

Feedback collected on Morphett Street, Dickson proposed redevelopment

Comment	Response
YOURSAY	
<p>Any chance of some more info? ie, actual plans. Gov talks about salt & pepper approach but Dickson streets are being jammed with even more.</p>	<p>The indicative concept plans were provided to show the shape and scale on the block. Following feedback, the plans were updated to show more detailed design and are available on the YourSay website. The plans demonstrate the internal layout of the building and give the proposed building scale against the surrounding homes.</p> <p>The ACT Government recognises the continued importance of access to public housing across the city and in well-located areas, and when reviewing assets that have reached the end of their useful life, Housing ACT looks to redevelop or purchase in these areas to leverage the proximity to essential services. This is balanced with enhancing an equitable distribution of public housing across the ACT. Public housing makes up for 11% of all housing in Dickson.</p>
<p>Can't tell what it is going to look like, but at the minute the design looks depressing.</p>	<p>The initial plans provided were at a very early concept stage, with the intention of providing a visualisation of the proposed built form of the development and the proposed building's scale against the surrounding homes. Updated detailed concept plans were subsequently added to YourSay.</p>
<p>The concept plan provided shows a blank façade, in a void. It is not a helpful tool to assist people visualise how this proposal will relate</p>	<p>Updated detailed concept plans have since been added to YourSay.</p>
<p>Thrilled to see more public housing but please provide more information on the quality of the development</p>	<p>Noted, additional information has since been added to the YourSay page (detailed concept plans and elevations).</p>
EMAILS	
<p>Comment that the information kiosk was not advertised clearly</p>	<p>Information kiosk details are posted on the YourSay page, as the time, date and venue is confirmed. There were 2 information sessions held in November 2018 and January 2019.</p>
<p>Concerns about the proposed development's impact on parking and traffic conditions on Morphett Street</p>	<p>Northrop Consulting Engineers was engaged in late-2018 to undertake a Parking and Traffic Study to evaluate the current traffic conditions, and the impact the proposed development would have. The study evaluated the traffic conditions and made recommendations based on these findings which were incorporated into the proposed design. The Parking and Traffic Statement is available on YourSay. Following feedback that the Parking and Traffic study did not take into account new developments in the street, a broader Parking and Traffic study was commissioned which is being finalised and will be available on YourSay by the end of March/early April 2019.</p>

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Request for the intersection of Morphett and Challis Streets to be upgraded to accommodate the increased traffic in the area	Upgrading the intersection is not within the scope of Housing ACT's business. Transport Canberra and City Services (TCCS) is responsible for the maintenance and improvement of Canberra's streets, and does so through their Traffic Warrants System .
Concerns about driveway positioning and losing established trees	The original Parking and Traffic Statement made the recommendation to not locate the driveway access off Morphett Street as it is considered an arterial road, but rather to locate the access on Moncrieff and Guthrie Street, as from a usability and safety point of view these provided a superior outcome. To achieve this outcome the driveway positioning on Guthrie Street will require the removal of at least one established tree, however all of the established trees on Morphett Street will be retained. All other verge trees will be retained throughout the construction process, as well as a number of established trees at the rear of the blocks. Transport Canberra and City Services (TCCS) is responsible for managing and maintaining trees on public land and will be consulted to develop a Tree Management Plan as part of the new development.
Concerns over the verge being used for car parking, resulting in damage to the verge and trees.	This development will incorporate additional visitor parking spaces in the basement, aiming to reduce the need to park on the verge. It can be difficult to control where people park their cars, whether it is a privately-owned or public development, however, if this proved to impact on the verge Housing ACT may take steps to restrict use of the area, subject to obtaining necessary approvals.
Comments around the proposed design's ability to provide passive surveillance and engage with the street.	Housing ACT aims to incorporate passive surveillance in the design of all new developments to promote positive social interactions, and has passed these comments on to the project architect to determine whether any design elements may be adjusted to better engage with the street.
POP-UP INFO KIOSK 1	
Are occupants going to have enough private open space?	It is required under Territory Planning regulations that 40% of the total site area be open space. The proposed building footprint in the concept plan takes up approx. 30% of the total site area. The remaining 70% will be used to provide private open space, communal areas/open space, garbage enclosure, and other amenity.
Please provide aerial plans so people can clearly see the location of the blocks on the streets.	Housing ACT has taken this feedback on board and will endeavour to make sure aerial photographs are provided at future community engagements. These were provided at the second information kiosk.
Thank you for coming out and talking to the community about plans to redevelop Housing ACT sites	Noted
POP-UP INFO KIOSK 2	
General interest in proposal and support for design	Noted
Support for more public housing in area	Noted

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Concerns around increased public housing in the area leading to increase in criminal activity	Housing ACT considers that all people have the right to the quiet enjoyment of their home and street, however does not consider it reasonable to hold public housing tenants responsible for all anti-social and/or criminal activity in the area.
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For the purposes of this document duplicate or very similar comments will not be listed individually