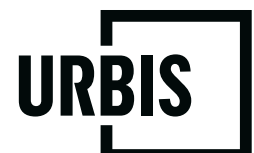




COMMUNITY CONSULTATION SUMMARY REPORT – 52 – 60 TOWNHALL AVENUE PRESTON

Prepared for
HCA
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EXECUTIVE SUMMARY

The purpose of this report is to provide a summary of the consultation that has been undertaken associated with the proposed redevelopment of No. 52 – 60 Townhall Avenue Preston with a six storey building for community housing. Approval is sought for the development under **Clause 52.20** 'Big Housing Build' of the Darebin Planning Scheme. The consultation report is a requirement of **Clause 52.20-4** which states:

"Before the use or development commences:

- *Public consultation, and consultation with the relevant municipal council, must be undertaken.*
- *A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to must be prepared to the satisfaction of the responsible authority.*

The requirements of clause 52.20-4 must be undertaken to the satisfaction of the responsible authority and may be varied or waived by the responsible authority."

The duration, extent and manner in which consultation was undertaken is informed by *Homes Victoria's Consultation Guidelines, July 2021*. The overall consultation strategy was developed in consultation with Homes Victoria to ensure that the consultation process accorded with Homes Victoria's objectives for high quality consultation for all projects funded under the Big Housing Build.

The proposed development is being undertaken on land owned by Darebin Council. The project was awarded to Housing Choices Australia and Six Degrees Architects as part of a Request for Proposal in 2018.

The following stakeholders were consulted as part this project:

- Local Community via a mailout to owners and occupiers within a 150m radius;
- The Office of Victorian Government Architect and it's Design Review Panel;
- Darebin City Council's Planning Officers;
- External service agencies (Jemena Power Authority and Yarra Valley Water) and
- Victoria Police.

The project was not required to be formally referred to any other external government authority under the Darebin Planning Scheme.

This report provides an overview of the summary of feedback that was received from these stakeholders, and where feedback has design to design change. Where no design change was possible, detailed justification is provided.

The proposed 6 storey building was subject to a 3 week public consultation period as part of the Big Housing Build process from 25 October to 15 November during which a community info session was also held on Tuesday 9th November 2021.

As a result of this process, feedback has been received from the Council and the local community and has led to some design changes This included incorporating the following changes:

- Review of screening and overlooking to the north and east has been undertaken to ensure resident amenity is maintained.
- Removal of the half-court basketball area.
- Time restrictions to be imposed for the rooftop use (ie 7am-10pm Sunday – Thursday and 7am-11pm Friday and Saturday's) to ensure resident amenity is maintained. Provided as part of resident guidelines.
- Redesign of corner pocket park to include additional seated areas.
- Inclusion of additional indigenous species in planting plan.
- Clarify provision of seating and BBQ area on Level 4 roof deck communal area in landscape plan.
- Add TPZ protection plan with notes to arborist report.
- Make provision for vine planting in northern boundary zone.

Other feedback from the local community generally related to amenity impacts (including overlooking, visual bulk, overshadowing), car parking and traffic impacts, building height and neighbourhood character as well as the nature of the community housing occupancy. The HCA team has responded to this feedback, as best as practical as mentioned in subsequent chapters, and where no changes were possible, detailed justification is provided.

In summary, consultation has been undertaken in accordance with *Homes Victoria's Consultation Guidelines July 2021* and, in-turn, satisfied the requirements of **Clause 52.20-4**.

1. INTRODUCTION

This report describes the consultation undertaken in relation to the proposed redevelopment of No.52 – 60 Townhall Avenue Preston with a six storey building comprising 39 dwellings and retention of a public car park at the ground floor level.

1.1. PROJECT OVERVIEW

The site is located on the corner of Townhall Avenue and Kelvin Grove in the Preston Central Activity Centre. The site is presently occupied by a public car park owned by the City of Darebin. The land has been the subject of a public tender process to redevelop the land for social housing on a long term leasehold basis.

