



Yvette Berry MLA

Deputy Chief Minister

Minister for Education and Early Childhood Development

Minister for Housing and Suburban Development

Minister for the Prevention of Domestic and
Family Violence

Minister for Sport and Recreation

Minister for Women

Member for Ginninderra

Mr Tom Duncan
Clerk
ACT Legislative Assembly
GPO Box 1020
CANBERRA ACT 2601

Dear Mr Duncan

Thank you for your letter of 19 June 2020 about petition No 9-20, lodged by Mr Andrew Wall MLA on behalf of 71 Australian Capital Territory residents.

I understand the petition concerns Housing ACT's proposed plans to redevelop 2 and 4 Durham Place, Chisholm (Blocks 18 and 19 Section 532). This proposal will see the replacement of the existing three-bedroom dwellings with five two-bedroom Class C adaptable dwellings.

This redevelopment is part of the ACT Government's ongoing *Growing and Renewing Public Housing 2019-24* program, which will see the renewal of more than 1,000 of our older inefficient homes and 200 extra homes built over the five years. This plan aims to improve tenant experience, provide more public housing, and build a progressive and inclusive city that supports vibrant local communities. The aged properties will be replaced with new modern homes that will provide tenants with safe, affordable and appropriate housing options.

The blocks are all located in Residential RZ1 Suburban zone which has, as one of its objectives, the provision to provide for a wide range of affordable and sustainable housing choices that meet changing household and community needs. The Territory Plan also makes provisions for blocks that are used for the purposes of Supportive Housing to be consolidated and accommodate more dwellings.

Supportive Housing refers to the use of land for residential accommodation for persons in need of support. These dwellings will be built to Class C Adaptable standards, which ensures that people of all ages and abilities can be accommodated, and that the dwelling can be easily adapted to meet changing household needs without requiring costly or substantial modifications.

I understand the petition raises concerns regarding traffic noise. It is anticipated that there will be some additional noise and traffic created through the increase in the number of new dwellings;

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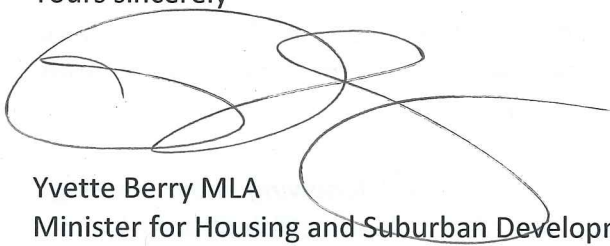


however, this is not expected to adversely affect the amenity of the residents in the adjoining properties. Transport Canberra and City Services has established design standards for urban infrastructure, which includes traffic management and driveways, and it is mandatory that this development meet these requirements.

On 18 May 2020, Housing ACT commenced a six-week community engagement period, with the 21 households in the immediate vicinity provided with information about the proposal, along with copies of the plans. Housing ACT undertakes consultation activities on all projects in order to remain transparent and inclusive to feedback from the surrounding community. The engagement period closed on 26 June 2020.

Housing ACT is working with the project architect to finalise the design and the final design will comply with all relevant development and planning requirements. A Development Application (DA) will need to be lodged and approved prior to works commencing, with Housing ACT being held to the same standards as all proponents. The DA is expected to be lodged in August 2020. There will be further opportunity for the community to provide comment on the proposed redevelopment during the public notification period as required under the *Planning and Development Act 2007*. This process is managed by the Environment, Planning and Sustainable Development Directorate and I encourage interested residents to monitor the Public Notification website for further information.

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Yvette Berry MLA
Minister for Housing and Suburban Development
- 5 AUG 2020