

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

Comment	Response
EMAILS	
<p>Due to the amount of development around Lake Tuggeranong, there is limited land for public recreational use. This land should be retained for this. Is there other land in the Greenway area that could be used?</p>	<p>The SouthQuay Greenway Master Plan has a strong focus on maintaining public open space and facilities around Lake Tuggeranong. Block 1 Section 80 Greenway has been rezoned to RZ4 (Residential Zone 4) and is therefore required to be used for residential purposes. The proposed public housing development in Greenway, aligns with the <i>ACT Planning Strategy 2018</i> for creating more compact, efficient and accessible developments through reduced urban sprawl, and with the goals and vision of the <i>Tuggeranong Town Centre Master Plan 2012</i> which looks to support growth and development, and improve public transport, car walking and cycling connections for the area.</p>
<p>The design is ugly, with drab colours not in keeping with the original plans for Tuggeranong to have shades of terracotta to be like a European village. It does not contribute positively to the quality and character of its neighbourhood and should be made more appealing in line with the original Tuggeranong vision.</p>	<p>Noted. Housing ACT has engaged the services of an architect to develop the new dwellings and considers the proposed redevelopment as contemporary, well designed and sympathetic to the residential character of the newly developed areas in the surrounding neighbourhood. Feedback regarding the terracotta colour theme will be explored with project architect.</p>
<p>The open balconies give no privacy for tenants. Enclosed solid walled balconies would optimise usability, privacy and respect for neighbours' and the general public's amenity.</p>	<p>Noted. Although the plans do not clearly show this, each balcony has been designed to have a solid wall for separation between neighbours to provide privacy and security for the future tenants.</p>
<p>Having a high density apartment complex dedicated solely to public housing is a recipe for a future slum or ghetto and a trouble hotspot. Won't this increase anti-social behaviour? I'm all for public housing but concentrating them in one building isn't good for the community.</p>	<p>Housing ACT considers that all people have the right to the quiet enjoyment of their home and street, however does not support the view that public housing tenants are responsible for all the disruptive behaviour that might occur in a neighbourhood. Public housing tenants, like all people renting properties in the Territory, are bound by the Residential Tenancies Act and must abide by their tenancy agreement. Housing ACT does not condone disruptive behaviour and works within the provisions of the Residential Tenancy Act to support its tenants to meet the requirements of their tenancy agreements.</p> <p>While Housing ACT is moving away from building large multi-unit complexes, based on past experience it is not considered that a multi-unit public housing complex of this size and range of Class C Adaptable unit types (e.g. two-bed units to a four-bed unit) will have a negative impact on the tenants or immediate neighbours. To best support tenants in multi-unit complexes, Housing ACT's internal policies and processes have been updated which includes consistent points of contact. This ensures</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

