

# HOUSING ACT TURNER DEVELOPMENT

## HAVE YOUR SAY

Housing ACT is committed to undertaking honest and transparent engagement with the community during the planning and development of Housing ACT projects. We seek early input from the community at the draft proposal stage and as part of pre-DA engagement.

In considering what is being proposed, we encourage you to provide:

1. Feedback on the shape and scale of the proposed development, considering: orientation, look and design, height and density
2. Feedback or suggestions about the materials, landscaping and colour palette of the proposed development
3. Any additional comments or feedback that Housing ACT should consider in preparing the Development Application for this site

## HOW TO HAVE YOUR SAY

To take part in the engagement process and to have your say, visit [yoursay.act.gov.au](https://yoursay.act.gov.au). Your ideas and feedback will be considered in preparing the Development Application.

- › Go to [yoursay.act.gov.au](https://yoursay.act.gov.au) to share your ideas on the feedback form
- › Email us at [housingactrenewal@act.gov.au](mailto:housingactrenewal@act.gov.au)
- › Talk to us at the information kiosks throughout March

**YOUR**  
say

## NEXT STEPS

**20 April**  
Consultation closes

**May**  
Community Engagement Report will be prepared as part of the Development Application documentation



## THE SITE

Housing ACT is looking to replace an ageing three bedroom dwelling built in 1948 at 9 Forbes St, Turner (Block 9, Section 46) with a new multi-unit complex.

The site is in close proximity to the local shops, as well as schools and public transport.

## PROPOSED DEVELOPMENT

Housing ACT is proposing to demolish the existing building and construct seven new dwellings, with a mixture of two and three bedroom units and two Class C adaptable units to allow older residents to age in place. The proposed development is for three storeys with a maximum building height of 9.69m and has been designed to capitalise on solar access and cross ventilation.

The design makes provision for basement car parking for eleven cars in a secure basement car park. Vehicular access to the complex will be provided via an access ramp located on the western side of Forbes Street. Waste collection will be on the kerb.

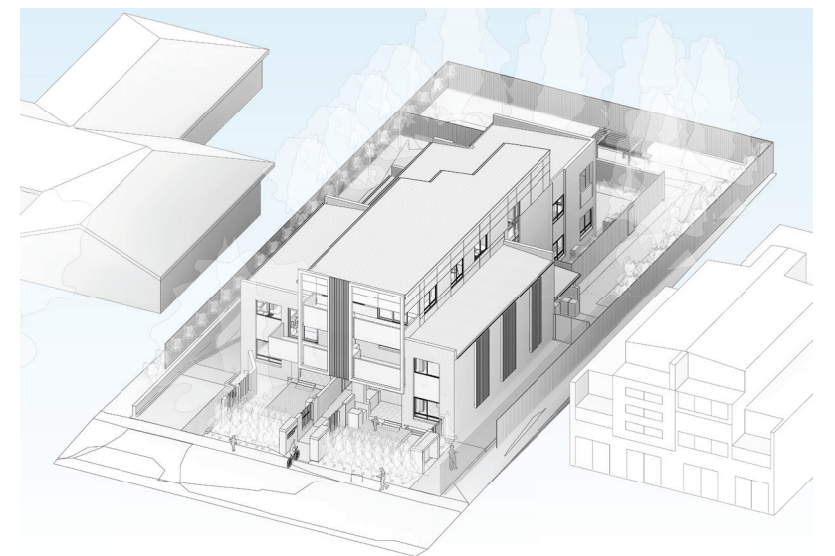
The complex will also incorporate landscaping and communal spaces, including an outdoor entertaining area.

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. The mature street trees will be retained which will help maintain the character of the area and blend in with the new building.

## PLANNING CONTROLS

The site is zoned RZ4 Medium Density Residential and covers an area of 1,045m<sup>2</sup>. The site is subject to the planning requirements of the RZ4 - Medium density residential zone, the Inner North Precinct Code and the Multi Unit Housing Development code, which permit medium density residential development up to four storeys in height (12.5m), as well as small scale commercial facilities.

The proposed design meets key objectives of the RZ4 - Medium density zone including establishment of medium rise and density in areas that have good access to facilities and services - such as shops, schools and public transport corridors.





# HOUSING ACT

## WHAT WE DO AND WHY WE DO IT

Housing ACT provides tenants with safe, affordable and appropriate housing in a sustainable social environment. We provide housing to those Canberrans most in need including people in extreme financial hardship who are unable to find accommodation elsewhere.

## WHO ARE OUR TENANTS?



Public housing tenants include a broad range of people:

- › Older people -approximately 26% are aged over 65 years
- › Women - 64% of tenants
- › Aboriginal and Torres Strait Islander people
- › People with disability - 63% of our tenants access the disability support pension
- › Approximately 75% of our tenants live in single person or single parent households
- › Children - about 27% of our tenants are under the age of 15 years.

