



PUBLIC HOUSING RENEWAL: DICKSON WHAT WE HEARD REPORT

DICKSON DEVELOPMENT

From 26 February to 20 April 2018, Housing ACT sought input from the community as part of the pre-DA engagement stage for a new public housing development on Lowrie Street, Dickson.

Housing ACT is proposing to consolidate 4 blocks - 35, 37, 39 and 41 Lowrie Street - and redevelop these combined sites as a multi-unit development comprising of 20 units for public housing.

The 20 dwellings will be a mix of one, two and three bedroom units including two adaptable units. The proposed development is a 3 storey building, with basement parking for 31 vehicles plus five additional off street visitor parking spaces at ground level.

The existing dwellings to be replaced are almost 60 years in age and are no longer fit for purpose and costly to maintain. The site is a short distance from the Dickson Group Centre with its shops, commercial outlets, employment opportunities, as well as health and other community facilities. There are a variety of public schools near the site and easy access to light rail and buses on Northbourne Avenue and at Dickson.

Housing ACT has given careful consideration to the site and the amenity of the area to produce a high-quality design that aims to integrate with the surrounding area and builds on the current and future desired character of the suburb.

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, materials and colour palette, and landscaping of the new development. This was done through a series of information kiosks and online.

Information about the proposed development was sent to all Dickson residents in February 2018. Pop-up information kiosks were held at the Dickson shops on 2 and 22 March, and on site at 35 Lowrie Street on

13 March, where community members were able to drop by to see the plans, ask questions and engage with representatives from Housing ACT.

Housing ACT engaged with stakeholders face-to-face and online about the proposed development from 26 February 2018 to 20 April 2018.

There was a presentation to the North Canberra Community Council meeting on 18 April, providing information about public housing in Canberra and the public housing renewal program.

WHO ENGAGED

A postcard with information on the proposed development and a link to the Your Say website, including dates for community engagement opportunities, was sent to all households in Dickson in February 2018.

Housing ACT held a stall at the Northside Community Services monthly barbecue at the Dickson shops on 2 March 2018, which enabled a broad cross section of the community to stop by and enquire about the project. Approximately 27 people stopped to engage about the project.

The pop-up information kiosk held on site at Lowrie Street on 2 March had 4 people stop by, and the kiosk at the Dickson Shops on 22 March saw approximately 18 people from the surrounding neighbourhood engage about the project.

Key insights from the community

Public housing in the inner north

- 1 There is strong support for public housing in this location being close to essential services and transport
- 2 Support also exists for smart design and energy efficient housing
- 3 There was general interest in design aspects:
 - importance of communal open space
 - insulation to address acoustics/noise transmission
 - utilisation of roofspace for solar panels and / or roof top gardens
 - size and number of dwellings
 - materials and building height



PUBLIC HOUSING RENEWAL: DICKSON WHAT WE HEARD REPORT

Key insights continued

Parking

- ④ concerns that visitor parking was inadequate and would result in on-street parking
- ⑤ Inclusion of bicycle parking for visitors

Construction

- ⑥ There was general interest in the process for;
 - Development Application and construction timeframes
 - Traffic management during and post construction
- ⑦ Local residents were interested in construction timings due to potential street access and traffic impacts of other developments currently underway

WHAT'S NEXT?

Housing ACT values the community's feedback to the proposed development. The majority of the feedback was supportive of the proposal and the inclusion of public housing in the area. Issues raised through the community engagement process were taken into consideration and no changes are proposed to the design of the new complex.

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 Housing ACT's redevelopment on Lowrie Street 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 - 26 February/Outcome/Focus

Step 2 - May/June 2018, compile community feedback

Step 3 - July 2018, submit Development Application

Step 4 - end 2018, construction commences

THANK YOU FOR YOUR FEEDBACK

1,382

We reached 1,382 people via YourSay

49

We spoke to 49 individuals face-to-face

3

We held 3 pop-up information kiosks in Dickson

1,066

1,066 postcards were sent to households, businesses and community groups in Dickson

15

We received 15 items of written feedback (YourSay and email)

13

We presented to 13 attendees at the April North Canberra Community Council meeting

4

We received 4 written submissions in support of the proposal and 2 against it

