

Feedback collected on Ulverstone Street, Lyons proposed redevelopment

Comment	Response
YOURSAY	
I Applaud this initiative, BUT DO NOT BELIEVE THAT IT SHOULD BE MADE Available ONLY TO OUR INDIGENOUS BRETHREN, Instead to ALL AUSTRALIANS	Housing ACT provides housing to a diverse mix of Canberrans who are in need, and as such, it is imperative that we provide built-form that is just as diverse as our tenants. In this instance, the ACT Government has made a commitment to provide a purpose-built housing complex for our older Indigenous community that recognises the importance of culture and community in its design.
I think the proposed development could be good but there should be limit to the number of people that are permitted to stay in each dwelling	The number of residents per unit will be based on size of the unit, we are exploring a mix of 2 and 3 bedroom units. As these units are for older Canberrans, we may see a mix of 1 and 2 person households and some people may also have a carer or have caring responsibilities from time to time, for example grandparents.
It is discrimination to have the development for one section of community only.	Housing ACT strives to meet the needs of all those in need of public housing within the community. It was recognised that there was a need for specific, culturally appropriate, independent housing suitable for the elderly Aboriginal and Torres Strait Islander community in the ACT. As such, this particular development has been designed to meet the needs of the elderly Aboriginal and Torres Strait Islander community. Housing ACT has developed older persons housing complexes throughout the community.
The Mura Gunya development resembles a collection of shipping containers and should not be replicated in Ulverstone Street.	The proposed design developed for Ulverstone Street Lyons has been developed in conjunction with the ACT Aboriginal and Torres Strait Islander Elected Body and, like Mura Gunya, has been designed to maximise private open space and connection to nature. The two design concepts can be viewed on YourSay.
As the aim is not to provide shelter to a transient population of all ages, I would suggest that each dwelling be restricted to 2 bedrooms.	The concepts include a mix of 2 and 3 bedroom dwellings on this site, based on conversations with the ACT Aboriginal and Torres Strait Islander Elected Body and feedback provided from the first development, Mura Gunya. As these units are for older people there may be some kinship care responsibilities involved and/or there may be a carer required to stay on site from time to time. This enables tenants to 'age in place' in a small supportive community.
I also think this is a racially discriminatory policy by the ACT government which will bad for all concerned.	Housing ACT strives to meet the needs of all those in need of public housing within the community. It was recognised that there was a need for specific, culturally appropriate, independent housing suitable for the elderly Aboriginal and Torres Strait Islander community in the ACT. As such, this particular development has been designed to meet the needs of the elderly Aboriginal and Torres Strait Islander community. Housing ACT has developed older persons housing complexes throughout the community.

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<p>The Government has retained its properties in Lyons for > 50years. Far too long! Time to sell and let Lyons develop naturally.</p>	<p>Housing ACT is committed to providing public housing across Canberra. Building new public housing and revitalising existing public housing in established suburbs helps to build communities that are diverse and vibrant. The site in Ulverstone Street, Lyons is close to essential services such as public transport, health services and local shops and Housing ACT believes it is important to maintain public housing in such a well-located area.</p> <p>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 whilst improving outcomes for Aboriginal and Torres Strait Islander older people in the community.</p>
<p>This is proposed for sector of the community while other public housing in Ulverstone St is left to run down. Bad idea</p>	<p>Housing ACT is committed to providing access to safe, affordable and sustainable housing to those most in need. ACT has one of the oldest public housing portfolios in the country. In recognition of this, Housing ACT is in the process of renewing its ageing public housing portfolio to ensure that its housing stock meets the needs of its current and future tenants. This is an important part of supporting some of our community's most vulnerable people.</p>
<p>EMAILS</p>	
<p>Concerns about the increase in dwelling from 4 to 6 dwellings.</p>	<p>Due to the combined size of these four blocks (3419m²), the available ground floor area (GFA) permissible to build on is 50%, or up to 12 Class C Adaptable dwellings. Housing ACT believes that amenity is more important than density, therefore we have chosen to develop between 5-6 dwellings on the site, the majority of these being 2 bedroom dwellings. The remaining space will be used for landscaping, private garaging and other amenity.</p>
<p>Support for renewal of public housing in Lyons and support for accommodation for Aboriginal and Torres Strait Islander older people</p>	<p>Noted.</p>
<p>Request for further design specific information</p>	<p>At the residents' request, the original and updated designs were sent in hard copy to all homes in Ulverstone Street, Lyons and can be viewed on the YourSay website.</p>
<p>Request for information on traffic study completed on the site</p>	<p>A traffic study was undertaken in early September 2018 and is based upon the plans to construct a small complex of up to 6 units. This is being finalised and will be published on YourSay in the near future.</p>
<p>Request for information on numbers of public housing in Lyons</p>	<p>At the moment approximately 12% of all homes in Lyons are public housing; however, with the upcoming sale of Strathgordon Court this will reduce the proportion of public housing to about 6%. The average proportion of public housing across the ACT is 7.29%.</p>
<p>DROP-IN SESSION</p>	