The site is part of the Preston 'Civic Precinct' which includes the Preston Police Station to the north, library to the south and Council buildings and car parks to the west. Residential areas of one and two storeys are located to the north and east along Townhall Avenue.

The proposed building six storey building will provide:

- 39 dwellings for affordable housing managed by Housing Choices Australia on an ongoing basis.
- Public car parking for 28 vehicles at the ground floor, plus one parking space for HCA.
- Resident entrance and bike parking store facing Townhall Avenue.
- Landscaped pocket park and two mature Eucalypts in the south west corner.
- Rooftop communal open space for residents.

The site location and context is shown in the aerial photograph at **Figure 1**.

The proposed design response is shown in **Figure 2**.



Figure 2: Proposed Development (Townhall Avenue)



52-60 TOWNHALL AVENUE, PRESTON
SITE LOCATION

Figure 1: Aerial Photograph/ Site Location

1.2. ABOUT THIS REPORT

Consultation has been undertaken to meet **Clause 52.20-4** of the Darebin Planning Scheme which requires:

'Before the use or development commences:

- *Public consultation, and consultation with the relevant municipal council, must be undertaken.*
- *A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to must be prepared to the satisfaction of the responsible authority.*

The requirements of clause 52.20-4 must be undertaken to the satisfaction of the responsible authority and may be varied or waived by the responsible authority.'

This report summarises the consultation process undertaken with:

- Darebin City Council's Officers
- Service Providers (Jemena Power Authority and Yarra Valley Water)
- Community
- Victorian Police

Additionally, the report summarises the feedback received in response to the consultation period and the relevant project response as appropriate.

The consultation undertaken meets the requirements of Homes Victoria's Consultation Guidelines, July 2021.

1.3. SUMMARY OF FINDINGS AND ACTIONS TAKEN

Feedback received from stakeholders was diverse and generally related to Building height, car parking, traffic management, green space and tenant cohorts.

Some of this feedback has led to direct changes within the overall design, while other feedback did not. Refer to subsequent chapters.

2. COMMUNITY CONSULTATION APPROACH

Consultation with the community and service authorities for this application has been undertaken in four main components.

1. Consultation with Darebin Council, noting that they are the custodial Council for the site;
2. Notification to a variety of service providers being interested parties (but not formal referral authorities);
3. Consultation with the OVGA, so as to ensure the development achieves high quality design
4. Consultation with the local community to their concerns are considered as part of the design process.

2.1. DAREBIN COUNCIL

Consultation with Darebin Council in relation to this process has been undertaken in three distinctive steps:

1. Pre-application meeting with Council planning officers 17.12.20.
2. Second pre application meeting with Council planning officers 11.3.2021.
3. Engaging with the relevant internal departments of Council responsible for servicing the local area including feedback during the 'consultation phase' in October 2021.

The comments provided by Council at each corresponding phase is outlined and commented on in Section 3.

2.2. OFFICE OF VICTORIAN GOVERNMENT ARCHITECT (OVGA) CONSULTATION

Consultation with the OVGA was undertaken in accordance with Homes Victoria's consultation guidelines for development of over three storeys.

1. A preapplication meeting was held with the OVGA on 11.8.2021.
2. The proposal was considered by the OVGA Design Review Panel on 18.8.21.
3. Written advice was given by the OVGA Design Review Panel on 31.8.21
4. A second meeting with the OVGA was held on 9.11.21.

A summary of the comments and response is included below.

2.3. COMMUNITY CONSULTATION

Consultation was undertaken with surrounding residents in relation to the community housing project in 2018 - canvassing views around development of Darebin Council owned land for this purpose.

Consultation in relation to the proposed development with a six-storey community housing building was undertaken for three weeks in October and November 2021, including a community information session.

A summary of this consultation is described below.

2.3.1. Community Consultation – RFT process (2018)

In 2018, public consultation was undertaken by Darebin Council in relation to the proposed leasehold development of the land at 52 – 60 Townhall Avenue, Preston. It is noted that this process is separate and independent of any consultation undertaken as part of the Big Housing Build. Refer to **Appendix A**.

