

Feedback collected on Marsden Street, Dickson proposed redevelopment (Stage Two: 17 April – 10 May 2019)

Comment	Response
YOURSAY	
No additional comments were received	
EMAILS	
Concerns from neighbour around privacy and overlooking along shared fence line. Concerns raised about distance between proposed dwellings and rear fence	Any large trees on the site will be retained and complemented by further landscaping. A detailed landscape plan will be developed as part of the next stage of design preparation. It is noted that there are a number of two storey duplexes to the north and east of the site which overlook the site. The distance between the proposed dwelling and the rear fence is approximately 5 metres in parts, and all setbacks will be designed to comply with planning requirements. These will be assessed as part of the Development Application process.
Concerns around not receiving notification. Lack of consultation, not in line with private developers or Territory Plan	The development of the site has been subject to extensive engagement with the community over the past 6 months. Although there is no statutory requirement to undertake any pre-development application consultation on a development of this size, Housing ACT is committed to engaging with the community to seek feedback on the proposal. An information session was held in November 2018 at the Dickson Group Centre, as well as two separate letterbox drops to inform and engage with the community and the designs being available for feedback on the YourSay website.
Concerns around ability to hang out washing during construction	The construction of the dwellings should not affect the surrounding properties.
Support for the proposed housing provision and upgrade of site	Noted.
Concerns around driveway location reiterated from first stage of consultation	The location of the proposed driveway proposes to use one of the existing driveways which should minimise any impact on the trees in the verge. Any verge crossing will be considered as part of the Development Application process.
Site being built for Indigenous Elders not reflected in design	This is the third housing complex that is being built for older Aboriginal and Torres Strait Islander people. For each of the complexes, Housing ACT has worked closely with the Aboriginal and Torres Strait Islander Elected Body in both the design and siting of the dwellings and of the complex.
Parking provisions not adequate	A traffic impact study is being undertaken on the proposed development and will be published on YourSay when available.
Concerns around two of the units frontages solar access and resulting energy costs	The dwellings will be constructed to a minimum of a 6 star energy rating. Energy efficient appliances will also be provided which will help create a comfortable home that is cheap to run and maintain.

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Reducing the development by 1 unit does not change the fact this is not in accordance with the street scape or the zoning of this area.	The proposed development has been prepared to be consistent with the provisions of the Territory Plan. It is considered that the new dwellings will add to the value of the area while protecting the neighbourhood features. The tree lined street and wide verges will still be maintained. The single storey of the new dwellings reflects the built form of the majority of dwellings in the area
Concerns raised over the ACT Government receiving exemptions from the Territory Plan for ACT Government projects.	Housing ACT is required to adhere to the rules and regulations under the Territory Plan just like any private developer or person wanting to redevelop their property.
Concerns raised over setbacks and density not being in line with the streetscape.	The setbacks on the plans are considered to be compliant with the Territory Plan rules and regulations. The Development Application will be assessed by the ACT Planning and Land Authority, an independent agency to determine whether it complies with the Territory Plan.
OTHER	
A neighbour in the street got in touch to say they support the proposal	Noted.