	<p>there's a strong focus on building communities and the tenants selected for multi-unit complexes are well suited.</p>
<p>This does not appear to be in line with Housing ACT's supposed salt and pepper approach. Why not buy apartments in a range of complexes across Canberra?</p>	<p>The 'salt and pepper' approach informs decisions around the location of public housing and is subject to planning and financial considerations. It is guided by a range of principles so that public housing is: located in as many suburbs as possible; located close to transport, jobs and services; of good quality and design and is indistinguishable from private homes. The level of public housing in the area (including the subject site) is considered to be consistent with the 'salt and pepper' principles.</p> <p>Housing ACT currently own a range of apartments in private complexes across Canberra.</p>
<p>Given its prominent position on the lake and on Drakeford Drive, among expensive new but equally ugly private apartment blocks, its failure to contribute positively to the quality and character of its neighbourhood is more problematic than if it were hidden away in a less prominent area.</p>	<p>As previously stated, Housing ACT considers the new dwellings are contemporary, well designed and sympathetic to the residential character of the newly developed areas in the surrounding neighbourhood. All feedback received as part of the engagement period will be considered and taken on board as the design is refined.</p> <p>The ACT Government supports a socially inclusive approach to public housing and does not believe public housing should be hidden. Public housing tenants are regular members of the Canberra community, ranging from different ages, genders and personal circumstances and deserve to be treated as such.</p>
<p>This will be the third public housing development within 1 kilometre in Greenway along Drakeford Drive. Tuggeranong, already has 7% public housing, prior to this development.</p>	<p>Generally, Housing ACT aims to achieve an average suburb holding of public housing stock at around 10% to ensure public housing is assessable right across Canberra. As at June 30 2020, Housing ACT's total district ownership was 7.59% for the Tuggeranong area. Housing ACT's total suburb ownership for Greenway was 8.83%, and upon completion of the proposed development this will increase to 11.75%.</p> <p>It is important to note that Housing ACT establishes its housing stock holding percentages using the latest population figures which is currently the Australian Bureau of Statistics 2016 Census. As the population of Greenway has significantly grown since 2016, the percentage of public housing in the area is expected to decrease after the next census is undertaken in 2021.</p>
<p>It appears that there are no plans to install reverse cycle or split system air conditioners in these apartments. It should be standard policy to install these in all public housing.</p>	<p>Housing ACT purposely seeks community feedback on proposed redevelopments early in the design phase so there's still opportunity for the plans to be easily amended. As a result, the more detailed elements such as cooling and heating systems were not included on the plans circulated to the community. It is standard policy for Housing ACT to install split system electric air conditioning units for heating and cooling to living areas.</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>The background provided indicates that many tenants are single person households, yet the planned development contains no one bedroom apartments, only two, three and four bedroom apartments. Single person households should be provided with single bedroom apartments. Any argument that to enable people to "age in place" all tenants need to have two bedrooms in case they need a carer at some future time is absurd. Purchasers of apartments in the private market must buy what they can afford and if they can only ever afford a single bedroom apartment they must continue to live in such an apartment, regardless of whether they may or may not need a carer at some future time. There is no reason why those in public housing should be better off in this regard than those purchasing or renting privately. Those elderly tenants who come to need a carer could be moved to two bedroom apartments dedicated for this purpose at the time the need arises. Providing more one bedroom public housing would also mean public housing can be made available to more of those who need it for a given budget. While I disagree with a dedicated public housing apartment complex, if it is proceeded with the mix of apartments in the proposed development should be changed to include one bedroom apartments.</p>	<p>When designing new dwellings, Housing ACT aims to achieve certain design standards to be able to support a diverse tenant mix with varying needs, now and into the future.</p> <p>As a result, Housing ACT is able to meet the needs of tenants at different stages of life and those with disability and/or mobility issues without the need for major modifications or tenant relocations. The proposed 2-bedroom units for the Greenway redevelopment will allow Housing ACT to meet a wide range of tenant requirements.</p> <p>The need for 1-bedroom properties has decreased, and in order to meet the needs of current and future tenants, they are not typically built.</p>
<p>The proposed development includes a four bedroom apartment. This implies it will be used by a family with children. A family with children should be provided with a house and a garden to enable them privacy to play as the family grows,</p>	<p>Noted. With the changing nature of housing models across Canberra, Housing ACT has made the considered decision to include a 4-bedroom unit within the proposed complex. Housing ACT has a robust selection process that seeks to match tenants with the most suitable property and will work closely with all tenants to ensure household needs are met.</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>as well as minimising disruption to other tenants that would arise from the noise created by children living in an apartment. There should be a majority of one and two bedroom apartments with perhaps a small number of three bedroom apartments for those living with older children or dependent adult children.</p>	
<p>The maximum height of the proposed development is three storeys. Development on the northern bank of Lake Tuggeranong should be limited to two storeys to fit in with the character of existing dwellings on this side of the Lake. The underground carpark could also be deeper to lower the height of the development. Removing the four bedroom apartment would enable the proposed development to be reduced to two storeys.</p>	<p>Block 1 Section 80 Greenway is located in Residential Zone 4 (RZ4) zoning, which allows the construction of three to four-storey buildings. The slope and general location of the site also determines how high the development is able to be built to. The eastern side of the block allows a structure up to three-storeys to be built at the lakefront, and a structure up to four-storeys to be built on the upper section, facing Drakeford Drive.</p>
<p>The location of the development on a street with at least two other high density housing developments will create traffic problems at peak hour on Drakeford Drive and for those living in these developments. The only way in and out by car is from the street to a single entrance onto Drakeford Drive. Many public housing tenants work and have cars so it would be fallacious to argue that they will not contribute to these traffic problems. Are there any special traffic control measures planned for the slipway from Ellison Harvie Close onto Drakeford Drive, or will it just be a stop sign on the slipway?</p>	<p>Concerns regarding safety and vehicle traffic in the area have been noted, and will be assessed by the project architect in conjunction with relevant sub-consultants, and by the Transport Canberra and City Services (TCCS) as part of the Development Application (DA) approvals process. Transport Canberra and City Services (TCCS) is responsible for the maintenance and improvement of residential streets and intersections in the ACT. TCCS's system for identifying and implementing additional traffic measures as needed is called the Traffic Warrants System (TWS), this system evaluates a range of factors such as traffic volume, speed data, crash history, and the surrounding land use (such as the presence of shops and schools), and will be initiated if deemed necessary by TCCS.</p> <p>As part of the DA Pre-Application stage, the project team will flag with TCCS the concerns raised around the perceived risk to public safety stemming from additional pressures on this intersection.</p>
