



PUBLIC HOUSING RENEWAL: GIRALANG WHAT WE HEARD REPORT

GIRALANG 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 in Neworra Place, Giralang.

Housing ACT is looking to construct a dual-occupancy development, comprising two 4-bedroom houses on the vacant block located at 12 Neworra Place, Giralang (Block 11 Section 31). The site is in close proximity to local schools, sporting grounds, as well as public transport.

Housing ACT is proposing to construct two new dwellings, both two-storey homes with four bedrooms, each with two living areas, double garage 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 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 Giralang residents in April 2018. A pop-up information kiosk was held at the Giralang Community Hall 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.

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 Giralang in April 2018.

Housing ACT held a drop-in session at the Giralang Community Hall on Saturday 12 May 2018, which saw members of the community stop by and enquire about the project. Two people attended to discuss the project.

Key insights from the community

Public housing in Belconnen

- 1 There was support for public housing located close to essential services, including transport
- 2 There was general support for the design and development of the two houses in the area
- 3 There was some commentary on the importance of ensuring privacy through fencing

Parking and traffic in the street

- 4 Two people raised concerns in person around increased traffic in the area as a result of an additional dwelling
- 5 There was some interest in who the future tenants may be and when construction would likely be complete and ready for tenancing

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. 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 Giralang 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

711

We reached 711 people via YourSay

41

We sent letters to 41 households in the surrounding area

1

We held one on-site pop-up information kiosk



2

We spoke to 2 individuals face-to-face with concerns about increased traffic

5

We received 5 comments about the proposal on YourSay

3

We received 3 comments in support of the design



Feedback collected on Neworra Place, Giralang proposed redevelopment

Comment	Design Response
YOURSAY	
I think this is a good development and much needed.	Noted
Fence needs to be high enough to afford privacy, not see washing from the street. Windows look small and pokey. Not enough info provided.	The height of the fence will be considered as part of the Development Application (DA). Some windows are made small in locations where they might adjoin a property to reduce overlooking. Further information will be provided in the DA stage.
Balconys look into neighbour -that can't be fair. Wrong use for this block, a cheaper block should be used for public housing.	There are no balconies included in this design. The use is consistent with the residential zoning. The block is large and is well-located near future shops, public transport and a school. The proposed use is considered to present good value from an economic, environmental and local perspective.
I think this is fantastic idea. Would look at making internal stairs wider& without carpet so is more inclusive of the young & additional ne	These dwellings have not been designed as Class C Adaptable due to the two-storey design
Both designs are very good on paper. Concerned about closeness to public transport and shopping centre.	Public transport (bus stop) is located within 300 metres of the site. The Giralang shops (which are being redeveloped) are located nearby, as is a primary school.
EMAILS	
Nil received	
DROP-IN SESSION	
Questioned why the local community weren't consulted prior to Housing ACT purchasing the block	Housing ACT 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 when it redevelops existing properties.
Concerns around impact on street caused by increased parking and traffic	Please see the attached Statement of Traffic and Parking Impact. The Statement finds that the development will have little, if any, impact on the movement of traffic in Neworra Place.

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



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**BLOCK 11 SECTION 31 GIRALANG – TT ARCHITECTURE
STATEMENT OF TRAFFIC & PARKING IMPACT**

Sellick Consultants has been engaged to provide a statement on traffic & parking impacts resulting from the redevelopment of the above site to contain two residential dwellings.

To inform this statement a site visit was undertaken on 26th June 2018 to assess existing traffic and parking conditions. The following observations were taken between 8am and 8.30am:

- The weather was fine;
- Traffic speeds on both Neworra Place and Fornax Street are designated 50km/hr.
- There was no activity at the nearby construction site – aerial photos available on Nearmap indicate that construction on the site has not progressed since October 2016;
- 1 ute was parked on the street at the end of the cul-de sac for the duration of the observations. It was assumed to belong to a townhouse resident/visitor.
- 4 vehicles were observed exiting the street and turning right onto Fornax Street. There weren't any opposing traffic movements, so traffic could turn onto Fornax Street with minimal delay

Based on the observed traffic volume and standard industry practices the traffic generation from existing residences on Neworra Place is estimated to be 80 vehicles per day (vpd). This indicates that Neworra Place operates as per an 'Access Street A' under the Territory Plan's Estate Development Code (EDC). Under the EDC's road hierarchy scheme there are 0 – 300 vpd on an Access Street A.

The proposed development provides each residence with a double garage, and sufficient space on site to accommodate 1 visitor car park on the hardstand adjacent to the Garage door. An additional parking space for each unit will also be provided on a section of decomposed granite adjacent to the driveway. This is compliant with the ACT Government's Residential Zones Development Code Rule 18 "At least one parking is provided in addition to that required for the primary residence". Additionally, the site has a 37m long frontage onto Neworra Place, which could accommodate approximately 10 parked cars (a 6m allowance per car). Subsequently, the proposed development and site has an adequate level of parking that should not impact on the existing residents.

Visitor parking for the proposed development is unlikely to impact on the amenity of the street any further than the existing residences. It is also permissible under the Parking and Vehicular Access General Code, which state visitor parking to a residence can be within 100m of the site.

A single residential dwelling under the estate development code generates 8 traffic movements per day. Subsequently, the proposed development will increase traffic volumes on Neworra Place to 88

structural civil hydraulic façade engineers

vpd. This, increase of a single dwelling and 8 vpd will not have a noticeable impact to the existing operations of which will not have a noticeable impact on the existing road operation.

When construction commences on the proposed development or the nearby shops some contractor parking can be expected on Neworra Place. Contractor's parking demand is typically between 7am and 3pm. Subsequently, the amenity of the street is unlikely to be impacted at times (5pm + or on weekends) when residents arrive home from work, or when residents host visitors during the evenings/weekends. Should contractor parking cause inconvenience to residents, they could consult with Roads ACT and consider requesting the erection of temporary 'No Parking' signs along Neworra Place.

In conclusion, as an experienced civil and traffic engineer the proposed development of the existing site from a single residential dwelling to two individual dwellings will have negligible impact on the existing situation with regards to traffic and parking arrangements.

Should you have any comment or query pertaining to the above, please do not hesitate to contact the undersigned.

Yours faithfully,



Paul Williams
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Civil Engineer
for **Sellick Consultants Pty Ltd**