The Request for Proposal process was a publicly conducted process. This included:

- June/ July 2018, statutory notice period regarding request for proposal
- August 2018, hearing of submissions at Darebin Council meeting
- November 2018, Reporting on consultation outcomes
- Awarding of the contract to HCA and Six Degrees Architects for a 5-6 storey community housing concept.

2.3.2. Consultation for the proposed development under the 'Big Housing Build' (October/ November 2021).

Consultation was undertaken with the surrounding community through:

- Written notice to the surrounding owners and occupiers within 150 metres of the site (refer to map of notified properties at Figure 3) was undertaken by HCA by ordinary post. Refer to copy of letter at **Appendix B**.
- The letter to the community, mailed out on the 21.10.21 detailed:
 - A 3 week consultation process
 - contact details for submissions and enquiries
 - A QR code directing people to the website to view and download documents
 - details for the pre-scheduled consultation meeting on 9 November 2021 (online).
 - A closing date for submissions.

Public notification was undertaken by display of two signs installed on site by HCA between 25 October and 15 November 2021 (21 days). Refer to copy of notice at **Appendix C**.

The documentation available for viewing as part of the notification period included the full suite of development material including plans and consultant reports.

In response to the public notice period a total of 20 submissions were received. Copies of submissions are included **Appendix D**. A response to the feedback received and whether this feedback led to any design changes can be found in Section 3.