<p>Those people who have spent large amounts of money to purchase in the other two high density housing developments on this street will be</p>	<p>Housing ACT does not consider that public housing in the proposed location will have a negative impact on property prices in the area. Public housing is located within high value suburbs across</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>unduly disadvantaged by this development. The value of their properties will be adversely affected by their proximity to a dedicated public housing complex and the traffic and social problems this complex will cause, as will their amenity. New units are being built in Greenway and I have friends who are older and are selling their homes to live in this area, some have spent considerable money. Like me they are very concerned about more public housing being placed here when they have invested in the area. How do tenants in public housing get to live in a prime location, which many people entering the market can only dream of.</p>	<p>Canberra, and neighbouring properties in these locations consistently receive sales returns consistent with that of the whole suburb.</p> <p>As previously stated, Public housing tenants are regular members of the Canberra community, ranging from different ages, genders and personal circumstances and deserve to be treated as such. Housing ACT considers it essential that public housing is located in as many suburbs as possible to ensure the housing is accessible and tenants have access to services, jobs and transport.</p>
<p>The documents and background provided give no information on how this planned development is "adaptable" so it is not possible to make an informed comment on this aspect.</p>	<p>Class C housing must include all essential features of the Australian Standard for Adaptable Housing (AS4299-1995) and be certified by an independent accessibility consultant. The indicative floor plans provided to the community demonstrate how each dwelling meets the required internal turning circles. The kitchens and bathrooms throughout the development will be built to a pre-adapted state which means minor modification (i.e. the removal of certain cupboard doors in the kitchen) is required for the dwelling to be used by someone with disability and/or mobility issues.</p>
<p>Have your say material posted in neighbourhood letterboxes should clearly show the location and use of proposed developments and the summary description should also make this clear - eg Have your say on the proposed designs for public housing in Greenway. It appears that the use of the Block and Section numbers and absence of information on the proposed developments location may be designed to reduce the amount of feedback received from the public, as it would create more work for Housing ACT to respond to. The Block and Section number mean nothing to the general public but a map showing the</p>	<p>As Block 1 Section 80 Greenway is part of the newly developed SouthQuay Greenway East area, the development is yet to have a street address. A map has been included on the YourSay page to show where the location of the proposal.</p> <p>Housing ACT distributed postcards to all residents in the suburbs of Oxley, Monash, Isabella Plains, Bonython and Greenway. Due to the large volume of recipients, it was deemed more appropriate to direct interested parties to the YourSay website to view the site map.</p> <p>Housing ACT is constantly reviewing its community engagement process, and always welcomes feedback on how the activities are received. Thank you for your comments, these will be taken on board by the project team.</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>proposed development is on prime lakeside land would likely lead to significantly more comment. People are busy and most are not going to look on a website to find out where the proposed development will be. Perhaps this is what Housing ACT is banking on.</p>	
<p>How many ACT public housing multi-unit complexes have 60 % of the units at 3 or more bedrooms?</p>	<p>This will be the first public housing multi-unit complex that predominately includes 3-bedroom units.</p>
<p>How many of the 3/4 bedroom units are on the ground floor?</p>	<p>Within the proposed complex, eight of the 14 ground floor units have a 3-bedroom configuration.</p>
<p>It really doesn't matter what I say, the Government will do as they please! However, the Government needs to fix the Public Housing mess first! Ie Houses used as rubbish tips and drug dealing. Maybe the Government needs to look at Dods Place, which is well known to the police. Fix up the mess first before building more public housing. Also, I do not appreciate my rates going towards helping drug dealers!</p>	<p>Housing ACT considers that all people have the right to the quiet enjoyment of their home and street however acknowledges that the behaviour of some tenants may impact on the community. Housing ACT manages approximately 11,500 tenancies and the vast majority of these tenants take pride in their property and neighbourhood.</p> <p>Public housing tenants, like all people renting properties in the Territory, are bound by the Residential Tenancies Act and must abide by their tenancy agreement and not cause disruption to others. Housing ACT works within the provisions of the tenancy agreement to ensure its tenants and other community members have quiet enjoyment of their properties, and that tenants look after and maintain their property.</p>
<p>I do not believe the proposed site on Block 1 Section 60 Greenway is suitable for Public Housing.</p>	<p>Noted.</p>
<p>Although the site is in a reasonable proximity to Southpoint Shopping Centre, it is still approximately 1 kilometre walk across the walking bridge (in front of the proposed development) along the lake foreshore and then entry to South Point crossing Cowlshaw Street and Anketell Street. This narrow route is shared by walkers and cyclists, with evenings more hazardous due to poor lighting. The</p>	<p>Housing ACT has a robust selection process that seeks to match tenants with the most suitable property and neighbourhood to meet their household needs, promoting sustainable tenancies and better connection with the community. If a tenant was unable to walk, catch public transport or drive to local amenities the proposed site would not be offered to the tenants, and instead the tenants would be offered another more suitable property that meets their requirements.</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>documentation provided states that a high proportion of tenants are older or disabled (“63% of our tenants access the disability support pension”). Taking this into account this would not be safe or acceptable for these tenants. Alternately, prospective tenants would need a car to access Southpoint Shopping Centre and nearby medical facilities. This may present problems if the tenant does not have a car or transport is not available.</p>	
<p>Wanniassa Public School is the only school designated for those in the Greenway school catchment zone. There is no school bus that travels along Drakeford Drive to Wanniassa School. It is over 3 km to Wanniassa Public school, via main roads, not really a safe walk for primary aged children. This would then require parents to drive children to school each day. As 27% of tenants are children under the age of 15 years, I think this is a very important consideration.</p>	<p>Noted. As previously stated, Housing ACT works very closely with its tenants to identify and match their household needs with the most suitable property and neighbourhood. This includes whether or not a tenant may have access to a car, or is able to use public transport.</p>
<p>I believe Public Housing should be placed in areas more appropriate to meet public tenants needs, not just where the department thinks OK.</p>	<p>Noted.</p>
<p>Has anyone done a survey of Public Housing Tenants to determine what their needs are? A place on Tuggeranong Lake may seem nice, but does it meet tenant’s real needs? I think a more suitable site could be found.</p>	<p>As previously stated, Housing ACT works very closely with its tenants to identify and match their household needs with the most suitable property and neighbourhood.</p>
<p>There is no footpath along the section of Drakeford Drive highway (Soward Way to Athllon Drive) for residents as an alternative to the dangerous lakeside dual path.</p>	<p>Concerns regarding pedestrian safety have been noted, and will be raised with the Transport Canberra and City Services (TCCS) as part of the Pre-DA process. As noted previously, TCCS is responsible for the maintenance and improvement of residential streets and intersections in the ACT. TCCS’s system for identifying and implementing additional traffic measures as needed is called the Traffic Warrants</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

