Single level dwelling, still 4 bedrooms, yard for children to play in. Quality community housing is needed, not crammed and overcrowded.</p>	<p>Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration.</p>
<p>Occupants of community housing should feel part of the neighbourhood, this dual occupancy will single them out, not provide inclusivity!</p>	<p>Dual occupancy style housing is not reserved for public/community housing. The Territory Plan permits dual occupancy development on any block in an RZ1 – Suburban Residential Zone that has an area of 800m² or more. Variation 343 to the Territory Plan enabled dual occupancies on surrendered residential blocks (i.e. former Mr Fluffy blocks) with an area of 700m² or more.</p> <p>Housing ACT encourages its tenants to engage with the community and hopes that the community will engage with its tenants.</p>
<p>The whole idea of this is going to do nothing more than ruin a beautiful leafy suburb where single houses on large blocks are the landscape.</p>	<p>The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb. The proposed design does not require the removal of any regulated trees on the site.</p>
<p>One house would fit in better with the area and make tenants feel they fit in. Please reconsider design.</p>	<p>Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration. There was good support for the single storey 2 and 4 bedroom option from those who attended the second information session. This is the option that will be progressed by Housing ACT through to development application.</p>
<p>Fraser doesn't need more public housing eyesores. ACT housing makes no effort to maintain yard cleanliness of its "clients" #moveitelsewhere</p>	<p>Only 3.8% of all dwellings in Fraser are public housing. This compares to 7.3% for the ACT.</p> <p>Public housing tenants – like all renters in the Territory – are required to maintain their own private open space.</p>

Bingley Crescent, Fraser community engagement comments chart

I am not happy with the proposed development due to the size of the dwellings being built and the lack of backyard these homes will have.	Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration.
I will attend the school open day and will send an email too. I assume I am wasting my time as the Barr Government does what it wants anyway	Noted. Housing ACT engages with the community to understand its views about proposed developments, and where possible, makes changes to improve the proposed developments.
Are the tenants the poor souls that got kicked out of their inner city units so the govt could sell off land to help fund the train set?	The proposed developments are part of the ACT Government's commitment to renewing its public housing portfolio, to replace ageing stock with better, modern and more comfortable homes that meet the needs of current and future tenants.
I am very disappointed with the number of NIMBY's in this area. Why so much prejudice against public housing tenants?	Noted.
We're not NIMBYs. If you came to the Sat session you would see that we are pro public housing. Just opposed to the scale of what's on offer	Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration.
The "useable" portion of the 1082m2 sloped block jams these on the site. use logic and assess the trees, intersection, suburb aesthetics,	The proposed development is consistent with the planning controls in the Territory Plan.
by own admission elderly and disabled housing is not suitable for this space. Why chose a sloped, problematic block?	Not all people on the Housing ACT waiting lists require an accessible or adaptable house. Whilst we aim to achieve it when possible, Housing ACT does not rule out blocks where a good outcome can still be achieved, as is the case with this block in Fraser.
Im sorry but this block defies logic. Sloped, on intersection, requires established tree removal and houses tightly accomodated	The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb. The proposed design does not require the removal of any regulated trees on the site. The secondary driveway onto Bingley Crescent has been discussed – and supported in-principle – by Transport Canberra and City Services, taking into account the speed limit and existing conditions of the street.
unfortunately responses by Housing stating criminality is not in remit often comes at huge expense to local residents despite efforts.	Housing ACT does not consider it reasonable to hold public housing tenants responsible for all criminal activity in the area. Most public housing tenants simply want to get on with their lives.
awaiting your inclusive revision based off community feedback. Design has polarised community negatively, lucky plenty of time to fix	Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration. The single storey 2 and 4 bed option received good support from the community at the second information session.

Bingley Crescent, Fraser community engagement comments chart

EMAILS	
Disappointed not to have been consulted earlier	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.
Queried whether Fraser is approved for dual-occupancy or high density housing	The Territory Plan permits dual occupancy development on any block in an RZ1 – Suburban Residential Zone that has an area of 800m ² or more. Variation 343 to the Territory Plan enabled dual occupancies on surrendered residential blocks (i.e. former Mr Fluffy blocks) with an area of 700m ² or more.
Concerns around significant trees on the block	The proposed design does not require the removal of any regulated trees on the site.
Concerns around locating a driveway off Bingley Cres	The secondary driveway onto Bingley Crescent has been discussed – and supported in-principle – by Transport Canberra and City Services, taking into account the speed limit and existing conditions of the street.
Queried whether house values in the area will be impacted by new development	Public housing is located within other high value suburbs. The new dwellings will be sympathetic to the existing streetscape and residential amenity of the area.
Proposed development is not in keeping with the established nature of suburb and detracts, both aesthetically and financially, from the neighbourhood	The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb. The proposed design does not require the removal of any regulated trees on the site.
Proposed alternative site for the proposal elsewhere in Fraser	Housing ACT is committed to applying a ‘salt and pepper’ policy to the location of new and renewed public housing to ensure it is spread across all suburbs across Canberra. Approximately 3.8% of all dwellings in Fraser are public housing. This compares to 7.3% of all housing in the Territory.
Suggestion to build in Gungahlin instead of Fraser	Housing ACT is committed to applying a ‘salt and pepper’ policy to the location of new and renewed public housing to ensure it is spread across all suburbs across Canberra. Approximately 3.8% of all dwellings in Fraser are public housing. This compares to 7.3% of all housing in the Territory.
Feedback with regard to holding consultation on a Saturday – not a good day due to sporting and various other commitments	We note that it is difficult to find a time that will be suitable for all people. The timing of the second meeting was agreed with members of the local community.
Concerns around other ex-Mr Fluffy sites in the suburb being used for public housing	95 Bingley Crescent is the only ex-Mr Fluffy block that has been purchased by Housing ACT in Fraser.
One email suggesting changes to online content (‘mythbusters’)	Noted and actioned.