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<p>Noise concerns – particularly from communal open space</p>	<p>Housing ACT heard the communities concerns regarding noise from the location of the communal open space and revised the Concept 1 design to locate the space to the middle of the site, central to the dwellings, rather than along the rear fence line as originally proposed. This new location will mitigate the noise travel into the backyards of surrounding properties.</p>
<p>Concerns of the impact antisocial behaviour will have on the amenity of the street, concerns for wellbeing of elderly residents in the street</p>	<p>We recognise that whilst most of our tenants just want to ‘get on with it’ and enjoy their home, some can be disruptive. All complaints about tenants are taken seriously and investigated. Action is taken as necessary. However, Housing ACT does not consider it reasonable to hold public housing tenants responsible for all antisocial and/or illegal activity in any area.</p>
<p>Perception that Housing was deceiving the community by updating the designs on YourSay</p>	<p>Following the first community drop-in session in August 2018, Concept 1 was revised to show the location of the communal open space moved to the centre of the dwellings. Housing ACT representatives assured members of the community that in updating Concept 1 on YourSay, Housing ACT also included a more detailed Concept 2, comparative to the revised Concept 1, to enable the community to compare ‘like for like’. More detailed information was posted on YourSay to provide clarity around the updated designs.</p>
<p>Comments around preferred design option</p>	<p>At the first community information session in August, some community members noted that they preferred the 6 units design as they felt that the communal open space included in the design for 5 units would encourage large, noisy gatherings. Others at the same information session indicated a preference for the 5 unit design as they felt it was less congested. At the second community information session in September, the majority of attendees indicated a preference for the 5 unit design, with the revised design showing the communal space located to the centre of the site.</p>
<p>Concerns from some residents of Ulverstone Street, Lyons around the timing of receiving an information postcard after others in the suburb</p>	<p>At the commencement of the community engagement process, Housing ACT arranged for an information postcard to be sent to all households in Lyons, advising them of the proposal. As the postcards were delivered by an external agent, the timing of the distribution was determined by them and likely delivered across the suburb in sections.</p>
<p>Concerns over increase in traffic</p>	<p>A traffic study was undertaken in early September and is based upon the plans to construct a small complex of up to 6 units. This is being finalised and will be published on YourSay in the near future.</p>
<p>What does “older” mean?</p>	<p>As the new development will be a small purpose-built complex of units for Aboriginal and Torres Strait Islander older people, the age range can be anywhere from 50 years of age and up, as per Housing ACT's guidelines for providing housing to Aboriginal and Torres Straits Islander people. 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.</p>

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<p>Will fencing surrounding the new development be upgraded – current fencing in state of disrepair</p>	<p>In the event the boundary fencing needs to be replaced, these will generally be replaced like-for-like, unless agreement for alternative materials is reached between parties on each side of the fence.</p>
<p>Why Aboriginal and Torres Strait Islander older people only?</p>	<p>The ACT Government is committed to improving outcomes by providing social housing options to our indigenous community, ensuring that cultural connections are considered in the planning of any new development. In 2016, Housing ACT built its first purpose-built public housing complex for older Aboriginal and Torres Strait Islanders called Mura Gunya, which means 'Pathway to Home' in the Ngunnawal language. Mura Gunya came about after it was recognised that there was a need for specific, culturally appropriate, independent housing suitable for the elderly in the community. Following its success, and in recognition of the important role safe, affordable and culturally appropriate housing plays, the ACT Government committed to providing further older persons housing for our Aboriginal and Torres Strait Islander tenants.</p>
<p>One community member raised concerns that Housing ACT was making assumptions regarding what the Aboriginal and Torres Strait Islander community need and want to live</p>	<p>Housing ACT has worked closely with the ACT Aboriginal and Torres Strait Islander Elected Body to identify a suitable site, in close proximity to essential services such as health, shops and transport options. Housing ACT worked with the Elected Body and the architects on the design, dwelling size, inclusion of communal open space with regard to the Aboriginal and Torres Strait Islander community's needs. A representative from the Elected Body attended the Woden Valley Community Council meeting on 1 August as well as the second information session on 29 September to hear from the community and answer any questions that people may have around the design and the Elected Body's involvement.</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.