

PUBLIC HOUSING RENEWAL: LYONS

REPORT ON WHAT WE HEARD



LYONS DEVELOPMENT

From 1 August to 12 October 2018, Housing ACT sought input from the community as part of the pre-DA consultation process for a new housing development designed for Aboriginal and Torres Straits Islander older persons, located in Ulverstone Street, Lyons.

The four ageing 3-bedroom dwellings located at 23-29 Ulverstone Street in Lyons are reaching the end of their useful life. As part of the ACT Government's ongoing commitment to revitalise the public housing portfolio and ensure that social housing options are available for our indigenous community, the blocks at 23-29 Ulverstone Street, Lyons were identified as suitable for a small purpose-built complex.



The blocks are located close to essential services such as shops, health services and public transport options. As such, Housing ACT is proposing to replace the existing dwellings with five to six Class C Adaptable houses for older Aboriginal and Torres Strait Islander Canberrans. As the new dwellings will be built to Adaptable standard, it ensures that people of all abilities can live within the home and it can be easily adapted to meet changing household needs without requiring costly or substantial modifications. The dwelling mix will likely include two and three bedroom units.

As these new dwellings will be purpose-built for Aboriginal and Torres Strait Islander older people, Housing ACT and the architects (Philip Leeson Architects) have worked closely with the ACT Aboriginal and Torres Strait Islander Elected Body to ensure that cultural connections are considered in the planning of the new development. Careful consideration has been given to the site and local amenity to produce a high-quality design that aims to integrate with the surrounding area whilst addressing our Aboriginal and Torres Strait Islander older tenants' needs. Each new home will comprise individual garaging and private outdoor space, with driveway access off Ulverstone Street. There are a number of large trees on the site which will be retained where possible.

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 two different design options, focusing on orientation, look, and design and landscaping of the new development. We engaged with stakeholders face-to-face and online about the proposed development from 1 August to 12 October 2018.

A postcard was sent to all Lyons residents to inform them of the proposed development in early August 2018. On 1 August 2018, Housing ACT along with a member of the ACT Aboriginal and Torres Strait Islander Elected Body presented the proposal to the Woden Valley Community Council and information about the proposal, including two initial concept designs were published on the YourSay website. An information session was held at the Lyons shops on Saturday 11 August 2018 where community members were invited to drop by to see the plans, ask questions and engage with representatives from Housing ACT about the project. Based on the feedback received at the

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information kiosk on 11 August 2018, primarily regarding noise and privacy concerns with the communal open space located to the rear of the site in the original Option 1 drawings, the design was updated to show the communal open space located central to the dwellings and a revised Option 1, along with a more detailed Option 2, was published on YourSay and presented to the community again through a second information kiosk held on Saturday 29 September 2018.

WHO ENGAGED

Housing ACT received a variety of feedback on the proposal across YourSay, via email and in person and these, along with Housing ACT's response, are captured in more detail in the Comments Chart.

The YourSay page for the proposed development at Ulverstone Street, Lyons reached 457 Canberrans, and 5 people made 8 comments. Fourteen members of the community attended the first drop-in session on Saturday 11 August 2018. Fifteen members of the community attended the second drop-in session on Saturday 29 September 2018.

Key insights from the community

Public Housing in Lyons

1. There was general support for public housing in Lyons and in close proximity to essential services such as transport.
2. There was interest in the shape and scale of the two design options, the location of the communal open space and number of dwellings (and bedrooms) located on the site.

Affordable and Accessible Housing

3. There was support for adaptable homes that allow tenants to age in place.
4. There was comment about traffic in the street, a traffic assessment was completed and is available to view on YourSay.
5. There were comments left by 3 people on YourSay who felt that providing social housing for one specific cultural group was discriminatory.

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.

In engaging with the broader community, as well as the ACT Aboriginal and Torres Strait Islander Elected Body on the two concept designs, a preference emerged for the 5 dwelling design which incorporates communal open space to the front of the block. Matters 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. A table outlining what we heard and how we have responded is attached to this report.

The next step is to finalise the preferred design (Revised Concept Plan 1) and 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 Ulverstone Street, Lyons 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:** 1 August – 12 October 2018, community engagement
- Step 2:** October – compile and respond to community feedback
- Step 3:** November – finalise design and submit Development Application
We are here
- Step 4:** March/April 2019 – commence construction (subject to development approval)

THANK YOU FOR YOUR FEEDBACK

<p>457</p> <p>We reached 457 people via YourSay</p>	<p>29</p> <p>We spoke to twenty nine individuals face-to-face*</p>	<p>2</p> <p>We held two drop-in information kiosks at the Lyons shops</p>	
<p>6</p> <p>We received six items of written feedback via email</p>	<p>8</p> <p>We received eight comments from 5 people on YourSay</p>	<p>What's Next?</p> <p>Based on the community's feedback we will finalise the preferred design option and submit a DA</p>	

*This figure is from the two drop-in information sessions and does not include those who attended the monthly Woden Valley Community Council meeting on 1 August 2018.