

PUBLIC HOUSING RENEWAL: BREMER ST, GRIFFITH

REPORT ON WHAT WE HEARD



GRIFFITH DEVELOPMENT

From 15 October to 21 December 2018, Housing ACT sought input from the community as part of the pre-DA engagement stage for a new public housing development in Bremer Street, Griffith.

The existing 2-bedroom and 3-bedroom dwellings located at 33 & 35 Bremer Street (Blocks 30-31, Section 91), Griffith are reaching the end of their useful life, but the blocks are located close to local schools, shops and public transport. As such, Housing ACT is proposing to replace the existing dwellings with four 2-bedroom dwellings over the large consolidated sites.

The 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.



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 15 October to 21 December 2018.

A letter was sent to residents in the surrounding neighbourhood to inform them of the proposed development in early October 2018. Information about the proposal, as well as copies of the plans, were published on the YourSay website. An information session was held at the Griffith shopping centre on 23 October 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 Bremer Street reached 233 Canberrans, and 4 comments were received. Six local residents attended the drop-in session at Griffith shops on Tuesday 23 October 2018. One email was received about the proposal.

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Key insights from the community

Public Housing in Griffith

1. There was general support for public housing in Griffith
2. There was some concern from one commenter about the developments proximity to essential facilities and services
3. There was an appreciation for engaging with the local community about the new development

Affordable and Accessible Housing

4. There was general interest in the design of the properties, and support for adaptable homes
5. There was interest regarding the amenity for tenants and whether the design catered to older tenants or for those with disability

Design

6. There was interest in the energy efficiency of the new buildings
7. There was some concern about the number of dwellings on the site and questions around planning and design regulations
8. There was some concern about how the new development would fit with the established suburb character

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 Bremer Street 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: | 15 October – 21 December 2019, community engagement |
| Step 2: | January– compile and respond to community feedback
<i>We are here</i> |
| Step 3: | February-April– finalise design and submit Development Application |
| Step 4: | July 2019 – commence construction (subject to development approval) |



THANK YOU FOR YOUR FEEDBACK

<p>233 We reached 233 people via YourSay</p>	<p>6 We spoke to six individuals face-to-face</p>	<p>1 We held one on-site pop-up information kiosk</p>	
<p>4 We will be providing four new Adaptable Class C dwellings</p>	<p>4 We received four comments about the proposal on YourSay</p>	<p>1 We received one item of written feedback via email</p>	

Feedback collected on Bremer Street, Griffith proposed redevelopment

Comment	Response
YOURSAY	
As a development on a corner block in a subdivision approved before 18 October 1993, why is there not a 6m setback on both street frontages?	Due to the proposed development being on a corner block, there are exceptions to the boundary setback rules. The minimum boundary setbacks for corner blocks apply only to one street frontage, therefore there can be a 6m and a 4m setback on a corner block. In this instance the 6m setback is located on Bremer Street, and the 4m setback is located on Carstensz Street. This enables a north facing private open space in the front courtyard. More information can be found in the Multi-unit Housing Development Code 2018 at www.legislation.act.gov.au
The architects have confused the East and West elevations	Feedback received on the east and west elevations was correct and the design was updated to reflect the correctly named elevations. Thank you for bringing this to our attention.
This plan and the demolition of established housing and gardens is a disgrace just like the rest of the development in Canberra	Both dwellings are over 60 years old and have reached the end of their useful life. The proposed new homes are architecturally designed and are sympathetic to the existing residential character of the suburb, which will have a positive impact on the amenity of the street. They will also be built to Class C Adaptable standards meaning they will be able to meet the needs of a range of our tenants and give flexibility for tenants to age in place.
Excellent to see some more public housing being developed in central Canberra. The conspicuous homelessness crisis here is shameful	Thank you for your feedback.
EMAILS	
Concerns regarding the current zoning of the area, permissible development, and the new development not fitting the established streetscape	The proposed design supports the objectives of the RZ1 Suburban Zone, which allows for the consolidation of blocks for the purpose of supportive housing; no rezoning will occur. The new dwellings have been designed so as to complement the existing character of the area, with an aim to retain established trees where possible and introduce new plantings.
Questions around the proposed development's accessibility to shopping, medical, and other essential facilities, for older tenants	<p>The proposed development is located within close proximity to a number of essential services, ensuring that the varied support needs of Housing ACT tenants can be accommodated.</p> <ul style="list-style-type: none"> • Shopping (within 1km); • Public transport (within 50m); and, • Health services (within 1.3km) <p>As roughly 63% of Housing ACT tenants access disability support, providing Adaptable housing is beneficial to all in the community as it ensures that people of all ages and abilities (not only the elderly) can live within the home, and it can be easily adapted to meet changing household needs.</p>
Feedback regarding public transport routes available	Thank you for your feedback, future tenants will need to consider if the public transport options available in the area are suitable for their needs before deciding if it is the right home for them.
Feedback regarding the proposed developments proximity to schools	Proximity to schools is a consideration for many. The range of our tenants means that the housing we provide needs to be diverse to meet the needs of different people. Class C Adaptable homes are not only intended for elderly tenants, but are available for anyone with mobility needs/disability, which can also include children.
DROP-IN SESSION	

Feedback collected on Bremer Street, Griffith proposed redevelopment

Concerns about the number of dwellings on the block	Under Territory Planning regulations, a maximum of 35% of the site may be used for the dwellings. The current plan proposes the use of 30% of the total site for the dwellings. This also enables more open space and better amenity for our tenants.
Appreciated Housing ACT coming out to chat to the community about the development	Noted
What is Housing ACT using to make the building more energy efficient? Solar? Water tanks? Double glazing? Blinds?	The new houses will be built to a minimum 6 star energy efficiency rating which means that it will be cheaper for our tenants to run. All dwellings will have a water tank and blinds installed as a standard part of construction.
Is the design going to cater for older people or those with disability?	All 4 dwellings are being built 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.
Is there enough private open space for tenants?	It is required under Territory Planning regulations that 40% of the total site area be open space. The concept plan proposed has included 69% of the block for private open space.

**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.*