

PUBLIC HOUSING RENEWAL: GOWRIE

REPORT ON WHAT WE HEARD



GOWRIE DEVELOPMENT

From 18 July to 31 August 2018, Housing ACT sought input from the community as part of the pre-DA engagement stage for a new public housing development in Bundock Place, Gowrie.

The existing 3-bedroom dwelling at 1 Bundock Place, Gowrie (Block 5 Section 224), is reaching the end of its useful life, but the block is located close to local schools, shops and public transport. As such, Housing ACT is proposing to replace the existing dwelling with a dual occupancy development, made up of one 4-bedroom house and one 2-bedroom house.

Both dwellings are proposed to be constructed to Class C Adaptable standards. 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 a number of 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 18 July to 31 August 2018.

A letter was sent to 85 residents in the surrounding neighbourhood to inform them of the proposed development in early July 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 4 August 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.

WHO ENGAGED

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

The YourSay page for the proposed development at Bundock Place reached 208 Canberrans, and four comments were left. Three local residents attended the on-site drop-in session on Saturday 4 August 2018. One further neighbour sent an email about the proposal.



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Key insights from the community

Public Housing in Gowrie

1. There was support for public housing in Gowrie and in close proximity to essential services such as transport
2. The local neighbours looked forward to welcoming people from different cultural backgrounds into their community

Affordable and Accessible Housing

3. There was general interest in the design of the properties, and support for adaptable homes
4. There was comment about traffic in the street

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 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 Bundock Place 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



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|---------|---|
| Step 1: | 18 July – 31 August 2018, community engagement |
| Step 2: | September – compile and respond to community feedback
<i>We are here</i> |
| Step 3: | October – 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

208 We reached 208 people via YourSay	3 We spoke to three individuals face-to-face	1 We held one on-site pop-up information kiosk	
85 We sent letters to 85 households in the surrounding area	4 We received four comments about the proposal on YourSay	1 We received one item of written feedback via email	

Feedback collected on Bundock Place, Gowrie proposed redevelopment

Comment	Response
YOURSAY	
Seems reasonable.	Noted.
I support the idea. A carport as well might be useful as family often requires 2 cars in Canberra.	Noted.
Is demolishing this house the most efficient option? Why not sell and use profit to build on Mr Fluffy blocks? Demolition already done.	<p>Housing ACT is committed to providing public housing in all suburbs across Canberra, to build communities that are diverse and vibrant. The site is not far from public transport, schools and local shops and Housing ACT believes it is important to maintain public housing in such a well-located area.</p> <p>Because Housing ACT already owns this property, there is no land cost associated with the redevelopment. This is a cost-effective option to renew and grow the public housing portfolio.</p>
The 2 bedroom unit would be good for me but the idea of living next to children is a bit off putting, 3 x 2 bedroom units on block better.	Housing ACT engages with the community to understand its views about proposed developments, and where possible, makes changes to improve the proposed developments. 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.
EMAILS	
Condition of other public housing properties in Gowrie, and how can the local community be assured the two new properties won't be treated poorly by new tenants.	<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. Housing ACT works with tenants 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> <p>The concerns about the condition of other specific public housing properties in Gowrie has been flagged with the Housing Manager.</p>
DROP-IN SESSION	
Attendees hoped for the opportunity to welcome new tenants from different cultural backgrounds into their street and community.	Housing ACT welcomed this feedback.

Feedback collected on Bundock Place, Gowrie proposed redevelopment

Residents explained that people use the street for drop-off/pick-up of students from Holy Family Primary School and this means the street experiences a lot more traffic than people would expect for a cul-de-sac.	<p>Noted.</p> <p>Whilst Housing ACT does not believe this will have an impact on the proposed development – or be unduly impacted by the car movements generated by the proposed development – this localised knowledge will be used to inform the sales/redevelopment strategy for other public housing assets in this street.</p>
Query about how many people would reside across the two dwellings.	<p>Future residents of the new dwellings will need to meet Housing ACT's eligibility requirements and will be assessed by need through Housing ACT's standard selection process. 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.</p> <p>More information on this can be found at http://www.communityservices.act.gov.au/hcs/policies/allocations_policy.</p>

*Please note: responses included from the Your Say website have not had typing/spelling errors corrected

**Please note: Where the same comments raised at the drop-in session were also emailed later, they have been addressed above.