

Feedback collected on Marsden Street, Dickson proposed redevelopment (Stage One: 15 October – 21 December 2018)

Comment	Response
YOURSAY	
Terrible!! This concept will not minimise street parking, the units will allow for more obstructed cars to park on the road, which is a bend	A traffic impact study was undertaken for the 6 unit development but this has been reviewed in light of the fact that 5 units are now proposed for the site. The revised report will be made available on YourSay. The report specifically addresses the question of people parking on the bend as the two on-street visitor parking spaces are located on the outside curve of the bend in Marsden Street. As per Australian Standard 2890.5 Parking Facilities – On Street Parking Clause 3.5 Unsafe Parking Locations, parking spaces on the inside of the curves are unsafe due to the impact on sight distance and the risk of conflict with oncoming vehicles. The proposed locations on the outside curve are generally safe as oncoming traffic can sight obstacles around the corner, and the intention of occupants within the parked car. The proposed parking locations are subsequently deemed compliant with AS2890.5 Clause 3.5.
This is in an RZ1 zone. Its intent is to preserve the existing suburban design and low density housing. This wont achieve that intent!!!!	The blocks are zoned RZ1 which permit a variety of built forms. Within close proximity to the subject site are two storey duplexes and new house rebuilds which are being constructed to two storeys and maximise use of the sites. The new Housing ACT dwellings will be single storey and set back from the street allowing for the existing street character to be maintained. The verge trees which are an integral part of the streetscape are intended to be retained.
This is disgusting! You should be ashamed! The existing housing is fine, and within the character of Dickson. Light rail relocating everyone?	The existing dwellings are over 50 years old and have reached the end of their useful life within Housing ACT's portfolio. The proposed houses are architecturally designed and are considered to be sympathetic to and complement the existing residential character of the suburb, which includes its leafy lined trees and wide verges.
This is an R1 zone and looks horrendous!. We are a neighbouring house and donâ€™t want a 12 space car park devaluing our home!!! Terrible	In the initial proposal of 6 units the shape of the site made it unfeasible to put an individual carport on each dwelling and a central car parking space was deemed the safest and most appropriate car parking configuration. As only 5 dwellings are now proposed individual parking areas will be provided. 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 height of the new dwellings reflects the built form of the majority of dwellings in the area.
You have to be kidding!!! Will only serve to devalue homes in the street where people have worked very hard to achieve. You are thieves!!	It is considered that the new dwellings will enhance the amenity of the area and as such should improve the value of the area. Public housing is located within other high value suburbs across Canberra and properties in these locations have received sales returns that would be expected within a market context.

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	The proposed houses are architecturally designed and are considered to be sympathetic to the existing residential character of the suburb, including the leafy streets and wide verges, which will have a positive impact on the amenity of the street.
6 2 bedroom unit on 2 blocks is unacceptable, not in true spirit of R1 zone and neighbourhood. Severe concerns for safety and lack of parki(ng)	The Territory Plan allows for a variety of built forms to be provided in RZ1 zoned land. Close to the site are two storey duplexes as well as individual blocks with two storeys. This development will sit comfortably within the streetscape of leafy trees and wide verges and will add to the residential amenity of the area. A traffic impact study has been prepared which supports the development proceeding. It considers that the traffic generated by the development will have a negligible effect on traffic using Marsden Street. A copy of the traffic report will be made available on YourSay.
Several adj. properties are ~15m from the fence , yet these are ~3-6m from the fence. Why so close? This isn't Harrison/Crace etc!Bad form.	The setbacks on the plans are considered to be compliant with the Territory Plan rules and regulations and allow for adequate separation from the buildings. As part of finalising the design for the development, landscape treatments at the rear and side of the site will be considered.
Instead of wasting all the existing materials and more money why not do minor renovations to the existing buildings?	The existing dwellings were over 50 years old and have reached the end of their useful life within the Housing ACT property portfolio. The new dwellings will be better designed, more energy efficient, making them more comfortable to live in and cheaper to run and cheaper to maintain for our tenants than the existing dwellings.
You're killing the Dickson streets – From Cowper to Northbourne. Can you spare some of Dickson? This doesn't suit the RZ1 streetscape at all!	As at 31 March 2019 there were only 89 public housing dwellings in Dickson which represents about 8 per cent of the total housing stock of the suburb. This compares to about 7 per cent of public housing across the ACT. Housing ACT is committed to providing new and renewed public housing across all suburbs in Canberra.
I'm thrilled to see efforts made to address the housing crisis in Canberra. There are so many homeless in our area, keep it coming.	Noted
Dickson community fought last development on Marsden, time to do the same! This time u r trying this in an RZ1 zone.plans don't fit neighbor	The Territory Plan allows for a variety of built forms to be provided in RZ1 zoned land, including supportive housing, which this site will be used for, housing older Canberrans. This development will sit comfortably within the streetscape of leafy trees and wide verges and will add to the residential amenity of the area.
Your plans don't match neighbourhood RZ1! Seems some serious building rule r being 'bent' here! Only when it's convenient to ACT Govt! Stop!	The Territory Plan allows for a variety of built forms to be provided in RZ1 zoned land. This purpose-built development for older Canberrans will sit comfortably within the streetscape of leafy trees and wide verges. 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.