	<p>System (TWS), this system evaluates a range of factors such as traffic volume, speed data, crash history, and the surrounding land use (such as the presence of shops and schools), and will be initiated if deemed necessary by TCCS.</p> <p>The ACT Government’s Fix My Street page is also available for members of the public to note their concerns and ask that areas of traffic/ intersections be evaluated for the TWS as a priority.</p>
<p>The distance between bus stops on the East side of Drakeford Drive for residents to access the Town Centre are far apart and no bus shelters are provided. Residents including the two “Public Housing’ complexes on Mortimer Lewis Drive, Greenway to date have found the section between “Soward Way and Athllon Drive” poorly served by public transport. Please check the bus timetables for East Greenway to the City. For the three public housing tenants that will need direct access to the City for work or medical appointments etc.</p>	<p>The proposed public housing development in Greenway, aligns with the <i>ACT Planning Strategy 2018</i> for creating more compact and efficient developments through reduced urban sprawl, and with the goals and vision of the <i>Tuggeranong Town Centre Master Plan 2012</i> which looks to support growth and development, and improve public transport, car walking and cycling connections for the area. Future tenants of the development will be close to shops, health services and public transport that can assist with their journey to school or other town centres, and have access to improved infrastructure planned for the area.</p>
<p>The Tuggeranong Community Council at my request are now checking on the number of items I have raised and also the number of suburbs in the ACT that at this date who do not have public housing. I noted (13)! The welfare and safety of public housing tenants must be a priority along with the correct infrastructure to assist them all in their daily lives. They are all unfortunately going to find that without a vehicle in the East Greenway lakeside area they will face a number of difficulties from the onset of their being placed in the new developments. As a past nurse, hospital director and ACT Statutory Authority Administrator (providing</p>	<p>As part of the ACT Government’s Growing and Renewing Public Housing program, Housing ACT’s portfolio will be growing, renewing and realigning. This includes a realignment of public housing distribution across as many Canberra suburbs as possible.</p> <p>Housing ACT is committed to replacing inefficient and ageing properties in all suburbs and building modern, high-quality and energy efficient homes that are well-located to essential services, such as schools, shops and public transport. This will lead to a portfolio that better meets current and future tenant needs. Housing ACT aims to improve tenant experiences and continue to grow a progressive and inclusive city that supports vibrant local communities.</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>training courses in OHS) I am particularly concerned about the safety and wellbeing of all residents in East Greenway.</p>	
<p>Can I start by saying that I am a big believer in investing in public housing which is essential in our community. However, I believe that this proposed public housing development will have a detrimental impact on the area.</p>	<p>Noted.</p>
<p>The South Quay development across from the proposed public housing finally offers residents a great meeting place to get together with friends and family especially on the waterfront near the 2 before 10 cafe. This is an excellent area and finally one that Tuggeranong residents can be proud of. I like many are big fans of the area as we safely walk, run and ride around the lake and then have a coffee in this area. The proposed public housing development will be a short distance from this area and I believe depending on the residents that move in will have a negative impact on this area. My wife, daughter and I often walk along the paths to get to the Southpoint shopping centre and the lake, and at the moment I believe it's relatively safe for them to do so. This may change if we get more public housing in this area and the associated social issues that are likely to follow.</p>	<p>As noted above, 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.</p> <p>Public housing tenants are regular members of the Canberra community, ranging from different ages, genders and personal circumstances. For context regarding Housing ACT tenants, here is the latest Housing ACT demographic snapshot; 51% of households include someone living with a disability, 49% of households have a single resident, 28% of households include an older person, 24% of households are single parent families (note tenants may fall into several different categories).</p>
<p>Public housing already exists in Bonyton near the proposed public housing development which is relatively close to where we live, we experience the associated problems that arise from some of</p>	<p>Public housing is critically important for the ACT community's overall economic and social well-being. It assists vulnerable members of the community and those on low incomes to reach their potential, make a contribution and to share the benefits of our community. Dispersing public housing across Canberra provides housing stability and security and helps to break cycles of poverty and homelessness.</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>these local residents. New public housing was also placed in Monash again not far from the proposed development.</p>	
<p>Tuggeranong is already seen as one of the poorer areas in Canberra and this needs to change. Greenway is an opportunity to further develop a vibrant community that all residents of Tuggeranong can enjoy, hopefully we will see more cafes and restaurants built with the redevelopment of Anketell Street to Lake Tuggeranong. This will only be successful if residents feel safe in this area.</p>	<p>Noted. Housing ACT considers that all people have the right to the quiet enjoyment of their home and street, however does not support the view that public housing tenants are responsible for all the disruptive behaviour that might occur in a neighbourhood.</p>
<p>My family, friends and neighbours feel very strongly about this development, we do not want it to go ahead in this area. I am not normally outspoken about these issues but have decided it's necessary in this case. I am encouraging friends and neighbours to write to their local member to voice their concerns. I will also be writing to the relevant Minister.</p>	<p>Noted.</p>
<p>I have friends who bought units at the Kingston Foreshore and they said bought there because the price point stops public housing developments. An interesting point, any public housing developments going into the Kingston Foreshore? I very much doubt it, but case in point, I raise this very issue with my Tuggeranong friends.</p>	<p>Public housing is critically important for the ACT community's overall economic and social well-being. It assists vulnerable members of the community and those on low incomes to reach their potential, make a contribution and to share the benefits of our community. Housing ACT's goal under the Growing and Renewing Public Housing program is to disperse public housing across Canberra to provide housing stability and security and to help break cycles of poverty and homelessness.</p> <p>Housing ACT owns properties throughout Canberra including the Kingston area. Housing ACT does not currently have any active developments along the Kingston Foreshore. Housing ACT does not see a correlation between the Kingston Foreshore and the proposal for Greenway.</p>
<p>If local residents were canvassed about this issue they would be very concerned as we are. I feel strongly enough that as an ACT voting member I</p>	<p>During the community engagement period, local residents and the greater community through the YourSay community online page, were given the opportunity to provide feedback on the proposal. Specifically, postcards were delivered to all residents in Oxley, Monash, Isabella Plains, Bonython and</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>will need to think how I vote in the upcoming ACT election.</p>	<p>Greenway. Displays and signs were also put up at the SouthPoint shopping centre, library and around Lake Tuggeranong.</p>
<p>The flyer included an image of I looked at it and the wonderful aerial photo taken somewhere in Inner Canberra. Very interesting to use a misleading photo, not to show the actual location, place signs in odd locations and not on the fence of the actual sites.</p> <p>Interesting form of community involvement. Comment would be appreciated and notifications placed on fence of sites.</p>	<p>The postcard used as part of the community engagement activity is consistent with other marketing material used for projects under the ACT Housing Strategy Growing and Renewing Public Housing program.</p> <p>A decision was made to place signage closer to the foot path and lake front, instead of the site fencing due to the limited foot traffic near the site.</p> <p>Housing ACT is constantly reviewing its community engagement process, and always welcomes feedback on how the activities are received. Thank you for your comments, these will be taken on board by the project team.</p>
<p>The development is well away from my house and I have no issue with the Government housing policy.</p>	<p>Noted.</p>
<p>I note you are not building these assets in suburbs such as Yarralumla, Deakin, Griffiths or other more exclusive suburbs!?</p>	<p>The rollout of the Growing and Renewing Public Housing program will see the construction of public housing in suburbs right across Canberra.</p>
<p>To reiterate, I and everyone I associate with in the neighbourhood fervently object to this development. It's time the government actually communicated to residents before making these decisions, but I'm guessing this won't happen!</p>	<p>Noted.</p>
<p>I've looked at your Location map. The site you're wanting feedback about does not appear. Could you please display on your map exactly where this development is proposed? Thanks</p>	<p>The map provided on the YouSay online page provides an accurate location of the redevelopment site.</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>Where are these units to be located in relation to the other new units going up nearby (i.e. between Ellison Harvie Close and Lake Tuggeranong)? The site boundary is not identified on the Location tab and the Perspectives file shows empty green fields all around the site, which is clearly not accurate.</p>	<p>Block 1 Section 80 Greenway is the most northern block along Ellison Harvie Close, directly next to the other private developments that are currently being constructed. For clarity another map was provided to this community member.</p>
<p>Will the path leading from Monash to Lake Tuggeranong be impacted by the construction?</p>	<p>This path will not be impacted by construction.</p>
<p>The floor plans and complex design look great and it's always good to get more high-quality public housing.</p>	<p>Noted.</p>
<p>You are slowly destroying the beauty of Canberra by this overdevelopment around the main hubs and neglect of the important town planning principles which make Canberra such a liveable city.</p>	<p>The proposed public housing development in Greenway, aligns with the <i>ACT Planning Strategy 2018</i> for creating more compact, efficient and accessible developments through reduced urban sprawl, and with the goals and vision of the <i>Tuggeranong Town Centre Master Plan 2012</i> which looks to support growth and development, and improve public transport, car walking and cycling connections for the area.</p>
<p>More Public housing on Block 1 Section 80, is that it is a very bad ACT Government Plan. Building more Public housing in that area will facilitate the dumping of more garbage in the lake. As you know the lake already suffers from pollution and does not need the dumping/polluting task made easier.</p>	<p>As noted above, Housing ACT does not consider it reasonable to hold public housing tenants responsible for all anti-social and/or criminal activity in the area.</p>
<p>Could you please give the Street location of the above. Would it be close to Ellison Harvie Close?</p>	<p>As Block 1 Section 80 Greenway is part of the newly developed SouthQuay Greenway East area, the development is yet to have a street address. The block in question (Block 1 Section 80 Greenway) is the most northern block along Ellison Harvie Close, directly next to the other private developments that are currently being constructed.</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