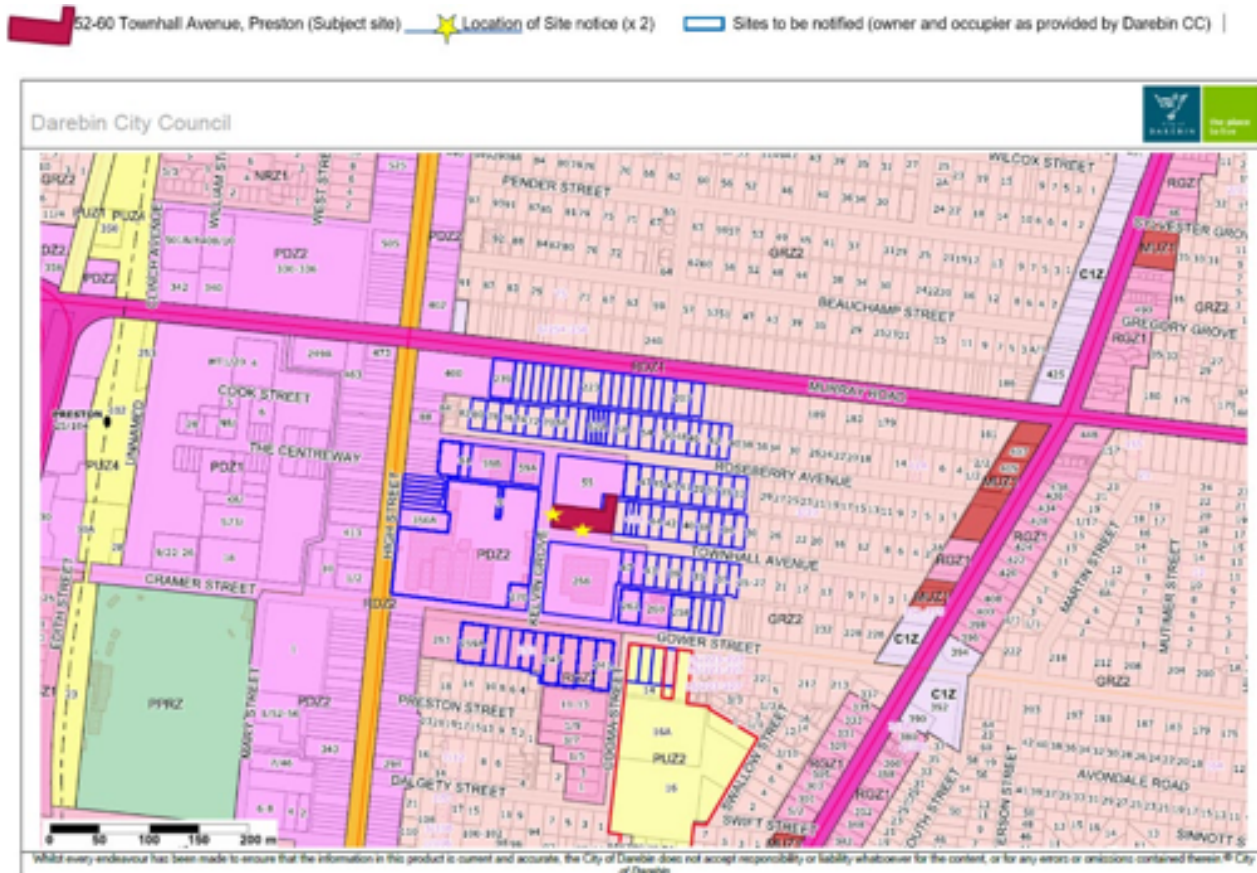


Figure 3: Map of Properties provided with notification of proposed development October 2021 (indicative 150m radius from the subject site).

3. CONSULTATION FEEDBACK AND RESPONSE

3.1. DAREBIN COUNCIL

As mentioned above, Consultation with Darebin Council was undertaken in three distinctive stages:

1. Pre-application meeting 20 December 2021.
2. Second Pre-application meeting 11 March 2021.
3. Engaging with the relevant internal departments of Council including feedback during the 'consultation phase' in October 2021.

3.1.1. Feedback from Pre-Application Meeting 20 December 2020

On 20 December 2020 the project team met with planning and urban design officers at Darebin City Council and presented a building depicting:

- A six-storey building with 41 dwellings (mix of 1 and 2 bedroom)
- Communal open space in the form of a roof deck
- Existing public parking retained – 28 spaces at ground floor inclusive of 3 car share spaces

Following the pre application meeting Council provided written feedback on 11 February 20121. A summary is included in the following table along with the response.

Table 1 Summary of Council Pre-application Meeting Feedback and Project Response

Council feedback	Project Response	Design Change
GENERAL		
Preston Central Structure Plan seeks a 3 -5 storey built form with 3 storey walls. Proposal generally complies with this requirements noting 6 th storey is incorporated into the feature south elevation and does not appear as a standalone component.	Noted	No change required.
Does not provide equitable development opportunities for future development of north property – particularly north facing balconies given northern property has similar policy context.	The property to the north is a large non residential use (Police Station) which has been redeveloped in the last 10 years. The immediately adjoining area is an open car park. The property is large and has multiple street frontages.	In response to Council comments plans were subsequently revised to provide an average setback of 4 – 4.4/4.5 metres from the north. This also resulted in an increased footprint of the building at Level 6.
Balconies should be predominantly street facing to maximise passive surveillance of the street and minimise screening.	Multiple floor plate options were reviewed by Six Degrees Architects, however it was preferred to maximise the north facing opportunity of the site to provide thermal comfort to residents. Multiple apartments retain views	Terraces at each level were reoriented to have additional views over Townhall Avenue and Kelvin Grove.

Council feedback	Project Response	Design Change
	south over Townhall Avenue, as well as west over Kelvin Grove.	
Openness of north facing balconies (where retained) should be maximised.	<p>The preferred response of Victoria Police requires visual screens to 2 metres high (including direct and oblique views) and projectile screening. Construction of a roof over the Police Station car park remains the preferred option of HCA – but requires funding and consent from Victoria Police.</p> <p>Six degrees have explored multiple design options including:</p> <ul style="list-style-type: none"> - Overlooking screens set out from the building - Screen to north balcony edges in glass or mesh - Roof over Police Station car park. - Projectile screens (full height) as requested by Victoria Police. 	As such changes to the screening type were resolved as documented in the proposed plans.
Does not provide suitable transition in street setbacks from proposed building to the existing dwelling to the east. The eastern portion of the building should be setback from Townhall Avenue at all levels to improve the transition and provide landscape in the front setback.	A 3 metre setback from Townhall Avenue is included at the fourth floor. At this level the building also steps away from the east boundary	No change – it was preferred to retain the presentation of the three storey street wall at the eastern edge, separated by the 6 metre gap of the driveway access and easement.
Ensure it is evident to the community that car parking spaces are for the use of the public and are not private car parking spaces.	<p>Further review of ground level design was undertaken to ensure parking spaces remain visible from the street (ie not shielded by walls).</p> <p>A program of signage will be developed by Darebin City Council consistent with their public parking standards.</p>	Plans modified to show a 'P' symbol in the Townhall Avenue elevation.