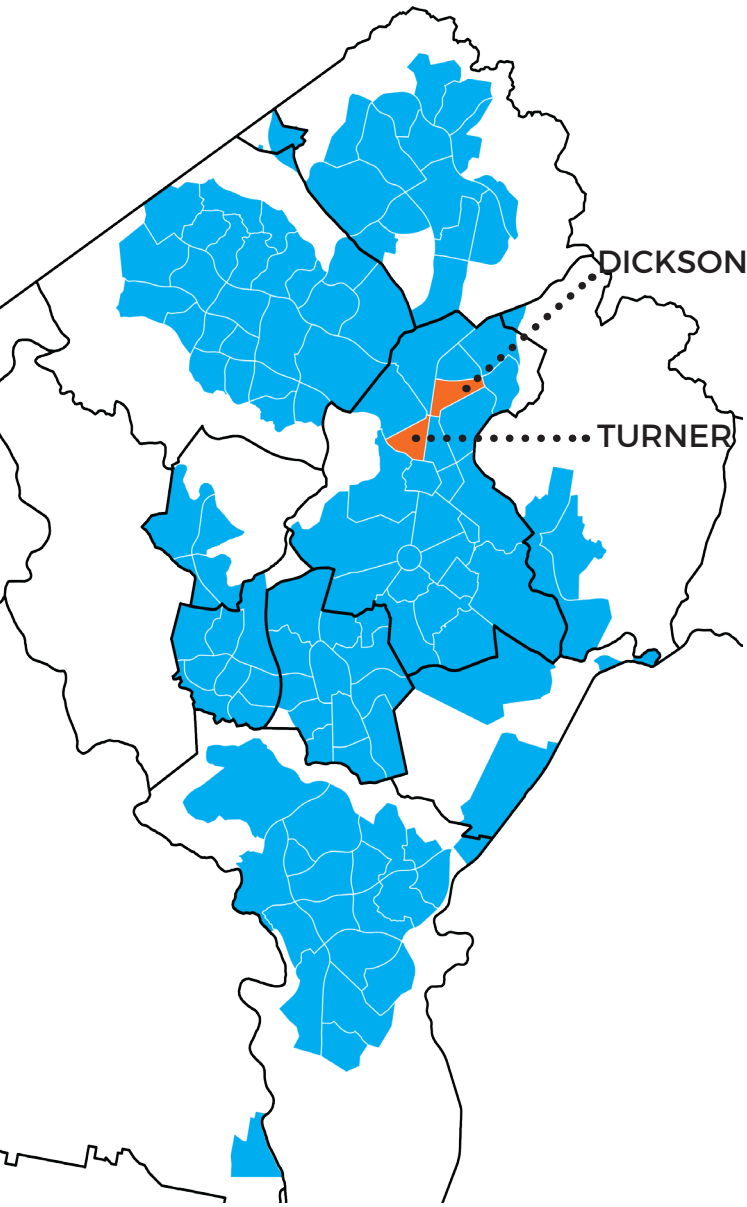
Some of our tenants stay in public housing for only a short period of time, until they can 'get back on their feet'. Others stay in public housing longer-term.

The range of our tenants means that the housing we provide needs to be diverse to meet the requirements of different people. We provide family homes, single-person apartments, accessible housing and housing that is close to essential services such as medical services and public transport.

## OUR COMMITMENT

Housing ACT is committed to providing public housing in all suburbs across Canberra, to build communities that are diverse and vibrant, that enable people to achieve positive social and economic outcomes.

We are committed to collaborating with the community, to build neighbourhoods that are inclusive and welcoming and that offer safe and affordable housing to those who need it most.



## PUBLIC HOUSING MAKES UP ABOUT 8% OF ALL HOUSING IN THE ACT

- 25% is located in Belconnen
- 18% is located in Woden and the inner south
- 23% is located in the inner north
- 21% is located in Tuggeranong

# HOUSING ACT - WHY REDEVELOP?

Redeveloping our properties allows us to ensure that safe, affordable and secure housing is made available for vulnerable Canberrans who need it now and into the future.

## BUILDING BETTER HOUSING

More than 70% of our housing stock was built before the 1990's. Building new public housing and redeveloping existing public housing allows us to replace older stock with modern, more contemporary designed buildings with improved energy efficiency. It enables us to apply a 'salt and pepper' approach to development that reduces concentrations of disadvantage. We build well-designed dwellings that look and feel like other housing in the neighbourhood.

Delivering public housing close to essential services helps to ensure tenants needs are accommodated. It is an important part of supporting some of our community's most vulnerable people.



## Housing ACT looks to the following principles when designing new public housing:

- › **Quality design** – consistent with the existing and future character of the suburb
- › **Liveable design** – a more flexible, easy to access and navigate, liveable space, designed to have a positive impact on tenants and the neighbourhood
- › Design that **enhances** the streetscape
- › Design that aims to promote a **sense of pride** for tenants and builds a **supportive community** for both the tenants and the wider community
- › Ensuring that tenants feel **safe and comfortable** within the new housing development
- › Transparent, honest and **open communication** with the surrounding tenants and community.

## SHAPE AND SCALE OF NEW DEVELOPMENTS

New developments will be modern, energy efficient and include a mix of sizes to suit different tenant requirements. Some will be designed so they can adapted in the future, to enable tenants to age in place.

The buildings will be built to a 6 star energy efficiency rating which means they will be cheaper to run. The buildings will include adaptable living apartments which means that it is easier for people who have a disability, and may use a wheelchair or mobility aids, to live there.

A variety of materials and building features will be used, along with existing vegetation to blend the development into the streetscape. The scale and form of the new buildings will seek to reduce the visual impact of the development from the street and will be in keeping with the neighbouring buildings.