Comment	Response
YOURSAY	
I don't agree with this proposed development, Tuggeranong has already got enough public housing, stop treating Tuggeranong like a dump.	<p>Generally, Housing ACT aims to achieve an average suburb holding of public housing stock at around 10% to ensure public housing is assessable right across Canberra. As at June 30 2020, Housing ACT's total district ownership was 7.59% for the Tuggeranong area. Housing ACT's total suburb ownership for Greenway was 8.83%, and upon completion of the proposed development this will increase to 11.75%.</p> <p>It is important to note that Housing ACT establishes its housing stock holding percentages using the latest population figures which is currently the Australian Bureau of Statistics 2016 Census. As the population of Greenway has significantly grown since 2016, the percentage of public housing in the area is expected to decrease after the next census is undertaken in 2021.</p>
Fabulous. Plans look great. What a great addition to Tuggeranong and will assist those in need. Well done Housing ACT!	Noted.
The project would benefit from having at least one visitor car parking space for people with a disability.	Noted. Housing ACT will work with the architect to address this item.
30 apartments on this small block = Overdevelopment. Demonstrated by 2/3 bedrooms having only 1 shower to share and no bath for the kids.	<p>The proposed redevelopment as currently designed meets the Territory Plan, specifically Greenway is located in Residential Zone 4 (RZ4) zoning, which allows the development to take up to 80% of the total site.</p> <p>The 3-bedroom and 4-bedrooms units include baths, as shown on the plans. As a general rule, Housing ACT does not include baths in 2-bedroom dwellings due in most part to size constraints.</p>
The lake is overcrowded by new developments, what about our open space?	The SouthQuay Greenway Master Plan has a strong focus on maintaining public open space and facilities around Lake Tuggeranong. Block 1 Section 80 Greenway has been rezoned to RZ4 (Residential Zone 4) and is therefore required to be used for residential purposes. The proposed public housing development in Greenway, aligns with the <i>ACT Planning Strategy 2018</i> for creating more compact, efficient and accessible developments through reduced urban sprawl, and with the goals and vision of the <i>Tuggeranong Town Centre Master Plan 2012</i> which looks to support growth and development, and improve public transport, car walking and cycling connections for the area.
I don't agree with this development. We already have unsightly public housing near the dog park, sea scout hall and Dods place.	Noted.

