

PUBLIC HOUSING RENEWAL: FLYNN WHAT WE HEARD REPORT



FLYNN 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 Joyner Crescent, Flynn.

Housing ACT is looking to construct a dual-occupancy development, comprising two 2-bedroom houses on the vacant block located at 5 Joyner Crescent, Flynn (Block 1 Section 48). The site is in close proximity to local schools, shops, as well as public transport.

Housing ACT is proposing to construct two new dwellings, both built 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.

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 where possible 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, and landscaping of the new development. This was done through a drop-in information session and online.

Information about the proposed development was sent to the surrounding Flynn residents in April 2018. A pop-up information kiosk was held on-site on 5 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.

We engaged with stakeholders face-to-face and online about the proposed development from 23 April 2018 to 1 June 2018.

WHO ENGAGED

A letter with information on the proposed development and a link to the Your Say website was sent to surrounding households in Flynn in April 2018.

Housing ACT held a drop-in session on-site on Saturday 5 May 2018, which saw members of the community stop by and enquire about the project. Approximately 7 people attended to discuss the project.

Key insights from the community

Public housing in Belconnen

- 1 There is support for public housing located close to essential services, including transport
- 2 There was support for the Adaptable design of new houses
- 3 There was some commentary on the location and proximity to shops and public transport

Neighbourhood safety and future tenants

- 4 Additional comments were received on the importance of maintaining neighbourhood safety and two people raised concerns via email around anti-social behaviour in the area
- 5 There was some interest in who the future tenants may be and when construction would likely be complete and ready for tenanting

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WHAT'S NEXT?

Housing ACT values the community's feedback to the proposed development. For the most part, feedback was supportive of the inclusion of public housing in the area. Issues/questions raised through the community engagement process have been taken into consideration and determined to have been addressed through the design or directly by Housing ACT.

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

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

To find out more about the Flynn 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, community consultation

Step 2– June/July 2018, compile community feedback

Step 3 – July/August 2018, formalise design and submit Development Application

Step 4 – end-2018, commence construction

THANK YOU FOR YOUR FEEDBACK

672

We reached 672 people via YourSay

30

We sent letters to 30 households in the surrounding area

1

We held one on-site pop-up information kiosk



7

We spoke to 7 individuals face-to-face

2

We received 2 comments about the proposal on Your Say

4

We received 4 items of written feedback via email



Feedback collected on Joyner Crescent, Flynn proposed redevelopment

Comment	Response
<p>YOURSAY</p> <p>A much cheaper block should be used for public housing. This is the wrong use for this block</p>	<p>This block was assessed as suitable for the proposed use based on its proximity to shops, transport, schools and other amenity as well as its ability to accommodate two Class C Adaptable dwellings due to limited slope on site</p>
<p>Both designs seem good. Not sold on the proximity to shops and public transport</p>	<p>Shops are located within 850m and public transport (bus stop) is located within 270m of the site</p>
<p>EMAILS</p>	
<p>Concern around proposal due to risk that future tenants may pose a threat to the safety of the suburb and children</p>	<p>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. Housing ACT works 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>
<p>Concern around existing anti-social behaviour in the area</p>	<p>These comments were noted, however Housing ACT does not consider it reasonable to hold public housing tenants responsible for all anti-social behaviour in the area. There are low holdings of public housing in Flynn (approx. 5.26% of all homes).</p>
<p>Questioned whether Housing ACT planned to consult the community on the proposal</p>	<p>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. A six week community consultation period was held from 23 April to 1 June, during which time the surrounding neighbours were notified by mail, the 'YourSay' website was live, and there was an on-site drop in session. During this time, the community was encouraged to provide feedback on the designs. The Listening Report and response to issues will be reported on the 'YourSay' website and will be provided to people who made comments on the proposed development. The development will require a Development Application which will be subject to its own consultation process and the community will have a further opportunity to comment on the proposed use of the land. The Development Application will be notified.</p>
<p>Questioned if homes have already been allocated</p>	<p>No decision has yet to be made about the allocation of the units. Any decision around property allocation will be made when the properties are complete and will take into account the needs of the public housing tenants on the waitlist, to best match the people to the dwelling.</p>
<p>Questioned when homes will be ready for tenants to move in</p>	<p>Once lodged, a Development Application is subject to its own consultation process and can take up to 9 weeks from when it is accepted for assessment. If approved, construction for the new development is expected to commence either towards the end of 2018 or in early 2019. A six month construction period is anticipated.</p>

Feedback collected on Joyner Crescent, Flynn proposed redevelopment

Questioned if Housing ACT would provide floor plans for the two properties	Indicative floor plans for the design were provided on YourSay.
Questioned if the block was an ex-Mr Fluffy site	The block is an ex-Mr Fluffy site and was purchased by Housing ACT from the ACT Asbestos Removal Taskforce at market value.
Concerns that property values in the area would be affected by the inclusion of public housing in the area	Approximately 5.26% of all dwellings in Flynn are owned by Housing ACT and used to provide public housing in the community. There are public housing properties scattered throughout the rest of Canberra's suburbs. New, well-designed homes will be constructed which should have a positive impact on the amenity of the street.
Concerns about children and older people in the area and the impact of more public housing in the area	Both dwellings are 2 bedroom, which means that singles, couples or a family with children could be allocated. Due to the Class C Adaptable design of the new homes, it is feasible that older people or a small family with access requirements may be allocated the new homes. As noted previously, it is unreasonable to suggest that public housing tenants are responsible for all anti-social behaviour in the area.
DROP-IN SESSION	
Questioned why the local community weren't consulted prior to Housing ACT purchasing the block	The ACT Government is committed to growing and renewing the public housing portfolio and does not consult on land or property transactions, but does seek to engage with the community about the bulk, scale and design of new housing.

*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.