Bingley Crescent, Fraser community engagement comments chart

Queried whether new policy DB350 will have any impact on the proposed development	No. Draft Variation 350 is proposing a change to the definition and naming of 'single dwelling block' to 'standard block' only.
DROP-IN SESSION	
General support for public housing in the suburb	Noted.
Concerns around visual impact on the street	The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb.
Support for 2 houses with a smaller footprint or a 5+ bedroom single dwelling	Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration.
Concerns about the design taking away from the existing ecology of the street	The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb. The proposed design does not require the removal of any regulated trees on the site.
Support for dual-occupancy style homes as they already exist in the area (cited a block on Foskett Street)	Noted.
Stage 2 consultation	
Comment	Response
YOURSAY	
Limited local amenities - local IGA closed, Fraser Primary at capacity. More suitable and cost effective solutions in Belconnen available	The block was assessed as suitable for the proposed use based on its proximity to shops, transport and other amenities. Housing ACT is committed to applying a 'salt and pepper' policy to the location of new and renewed public housing to ensure it is spread across all suburbs across Canberra. Approximately 3.8% of all dwellings in Fraser are public housing. This compares to 7.3% of all housing in the Territory.
Concerns remain about parking and traffic . Location is not suited to high density. It is a feature block, very visible - will stick out.	The Territory Plan permits dual occupancy development on any block in an RZ1 – Suburban Residential Zone that has an area of 800m ² or more. Variation 343 to the Territory Plan enabled dual occupancies on surrendered residential blocks (i.e. former Mr Fluffy blocks) with an area of 700m ² or more. The proposed houses are architecturally designed and are sympathetic to the existing residential character of the suburb.
Is demolishing this house the most efficient option? Why not sell and use profit to build on Mr Fluffy blocks? Demolition already done!	The block was purchased by Housing ACT from the ACT Asbestos Removal Taskforce at market value. The ability to realise a dual occupancy development on this site makes it cost-effective for Housing ACT.

Bingley Crescent, Fraser community engagement comments chart

<p>Option 1 - definite NO. Option 2 with one 2-br and one 4-br single level dwelling is preferable. Must fit with other houses in the street.</p>	<p>Noted.</p>
<p>Thanks to Housing for listening, and for 2 new options. Preference is for new option one (option 2). Definitely need to be single storey.</p>	<p>Noted.</p>
<p>EMAILS</p>	
<p>The shift from two large 2 storey, 4 bedroom homes to one of the homes being smaller, is an improvement on the original proposal.</p>	<p>Noted.</p>
<p>The design drawings for all options state that "The existing and surrounding streets are overwhelmingly characterised by a mixture of single and two storey dwellings." In fact, there are very few two storey homes in the immediate area, although some have dealt with the steep gradients of their blocks with garages under or split-level homes. The street frontage of nearly all homes in the area around the Bingley Cres/Foskett St block is single level.</p>	<p>The proposed houses are sympathetic to the existing residential character of the suburb.</p>
<p>Concerns about traffic and parking management.</p>	<p>Whilst garaging is provided for three cars across the two dwellings, the individual driveways also provide space for additional car parking – between three and five additional cars could be accommodated on the driveways within the property boundary. Any tenants or visitors who park on the street will be obliged to observe road and traffic rules when deciding where to park.</p>
<p>Although there is no scale evident on the plans, on the previous plan Residence A appears to be less than 2 metres from the front boundary, presenting a significant visual barrier to traffic flowing onto and from Foskett Street.</p>	<p>In terms of residence A, it is positioned 4m from the Foskett Street boundary, and more than 6m from the Bingley Crescent boundary. This is in addition to the distance between the boundary and the road (i.e. nature strip and footpath). As such, it will not create any visual barrier to traffic on either street.</p>
<p>A single dwelling would be preferable to the dual occupancy proposed as it would enable provision of more off street parking, with fewer residents and improved visibility of traffic hazards.</p>	<p>Noted.</p>

Bingley Crescent, Fraser community engagement comments chart

DROP-IN SESSION	
Concern about street trees being removed or being shown in the wrong location on the plans.	The proposed design does not require the removal of any regulated trees on the site or the verge. Housing ACT will confirm the location of trees through its architect/landscape architect.
Who will live in the houses once they are built?	No decision has yet been made on who will live in the dwellings. Any decision around allocation will be made once the properties are complete and will take into account the needs of families and households on the waiting lists and match those needs with the dwelling. Consideration will be given to the location of the dwellings, the proximity to services and other houses, and the configuration of the dwellings when matching to tenant need.
How will neighbours know when a DA is submitted?	The DA will be subject to its own notification and adjoining neighbours will be notified formally that a DA has been submitted in line with regulatory requirements. Housing ACT will put an announcement on the YourSay page when the DA is submitted, as well as send an email to those who have participated in the community engagement.
How will community comments inform the outcome?	Housing ACT noted the community's concerns about the bulk and scale of the proposed two storey, four-bedroom dwellings and provided a further two options for consideration. It has noted an overwhelming preference from the community for the single storey option and so will pursue this option through to DA.
Appreciation that community concern has been taken on board and responded to with a change in design.	Noted.
Concern that the dwellings are too close and the separation needs to be increased or removed altogether.	Whilst the two dwellings could be joined and share a party wall, Housing ACT is proposing to keep them separated to reduce the apparent bulk of the building from the street. It will explore increasing the separation to make the gap between the two buildings more functional and provide greater visual separation of the dwellings.

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