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

Could we see the approval to this development from the local aboriginal elders. Also Greenway is over capacity with public housing, problem	This feedback will be taken on board by the project team.
i am opposed by this plan and feel Greenway is going to become the local slum area. I live in Florence Taylor Street on the water. A big NO	Housing ACT considers that all people have the right to the quiet enjoyment of their home and street, however does not support the view that public housing tenants are responsible for all the disruptive behaviour that might occur in a neighbourhood.
I grew up in a housing commission estate in Sydney and this looks fine to me. Please ignore the princesses.	Noted.
I believe this is a great initiative by housing ACT, providing accommodation to those who are most in need and helping the community!	Noted.
I do not agree with this dev. Why does it have to be on prime land it is not fair for the residents in nxt building who paid big money. Stop	Public housing tenants are regular members of the Canberra community, ranging from different ages, genders and personal circumstances and deserve to be treated as such. Housing ACT considers it essential that public housing is located in as many suburbs as possible to ensure the housing is accessible and tenants have access to services, jobs and transport.
Although I think this submission is a farce as there is already a big hole where they have started building. Stop trashing Tuggeranong.	Noted.
The stigma around public housing is appalling. A lot of people would benefit greatly from such a nicely designed plan. An asset to the area.	Noted.
I do not agree with this development. I agree with the comment Ravenna has made. Put the money into reletting existing vacant gov housing.	As part of the ACT Government's Growing and Renewing Public Housing program, Housing ACT's portfolio will be growing, renewing and realigning. Housing ACT is committed to replacing inefficient and ageing properties in all suburbs and building modern, high-quality and energy efficient homes that are well-located to essential services, such as schools, shops and public transport. This will lead to a portfolio that better meets current and future tenant needs. It aims to improve tenant experiences, provide more public housing, and continue to grow a progressive and inclusive city that supports vibrant local communities.
Don't agree with this. The area can't handle the increased high density housing trend. Look at the number of units in Shoreline. An eyesore	The proposed public housing development in Greenway, aligns with the <i>ACT Planning Strategy 2018</i> for creating more compact, efficient and accessible developments through reduced urban sprawl, and with the goals and vision of the <i>Tuggeranong Town Centre Master Plan 2012</i> which looks to support growth and development, and improve public transport, car walking and cycling connections for the area.

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

Great idea	Noted.
I hate this idea. The government has already taken over the lake and filled it with a lot of units. This just adds to the now awful look.	Noted.
Theres a parking problem at moment, also, people will bring and leave shopping trolleys in park. Closest bin is at KFC - No thought just \$	<p>The parking provisions for the proposed redevelopment are consistent with the Parking and Vehicular Access General Access Code, which states the parking requirements for all new developments. This development will include 56 carparks allocated to tenants with an additional 8 visitor parks.</p> <p>Housing ACT does not consider it reasonable to hold public housing tenants responsible for all anti-social and/or criminal activity in the area.</p> <p>The development includes a large communal rubbish bin/skip for tenant rubbish.</p>
Who will take responsibility for the wrong people going into this complex.	As stated above, Housing ACT considers that all people have the right to the quiet enjoyment of their home and street, however does not support the view that public housing tenants are responsible for all the disruptive behaviour that might occur in a neighbourhood. Public housing tenants, like all people renting properties in the Territory, are bound by the Residential Tenancies Act and must abide by their tenancy agreement. Housing ACT does not condone disruptive behaviour and works within the provisions of the Residential Tenancy Act to support its tenants meet the requirements of their tenancy agreements.
These homes are far from modern nor do they fit into the landscape. They look like school dorms and are an absolute eyesore.	Noted. Housing ACT considers the new dwellings are contemporary, well designed and sympathetic to the residential character of the newly developed areas in the surrounding neighbourhood.
If I had the means I would be taking the developer and the housing to court over this as I frankly don't think they are listening to people.	Housing ACT is genuinely committed to listening to feedback from the community and taking all issues into account to progress the design.
Making clusters of public housing has already caused enough trouble, and we don't need a block of flats turn into a ghetto.	While Housing ACT is moving away from building large multi-unit complexes, based on past experience it is not considered that a multi-unit public housing complex of this size and range of Class C Adaptable unit types (e.g. two-bed units to a four-bed unit) will have a negative impact on the tenants or immediate neighbours. To best support tenants in multi-unit complexes, Housing ACT's internal policies and processes have been updated which includes consistent points of contact. This ensures there's a strong focus on building communities and the tenants selected for multi-unit complexes are well suited.
read this with disgust.	Noted.

