



DICKSON DEVELOPMENT

From 5 November 2018 to 8 February 2019, Housing ACT sought input from the community as part of the pre-DA engagement stage for a new public housing development in Morphett Street, Dickson.

The existing 3-bedroom dwellings at 26-34 Morphett Street and 11 Guthrie Street, Dickson (Block 1-6, Section 8), are reaching the end of their useful life, but the blocks are located close to local schools, shops and public transport. As such, Housing ACT is proposing to replace the existing dwellings with 21 new dwellings over the large consolidated sites.

The dwelling mix will comprise of 18 units and three townhouses, with basement carpark and storage. The dwellings are proposed to have a mix of Class C Adaptable units. 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 without requiring costly or substantial modifications. This is part of the ongoing commitment to revitalise the public housing portfolio.

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. There are some large trees on the site which will be retained where possible to maintain the leafy 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, design and landscaping of the new development. We engaged with stakeholders face-to-face and online about the proposed development from 8 November 2018 to 8 February 2019.

A postcard was sent to all Dickson residents and businesses to inform them of the proposed development in early November 2018. Information about the proposal, as well as copies of the plans, were published on the YourSay website. An information session was held at the Dickson Group Centre on 10 November 2018, and community members were invited to drop by to see the plans, ask questions and engage with representatives from Housing ACT about the project. A second information session was held at the Dickson Group Centre on 31 January 2019.

WHO ENGAGED

Some local residents made comments on YourSay and others attended the on-site information sessions to discuss the proposal.

The YourSay page for the proposed development at Morphett Street reached 194 Canberrans, and four comments were left. Forty-one local residents attended the on-site drop-in sessions on Saturday 10 November 2018 and Thursday 31 January 2019. A further three emails were received about the proposal.



Key insights from the community

Public Housing in Dickson

1. There was general support for public housing in Dickson
2. There were some concerns around anti-social behaviour in the area
3. There was concern over the development's impact on traffic along Morphett & Guthrie Streets

Affordable and Accessible Housing

4. There was general interest in the design of the properties, and support for Adaptable homes
5. There was support for a potential mix of tenure types

Design

6. There were concerns about provision for visitor parking
7. There was discussion around the design engaging with the street and offering passive surveillance
8. There were concerns about the protection of established trees on the site
9. There was support for the contemporary design and retention of the neighbourhood character

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.

Matters raised through the community engagement process have been taken into consideration and determined to have been (or are being) addressed through the design or directly by Housing ACT. A table outlining what we heard and how we have responded is attached to this report.

The next step is to lodge the 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

To find out more about the Morphett Street development and other Housing ACT projects in Canberra visit www.yoursay.act.gov.au or email the Housing ACT team directly at housingactrenewal@act.gov.au.

Key Timings

Step 1: 5 November 2018 – 8 February 2019, community engagement

Step 2: March/April– compile and respond to community feedback
We are here

Step 3: April/May– finalise design and submit Development Application

Step 4: July 2019 – commence construction (subject to development approval)



THANK YOU FOR YOUR FEEDBACK

<p>194 We reached 194 people via YourSay</p>	<p>41 We spoke to 41 individuals face-to-face</p>	<p>2 We held two pop-up information kiosks</p>	
<p>1,066 1,066 postcards were sent to households, businesses and community groups in Dickson</p>	<p>4 We received four comments about the proposal on YourSay</p>	<p>3 We received three items of written feedback via email</p>	