Council feedback	Project Response	Design Change
Internal and external storage required for dwellings as per Standard D20 (Clause 58).	Reviewed as part of further plan refinement. Provision has been made for storage in accordance with Clause 52.20-7.11 as set out in the planning report.	Plans modified to provide detail.
Further information of 'community store' at ground floor is required.	Reviewed as part of further plan refinement. This area was removed with more detailed planning of the ground floor. Provision was made for dedicated secure ground floor bicycle store.	Plans modified to show revisions.
ASSETS AND CAPITAL DELIVERY		
Design plans are required for relocation of existing Council stormwater drain from the subject site, Kelvin Grove and Right of Way to the existing drainage system in Townhall Avenue and Kelvin Grove to Council requirements.	Separate approval has been sought from Darebin Council for stormwater relocation with plans to Council requirements.	No change required.
Stormwater from the property to be connected to the proposed drain to Council requirements via onsite detention system (discharge via gravity only – no pump)	Provision has been made for onsite detention and discharge to the stormwater system in accordance with Council requirements. This is the subject of separate approval with Darebin Council.	No change required.
Accurate depth and offset of the drain to be confirmed on site.	Further site investigation by Veris Land Surveyors has confirmed the location of drain on site.	No change required.
Computations of retention and design plans are required to be submitted for compliance with legal point of discharge.	Noted. Application pending council approval.	No change required.

CITY DESIGN		
Layout appears to respect canopy trees on site and is designed to ensure retention and long term viability.	Noted	No change required.
Landscape concept must be submitted with the application for further assessment.	Landscape plan prepared by Simon Ellis Landscape Architect and submitted with the application	Changes as noted to landscape design.
Car parking and bicycle parking appears to be located within the TPZ of existing canopy trees. Ensure adequate setbacks and low impact construction.	Refer to submitted Arboricultural Assessment, prepared by Arboriculture. Final project design adopts TPZ and canopy requirements identified in report and subject to a Tree Management Plan.	Landscape Plans amended to make reference to the TPZ and arborist requirements.
Canopy trees and landscape are largely contained to the front setback and pocket park. An increased setback would be preferred to further soften the interface with Townhall Avenue.	A planter has been incorporated on the southern side of the car park as well as in ground planting at the eastern edge of the site frontage (in the carriageway easement).	No change proposed to setback.
Potential green walls and climbing plants on building facades are encouraged to provide passive shading and improve green coverage.	These elements were not pursued due to maintenance requirements. Focus was given to the landscape at the ground level and within the rooftop communal area at Level 4.	Landscape Plans amended to depict detail of Level 4 communal area.
Details regarding pocket park and rooftop communal areas required as part of application. <ul style="list-style-type: none"> - Ensure pocket park inviting and functional for future residents. - Opportunity for vegetable gardens, outdoor seating and BBQ's on 	Landscape site plans and planting plans have been submitted with the application prepared by Simon Ellis Landscape Architect. The rooftop combines communal planting areas (including herbs and fruit) and a BBQ. The ground floor pocket park includes a seat at the corner of Townhall Avenue and Kelvin Grove. The north west corner has a landscape and aesthetic function (trees with grass underplanting).	These areas have been clarified in a revised landscaped plan. An amended landscape treatment to the pocket park includes additional seating and space, however protection of the tree root zone is required through planting rather than turf or hard surfaces.