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>This is really disgusting to have even more gov housing on the lake. The focus should be Gungahlin with only 5% gov housing. Pepper n Salt?</p>	<p>Noted. As part of the ACT Government’s Growing and Renewing Public Housing program, Housing ACT’s portfolio will be growing, renewing and realigning. This includes a realignment of public housing distribution across as many Canberra suburbs as possible.</p> <p>Housing ACT is committed to replacing inefficient and ageing properties in all suburbs and building modern, high-quality and energy efficient homes that are well-located to essential services, such as schools, shops and public transport. This will lead to a portfolio that better meets current and future tenant needs. It aims to improve tenant experiences, provide more public housing, and continue to grow a progressive and inclusive city that supports vibrant local communities.</p>
<p>There is an absolute need for public housing.</p>	<p>Noted.</p>
<p>Public housing is necessary, I'm just not sure the model of apartment living is the way to go. 1 floor in Oakden St causing Police issues.</p>	<p>Noted. When designing for new dwellings, Housing ACT aims to achieve certain design standards to be able to support a diverse tenant mix with varying needs, now and into the future. This means Housing ACT properties are able to accommodate tenants at different stages of life and for some tenants, apartment living is suitable.</p>
<p>This project has too many dwellings for the proposed small site. I think the height should be limited to 2 levels. Architecture unattractive</p>	<p>The proposed redevelopment as currently designed meets the Territory Plan, specifically Greenway is located in Residential Zone 4 (RZ4) zoning, which allows the development to take up to 80% of the total site.</p> <p>This zoning allows the construction of three to four-storey buildings. The slope and general location of the site also determines how high the development is able to be built to. The eastern side of the block allows a structure up to three-storeys to be built at the lakefront, and a structure up to four-storeys to be built on the upper section, facing Drakeford Drive.</p>
<p>30-unit complexes are not 'salt & pepper'. Tenants shouldn't have to live in 'special' housing blocks. Buy townhouses in developments.</p>	<p>The ‘salt and pepper’ approach informs decisions around the location of public housing and is subject to planning and financial considerations. It is guided by a range of principles so that public housing is: located in as many suburbs as possible; located close to transport, jobs and services; of good quality and design and is indistinguishable from private homes. The level of public housing in the area (including the subject site) is considered to be consistent with the ‘salt and pepper’ principles.</p> <p>Housing ACT currently owns a range of apartments and townhouses in private complexes across Canberra.</p>
<p>There are too many public housing dwellings around the Monash-Greenway precinct.</p>	<p>Generally, Housing ACT aims to achieve an average suburb holding of public housing stock at around 10% to ensure public housing is assessable right across Canberra. As at June 30 2020, Housing ACT’s</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

	<p>total district ownership was 7.59% for the Tuggeranong area. Housing ACT's total suburb ownership for Greenway was 8.83%, and upon completion of the proposed development this will increase to 11.75%.</p> <p>It is important to note that Housing ACT establishes its housing stock holding percentages using the latest population figures which is currently the Australian Bureau of Statistics 2016 Census. As the population of Greenway has significantly grown since 2016, the percentage of public housing in the area is expected to decrease after the next census is undertaken in 2021.</p>
<p>Will this development be a new crime zone?</p>	<p>Public housing tenants are regular members of the Canberra community, ranging from different ages, genders and personal circumstances. For context regarding Housing ACT tenants, here is the latest Housing ACT demographic snapshot; 51% of households include someone living with a disability, 49% of households have a single resident, 28% of households include an older person, 24% of households are single parent families (note tenants may fall into several different categories).</p> <p>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.</p>
<p>Over 99% of people are against this. Would like to see if this dev stopped. Like before its a farce. The developer already has a green ligh</p>	<p>Public housing is critically important for the ACT community's overall economic and social well-being. It assists Canberrans on low incomes to reach their potential, to make a contribution and to share the benefits of our community. Dispersing public housing across Canberra provides housing stability and security and helps to break cycles of poverty and homelessness.</p>
<p>I walk the Tuggeranong Lake path ten times a week or more, usually alone, enjoying a peaceful walk. This has the potential to change it all.</p>	<p>The development will not impact public walkways or bike paths and the public will be able to continue to use the amenities around Lake Tuggeranong.</p>
<p>Has anyone looked at the public housing places in Dodds Place. Absolutely disgusting and not looked after. Who inspects these places ?</p>	<p>Noted. Housing ACT can only act on issues they are aware of. Housing ACT encourages anyone experiencing a specific problem or concern with a public housing tenant to contact the Complaints and Information Team at housing.customerservice@act.gov.au.</p>
<p>Improvements to parking and road infrastructure needed across Greenway, but I support the development of this housing project.</p>	<p>Noted.</p>

For the purposes of this document duplicate or very similar comments will not be listed individually. All comments noted are verbatim.

