



# PUBLIC HOUSING RENEWAL: KAMBAH

## REPORT ON WHAT WE HEARD

### BACCHUS CIRCUIT, KAMBAH DEVELOPMENT

**From 8 October to 16 November 2018, Housing ACT sought input from the community for a new public housing development in Bacchus Circuit, Kambah.**

The existing 3-bedroom dwelling at 9 Bacchus Circuit, Kambah (Block 20 Section 103), has reached the end of its 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 throughout the city, Housing ACT is proposing to replace the existing dwelling with a new dual-occupancy development.

The block is located close to essential services such as shops, health services and public transport options. As such, Housing ACT is proposing to replace the existing 3-bedroom dwelling (built in 1975) with a dual occupancy development, made up of one 4-bedroom and one 2-bedroom, Class C adaptable homes, with separate driveway access for each dwelling. 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.

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 tenants' needs. The houses will be built to a minimum 6 star energy efficiency rating which means that they will be more comfortable to live in and cheaper for tenants to run. Two large Cypress trees inside the existing fence line are proposed to be removed, with the large eucalypt trees on the verge retained and protected during demolition and construction, to maintain the leafy character of the block.

### 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 October to 16 November 2018.**

A letter was sent to 51 residents in the surrounding neighbourhood to inform them of the proposed development in early October 2018. Information about the proposal, as well as copies of the plans, were published on the YourSay website. An information session was held on-site on 25 October 2018, with community members having the opportunity to drop by to see the plans, ask questions and engage with representatives from Housing ACT about the project.

### WHO ENGAGED

**Some local residents sent emails and others attended the on-site information session to discuss the proposal.**

The YourSay page for the proposed development at Bacchus Circuit reached 118 Canberrans. One local resident attended the on-site drop-in session on Thursday 25 October 2018. Two further residents sent emails about the proposal.



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### Key insights from the community

#### Public Housing in Kambah

1. There was support for the proposed designs with favourable comments about improvement to the site, and that achieving two dwellings was a good outcome for this corner site.
2. Concerns were raised about previously experienced anti-social behaviour, and the need to maintain public housing properties and neighbourhood safety and amenity.

#### Affordable and Accessible Housing

3. There was general interest in the design of the properties, and support for adaptable homes.

## 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 will be addressed through the design with the architects. 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](http://www.planning.act.gov.au/development_applications/pubnote)

To find out more about the Bacchus Circuit development and other Housing ACT projects in Canberra visit [www.yoursay.act.gov.au](http://www.yoursay.act.gov.au) or email the Housing ACT team directly at [housingactrenewal@act.gov.au](mailto:housingactrenewal@act.gov.au).

### Key Timings

- |         |   |
|---------|---|
| Step 1: | 8 October – 16 November 2018, community engagement                                    |
| Step 2: | November - December – compile and respond to community feedback<br><i>We are here</i> |
| Step 3: | Early 2019 – finalise design and submit Development Application                       |
| Step 4: | July 2019 – commence construction (subject to development approval)                   |

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### THANK YOU FOR YOUR FEEDBACK

**122**

We reached 122 people via  
YourSay

**2**

We spoke to one individual  
face-to-face

**1**

We held one on-site pop-up  
information kiosk

**2**

We received two phone-calls  
to discuss the proposed  
development

**51**

We sent letters to 51  
households in the  
surrounding area

**0**

We received 0 comments  
about the proposal on  
YourSay

**2**

We received two items of  
written feedback via email





Feedback collected on Bacchus Circuit, Kambah proposed redevelopment

Comment	Response
YOURSAY	
NIL	
EMAILS	
<p>Concerns about neighbourhood disruption by previous tenants and querying Housing ACT's process of managing this behaviour as well as routine house inspections. Expressed support for the designs, as well as the desire for the new tenants to be good neighbours and look after the dwellings.</p>	<p>Tenants will be chosen carefully and Housing ACT has a robust selection process that seeks to match tenants with the most suitable property and neighbourhood to suit their household needs. Housing ACT works to manage disruptive behaviour. The aim is to help tenants resolve issues, assist them to sustain their tenancy and be part of a community.</p>
<b>POP-UP INFO KIOSK</b>	
<p>Neighbours attended and expressed support for the redevelopment of the designs and the outcome of two quality dwellings replacing the existing single dwelling.</p>	<p>Noted.</p>
<b>PHONE CALLS</b>	
<p>Alternative position of private open space was discussed to provide better separation between neighbouring properties, to improve amenity.</p>	<p>Comments and suggestions noted and will be passed on to the architect to consider in progression of the plans.</p>
<p>A query was received about how the site was able to be rezoned to permit two dwellings.</p>	<p>The site is zoned RZ1 – Suburban Residential. Dual occupancies are permitted under the Territory Plan on all RZ1 blocks with an area of 800m<sup>2</sup> or above. The size of the block at 9 Bacchus Circuit is 1,059m<sup>2</sup>. Whilst RZ2 zoning permits dual occupancy developments can be separately titled (subject to normal development approval), RZ1 dual occupancies cannot be separately titled. The proposed houses are architecturally designed and will be sympathetic to the existing residential character of the suburb, reinforcing the existing amenity of the street</p>