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Dickson residents don't support this. Existing properties are better than some owner occupiers elsewhere, save our tax \$ for something else!	The existing dwellings were over 50 years old and have reached the end of their useful life within the Housing ACT property portfolio. The new dwellings will be better designed, more energy efficient, making them more comfortable to live in and cheaper to run and cheaper to maintain for our tenants than the existing dwellings. When assessing whether to redevelop homes in our portfolio, we give consideration to cost of living expenses for our tenants. Newer homes can be designed to be Adaptable, meaning tenants can age in place, they are cheaper for our tenants to run and cost the Government less in ongoing maintenance costs.
EMAILS	
Pleased that the ACT is investing in well-designed supportive housing in the area. Are the turning circles in the driveway wide enough? Are the pathways wide enough for mobility scooters?	Noted. The turning circles and pathways have been designed to comply with relevant accessibility standards.
The location provides great access to local community facilities. The design layout, including landscaping is excellent.	Noted
Concerns about the visitor parking on the road, due to it being located on a bend (during construction and once completed)	A traffic report was prepared for 6 units and is being revised to reflect the plan for a 5 unit development. Both reports specifically address the question of people parking on the bend as the two on-street visitor parking spaces are located on the outside curve of the bend in Marsden Street. As per AS2890.5 Clause 3.5 Unsafe Parking Locations, parking spaces on the inside of the curves are unsafe due to the impact on sight distance and the risk of conflict with oncoming vehicles. The proposed locations on the outside curve are generally safe as oncoming traffic can sight obstacles around the corner, and the intention of occupants within the parked car. The proposed parking locations are subsequently deemed compliant with AS2890.5 Clause 3.5.
Support for this type of housing provision by the ACT Government and for the upgrade of housing on this site	Noted
Would like to see the use of building materials similar to the surrounding homes in the street	Whilst building materials have not yet been chosen in the early design stages, we anticipate using materials similar to other new developments in the area.
A reduction of one unit would provide better solar outcomes for future tenants	Noted
Housing staff talking about other agencies as if they were independent and not linked to Housing through their mutual role as groups	Housing ACT is the proponent of the development. Assessments of Development Applications are undertaken by the Environment, Planning and Sustainable Development Directorate, with advice from

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within one Government is unhelpful. Suggesting another agency's advice is definitive and could drive a poor outcome is not useful given a reasonable expectation all agencies should be working together to get the best outcome	other agencies, as appropriate. Housing ACT officers, from time to time, seek advice on various development matters. We work within the same planning rules as private citizens within the ACT.
Would like there to be no on street parking due to the risk to other road users and pedestrians. Are the fences going to be renewed around the block? What sort of bin collection will take place?	Housing ACT cannot enforce rules on parking in Canberra. Generally, the on-site parking spaces would be enough to meet the demand for parking. But from time to time, people will park on-street, especially visitors. Such people are expected to obey the rules when parking on street. Fences that need to be replaced will be done so with the input of connecting neighbours on the boundary. Bin collection will be through weekly and fortnightly waste bin collection. There may be a designated location for wheelie bin storage on the site with residents expected to place the bins on the verge on collection days.
Will the trees be removed from the block? Will the development impact the trees? How high will the fencing be around the block? Really happy with the single level dwellings	Large existing trees will be retained on site where possible. The verge trees will be retained. The development is not expected to impact these trees. The fencing will be a standard height of 1.8m unless other arrangements have been made in conjunction with neighbours on the boundary.
Will the units be provided with blinds or curtains?	Housing ACT will be providing blinds on the new dwellings.
POP-UP INFO KIOSK	
Concerns about the suggested location of the driveway due to the number of cars that enter and exit on that corner of the street	Concerns from the community in regards to driveway placement have been taken into account. The design shows the planned location of the driveway is to utilise the existing driveway of number 44 Marsden Street. The driveway location will be considered as part of the Development Application process. A traffic impact study has undertaken for the 5 units which are proposed for the site. The report will be made available on the YourSay website.
Positive feedback on the single storey design	Noted
Happy the large trees are going to be retained	Noted
Support for the houses being supportive housing dwellings	Noted
Would like housing developments to be larger so more people can have a safe place to live, especially with the expanding population	Development is controlled principally through the provisions of the Territory Plan. Housing ACT is working on a number of projects across Canberra and some of these do include higher density housing to accommodate a larger number of people. The Government has recently committed to continuing its program of renewal and growth of the public housing portfolio. So far 1288 properties have been

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	renewed and over the next five years 1200 new homes will be delivered. This program will deliver better homes for Canberrans who need it now and into the future.
Are occupants going to have enough private open space?	The private open space provided to each dwelling is within the minimum requirements of the planning regulations.
Please provide aerial plans so people can clearly see the location of the blocks on the streets.	Housing ACT will take this feedback on board and will endeavour to make sure aerial photographs are provided at future community engagements.
Thank you for coming out and talking to the community about plans to redevelop Housing ACT sites	Noted
PHONE CALLS	
How far forward will the side fences be and what height will the fences be. What about the location of the driveway.	The position and type of the new fences will generally be consistent with the existing fences but Housing ACT is willing to consider permissible changes that may be proposed by neighbours. The proposal uses the existing driveway of number 44 Marsden Street. It has been located here to minimise any impact on the trees in the verge. Any verge crossing needs to be approved as part of the Development Application process.

*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