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

Comment	Response
FIRST INFORMATION SESSION	
Will this complex include affordable housing for seniors?	No, this complex will be available for all eligible tenants. The proposed redevelopment has been designed to the Class C Adaptable housing standards, lending itself to tenants with a wider range of housing needs.
I am all for public housing but does there seem to be a focus on building it in Tuggeranong?	Housing ACT is developing public housing right across Canberra, and is not just focusing on the Tuggeranong area. The ACT Government's Growing and Renewing Public Housing program will see a potential increase of public housing in certain areas, to facilitate the divestment of properties that have reached their useful life in the Housing ACT portfolio, in the same suburb and other suburbs across Canberra.
Why hasn't land in Forde and Casey been purchased?	Housing ACT pays full market value on all purchases which means Housing ACT is at times limited in where properties can be purchased and where redevelopments are located.
How is 30 units salt and pepper?	The 'salt and pepper' approach informs decisions around the location of public housing and is subject to planning and financial considerations. It is guided by a range of principles so that public housing is: located in as many suburbs as possible; located close to transport, jobs and services; of good quality and design and is indistinguishable from private homes. The level of public housing in the area (including the subject site) is considered to be consistent with the 'salt and pepper' principles.
All the Greenspace around the lake is being filled in.	The SouthQuay East Greenway development plan has a strong focus on maintaining public open space and facilities around Lake Tuggeranong. Block 1 Section 80 Greenway has been rezoned to RZ4 (Residential Zone 4) and is therefore required to be used for residential purposes.
Is it true that the focus has been on selling public housing in high value areas to cash in on maximum land value?	This is incorrect information. As part of the ACT Government's Growing and Renewing Public Housing program, Housing ACT's portfolio will be growing, renewing and realigning. Housing ACT is committed to replacing inefficient and ageing properties in all suburbs and building modern, high-quality and energy efficient homes that are well-located to essential services, such as schools, shops and public transport. This means buying, selling and redeveloping in all suburbs across Canberra. Housing ACT undertakes a rigorous asset assessment process before the decision is made to retain, redevelop or sell any property.
Where is it this development located?	Block 1 Section 80 Greenway is located on the northern end of Ellison Harvie Close, next to Drakeford Drive.
Wonderful idea, as long as it is well managed.	Housing ACT has decades of lessons learnt from past experiences which has resulted in an update in internal policies and processes for the management of multi-unit properties. This includes a strong focus on building communities and ensuring the tenants selected for multi-unit complexes are well

For the purposes of this document duplicate or very similar comments will not be listed individually. Apart from this, comments are verbatim

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

	suited. From 1 July 2020, a single team of housing managers have become responsible for managing multi-unit properties to ensure there is a consistent point of contact for tenants and that there's cohesion and information sharing between staff.
Are all new Housing ACT builds class c?	When designing new dwellings, Housing ACT aims to achieve the Class C Adaptable design standard to be able to support a diverse tenant mix with varying needs, now and into the future. This means Housing ACT's properties are able to accommodate tenants at different stages of life and those with disability and/or mobility issues without the need for major modifications or tenant relocations. Where Class C Adaptable standards aren't able to be met, Housing ACT strives to meet the Livable Housing Design Guidelines.
Will landscaping be included?	Yes. As the plans progress, a landscape architect will be brought on to design an appropriate landscape plan for the development.
Will the development be going up before others around it? Concern around tenants being isolated until further development.	No, the development of the adjoining blocks are well underway and expected to be occupied before construction commences on the Housing ACT site at Block 1.
SECOND INFORMATION SESSION	
Does Housing ACT get leniency during Development Applications?	Housing ACT is obligated to meet the same planning rules and requirements as a private developer. This also includes undertaking the same process and receiving the same level of scrutiny on Development Applications.
Are these plans approved?	A Development Application (DA) has not been submitted, however, it is anticipated that this will occur in September 2020. The DA process is subject to a statutory time period and may also be impacted by any representations made, therefore, an outcome on the DA will take at least a few months to be received.
How are tenants selected?	The new dwellings will be available for all eligible tenants and offered to suitable tenants in accordance with Housing ACT's priority application list in the first instance. Factors for suitability include bedroom entitlement, and specific needs.
Private developers seem to get away with advertising misleading information, it is not fair.	Noted. Housing ACT is not responsible for private development in Canberra.
A normal person gets to choose where they live, public housing tenants should to.	Housing ACT has a robust selection process that seeks to match tenants with the most suitable property and neighbourhood to meet their household needs, promoting sustainable tenancies and better connection with the community. Public housing tenants do get a choice in deciding where they live, to the extent of what is available and suitable.

For the purposes of this document duplicate or very similar comments will not be listed individually. Apart from this, comments are verbatim

Feedback collected on Block 1 Section 80 Greenway proposed redevelopment

<p>What is the percentage of public housing in Greenway and Tuggeranong?</p>	<p>Generally, Housing ACT aims to achieve an average suburb holding of public housing stock at around 10% to ensure public housing is assessable right across Canberra. As at June 30 2020, Housing ACT's total district ownership was 7.59% for the Tuggeranong area. Housing ACT's total suburb ownership for Greenway was 8.83%, and upon completion of the proposed development this will increase to 11.75%.</p> <p>It is important to note that Housing ACT establishes its housing stock holding percentages using the latest population figures which is currently the Australian Bureau of Statistics 2016 Census. As the population of Greenway has significantly grown since 2016, the percentage of public housing in the area is expected to decrease after the next census is undertaken in 2021.</p>
--	---

For the purposes of this document duplicate or very similar comments will not be listed individually. Apart from this, comments are verbatim