

Some Ideas for Public Housing Objectives

What we would like

1. Proper maintenance of Public Housing
2. Treat residents as valued people
3. Supportive and Adaptable Housing close to shops
4. Dwellings that blend with the neighbourhood
5. Development Applications complying with the Territory Plan
6. Proper Salt and Pepper distribution of dwellings
7. Good investments by ACT Housing with option to sell site and develop elsewhere
8. Consult and engage with local community groups and neighbours
9. We should be proud of our public housing

What we get too often

1. Poorly maintained properties
2. Pawns moved around a chessboard
3. Apparent random distribution mostly far away from shops
4. Squash as many dwellings on the block
5. Substandard applications that have to be modified
6. Undesirable concentrations in some areas
7. Develop the site rather than sell the site and build dwellings elsewhere
8. Total secrecy
9. There is room for improvement

Distribution of Public Housing in South Canberra



In 2018 South Canberra had the highest percentage of high-density dwellings than any of the 8 Districts (45%) and it has continued to increase since then.

Poor planning?

In 2015/16, 9% of dwellings (1219) were public housing.

In 2021, it had been reduced to 5% because

Stuart Flats 146

Gowrie Court 72

Red Hill Flats 144

had been demolished and no public housing was incorporated into the re-developments at Renaissance, Illume, Kiara and The Parks.

No wonder there is pressure to build more dwellings

18 Lockyer Street

ACTmapi

18 Lockyer Street

Notes:

1: 1,000



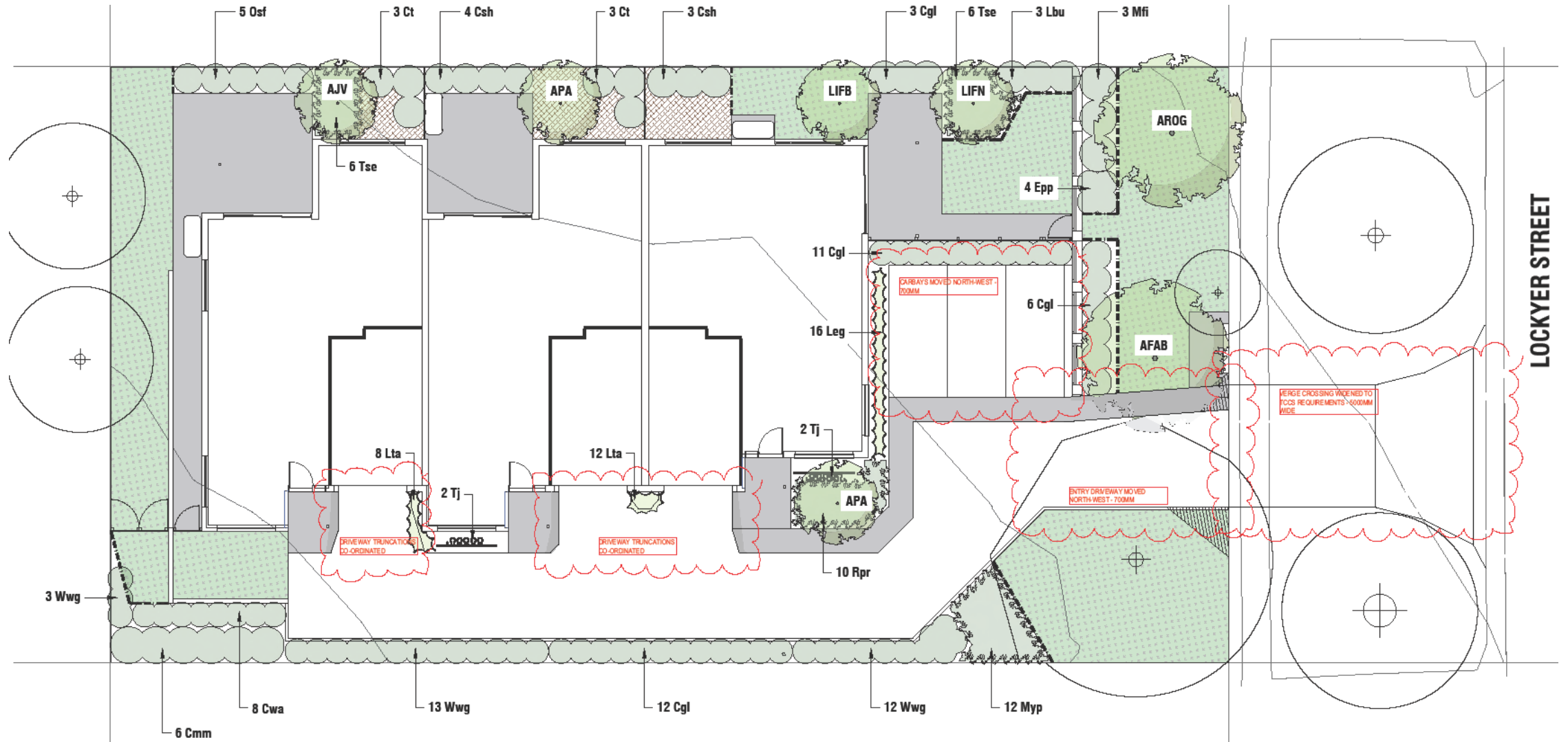
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18 Lockyer Street



ACTmapi

14 & 16 Carslaw
Street Chifley

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1: 1,000



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ACT

14+16
Carslaw St
Chifley
600m
to shops



SITE PLAN

Final Comments

- **The present system is not working**
- **It provides poor outcomes for public housing residents**
 - Not good being squashed together like sardines
- **It provides poor outcomes for neighbours**
 - If you buy in RZ1 you don't want 3-6 dwellings next door
- **Must restrict to dual occupancies in RZ1 or develop in RZ2-RZ4**
- **Government should consider mandating a percentage of public housing dwellings to large multi-storey developments.**