<p>communal roof deck.</p> <ul style="list-style-type: none"> - Clarification of planting and soil on roof deck required. - Concern north west landscape area will be underutilised. 	<p>The parks will also function as rain gardens, dealing with site and underground water management.</p>	
CITY DESIGNER		
<p>Ground floor interface on Townhall Avenue requires some active uses to activate the frontage as breeze block screening with car parking behind is an inactive frontage.</p>	<p>Primary function of ground floor as public car park needs to be clearly visible from the street. A 'P' Sign has been included on the Townhall Avenue frontage to clearly define the car parking function.</p> <p>The resident access provides an activated frontage centrally on Townhall Avenue, while an attractively designed resident bike store gives prominence to bikes as a mode of transport.</p>	<p>Design modified to balance use of breeze block screening and open areas with clear pedestrian access.</p>
<p>Open staircase could be utilised to improve street activation of development.</p>	<p>Staircase remains enclosed for fire isolation between levels.</p>	<p>Plans were modified to include a window in the foyer at each level facing Townhall Avenue. A circular window has been included at each level in the stair well (fixed glazed).</p>
<p>Building separation and side setback on the north boundary needs to be considered with respect to future development of the Police Station land.</p>	<p>The feedback was reviewed with the project architect and plans were modified to increase setback to the building to 4.4 metres and balconies 3 metres from the north. The resultant modification to redesign building footprint, including increase to the sixth floor level.</p>	<p>Architectural plans were modified as noted and formed the basis of future public consultation.</p>
CLIMATE ENERGY AND SUSTAINABLE TRANSPORT		
<p>Site is ideally located to support proposed waiver of car parking requirements.</p>	<p>Noted.</p>	<p>No change required.</p>
<p>Housing association model to accommodate tenants who don't own cars will minimise spill of parking into local streets.</p>	<p>Noted</p>	<p>No change required.</p>

Suggest the Housing Association cover the cost or provide a discount to tenants joining a car share scheme.	Tenants will receive detail regarding car share in their 'welcome pack'	No change required.
Bicycle parking must be provided to a high standard and is preferred that all are ground mounted rather than wall mounted.	Secure resident bike store has been designed into the Townhall Avenue frontage – accessed at grade from the street. Three of the 24 bicycle parking spaces are provided as ground mounted.	No further change proposed.
ESD		
Bike parking needs to be secure and undercover with ideally space for a bike trailer.	Bike parking is secure and undercover in a dedicated room adjoining Townhall Avenue. Circulation within the bike room is generous and may provide additional storage for a bike trailer at the north east corner.	No further change proposed.
Waste area requires food waste collection and space for E waste and hard waste. Recycling bins can be partially replaced later with a glass bin.	Residents will be responsible for their own E Waste and hard waste to avoid clutter of the waste storage area.	Plans were modified to show recycling and 'compost' waste bins have been accommodated in accordance with the waste management plan. These are within a screened and contained area which will not be visible to the public.
A SMP, BESS, STORM and SEMP will be required.	A SMP is included with the application material and includes a STORM rating assessment. A high performance building envelope (minimum 7 star overall average with no dwelling less than 6 star) achieves occupant comfort.	No change required.
SITE ASSESSMENT		
An environmental audit or site assessment would not be required and the land is not affected by an Environmental Audit Overlay. Council's Assets and Capital Delivery Unit have advised that there is no	Noted. A Preliminary Environmental Assessment was prepared by GHD (May 2018) and has been submitted with the application. This assessment identified the site as 'low risk'. Council have confirmed no further environmental assessment is considered	No change required.

