



Summary of Chapman stakeholder meeting summary - Tuesday 27 June 2017

The Housing Renewal Taskforce (the Taskforce) met again with representatives of the Chapman community to further discuss the proposed public housing development on part-block 1 Section 45 Chapman. Also in attendance were representatives from Minister Berry's Office, Woden Community Services (WCS), Bushfire Protection Planning and Assessment Services Pty Ltd, and the Environment, Planning and Sustainable Development Directorate (EPSDD).

The Chapman residents expressed their continued reservation about the site selection.

The Taskforce presented to the group a formal map of the site constraints that applied the principles expressed by the group at the previous meeting. The group agreed that the map accurately reflected the group's comments and advised that, at a recent public meeting, positive comments were around the retention of significant trees, confirming that there would be no access from Percy Cres, restricting parking to on-site and changing the design of dwellings to duplex in pairs and setbacks (to reflect proportion and scale of neighbouring properties).

Some of the group asked that the Taskforce document their preference for zero to 11 dwellings on the site and that the development footprint be moved further to the south of the site.

One of the Chapman residents group provided some information from a recent survey and offered to advise at a later date how he would use the data collected. The group agreed that the next step was to brief the architect based on the constraints map in order to present the community with a revised design.

The Taskforce provided visual examples of developments mentioned in the previous meeting as preferred look and feel. The group advised the preference for those styles was not shared by the broader group. The Taskforce offered to find other examples of style and design to circulate in an attempt to better understand the group's preferences for the development's look and feel.

The group asked questions about the bushfire risk, including increase of construction cost per dwelling to meet building standards, removal of the site from the Emergency Services Agency's Bushfire Prone Area (BPA) map.

The Taskforce invited the Chapman residents to attend a Housing ACT meeting to learn more about tenant allocation and management.

The group asked questions around the number of bedrooms in each dwelling. The Taskforce explained that the development was to replace stock identified for redevelopment which is currently a mix of one and two bedroom dwellings. As there was comparatively little increased cost in building two bedrooms over one bedroom, all replacement dwellings to be constructed under the program will be two bedrooms. This also provides more flexibility in the type of tenancy Housing ACT can offer.



ACT
Government

**Public Housing Renewal
Taskforce**

In response, the Taskforce advised that:

- the author of the bushfire risk assessment had been sub-contracted to the design architects to ensure that report recommendations were reflected in the design.
- the ESA's independent revision of BPA map had no impact on the proposed public housing development. As part of the block remains in the BPA map, the entire block is subject to the same assessment.
- design guideline specifications and the type of materials used for public housing will generally meet or exceed BAL 12.5 and BAL 19, so there is no additional associated with construction.

In response to the group's questions about timing, the Taskforce advised that the process is ongoing but the Taskforce would recommend to the Minister that a development application be lodged in July or August 2017.

Outcomes

The Taskforce will:

- document the group's comments about yield and preference to move the development footprint further to the south of the site
- revise the architect brief to clarify garage enclosures, retention of trees along the easement (outside the site for development)
- upload the constraints map to the website and distribute to those registered for project updates
- seek a formal response from Housing ACT about future plans to re-zone the site in the context of asset recycling
- seek a formal response about the future use of the residual portion of CFZ land
- provide the group with more examples of developments to compare density and look and feel.