evidence that the site has been previously used for a Council depot or tip.	necessary (refer also Planning report).	
STRATEGIC PLANNING		
Proposal aligns with Darebin's support for increased affordable housing supply and offers intensive development in a well serviced location.	Noted	No change required.
Plans are in accordance with the Preston Central Incorporated Plan which envisages that the site be developed for dwellings.	Noted.	No change required.
Enclosure of the car park space with breeze blocks could limit passive surveillance. Further consideration of safety measures required.	Design seeks to balance visibility and enclosure. Some sections of the wall on each street frontage are low height while other areas will remain open with multiple pedestrian access points. Ceiling heights of 3.59 metres are provided within the car park to enhance feeling of openness.	Plans amended to incorporate features as noted.
Consider DDA compliance at assessment stage.	DDA compliance has been a focus of the design to accommodate flexibility for future tenant needs. Assessment is currently being undertaken.	No change required.
Proximity of HV power line to the southern apartment balconies if not undergrounded.	An application has been made to Jemena for the undergrounding of power lines on Townhall Avenue. An offer has been accepted and undergrounding commenced on 20/11/2021.	No change required.
Liaison with Victoria Police around overlooking and security screening is important.	A continued dialogue between HCA, City of Darebin and Victoria Police has been occurring to resolve this matter to a suitable level.	Plans were revised to show a modified design treatment which includes a mix of metal balustrade and opaque glazing to the north side, with fixed glazed louvres on the east and west sides for light and ventilation.
Further information is required to determine if the	Noted	No change required.

application will be subject to Clause 52.20 'Victoria's Big Housing Build'		
STREETSCAPE IMPROVEMENTS		
Council may require streetscape improvements to form part of the redevelopment – these will be determined during the application stage.	Streetscape improvements include undergrounding of Townhall Avenue powerlines, re-alignment of the eastern right of way, and provision of urban improvements to the right of way/ easement area at the rear of the site.	No change required.
TREE MANAGEMENT		
Removal of the canopy tree along the north boundary is supported.	Noted	No change required.
Removal and replacement of street tree (Townhall Avenue) is supported - replacement fee will be required.	Noted	No change required.
Trees within the south west corner to be retained in a mulched garden bed and provided with suitable TPZ conditions and pruning (maximum 10 – 15% canopy).	Noted – addressed in arboricultural report and tree protection plan (Appendix 4).	The landscape plans have been amended to include relevant comments.
Underground of power assets must be bored in TPZs.	Noted – to be determined on site with advice of arborist if encroachment within TPZ is proposed.	The landscape plans have been amended to include relevant comments.
EXTERNAL CONSULTATION		
Conduct consultation with potential stakeholders including: -surrounding residential properties - Victoria Police, in particular in regard to proximity to balconies and future development intent.	Noted – consultation undertaken with suggested stakeholders. A future pre application meeting was held in March 2021 as noted below.	Changes to plans resulting from consultation as detailed in this report.

<p>- relevant electrical infrastructure authority.</p> <p>-Yarra Valley Water in relation to the relocation of the sewer and constructing over easement.</p> <p>- Encouraged to have a future pre-application meeting to review the proposal</p>		
EASEMENTS AND INFRASTRUCTURE		
<p>Obtain necessary build over easement permits before submitting application.</p>	<p>A development agreement has been reached with Yarra Valley Water as appended to the application report.</p>	<p>No change required.</p>
<p>Ensure able to relocate powerlines before submitting application.</p>	<p>Relocation of powerlines has been confirmed with Jemena.</p>	<p>No change required.</p>
APPLICATION REQUIREMENTS		
<p>Provide permit application documents including:</p> <ul style="list-style-type: none"> ▪ Affordable housing report ▪ Arboricultural assessment ▪ Planning report ▪ SMP in accordance with Clause 22.12 ▪ Stormwater Management System Report ▪ Traffic Impact Assessment ▪ Urban Design Report ▪ Waste Management Report 	<p>Document identified (and additional reports) have been prepared as part of the application under Clause 52.20.</p> <p>An 'affordable housing report' was deemed unnecessary given the funding of the project under Victoria's Big Housing Build.</p>	<p>No change required.</p>

3.1.2. Feedback from Pre-Application Meeting 11 March 2021

On 11 March 2021 the project team met with planning and urban design officers at Darebin City Council and presented a revised apartment layout to increase the setback from the northern boundary and revise the internal apartment layouts, as well as increase the sixth floor level. The revised plan included

- A six storey building with 39 dwellings (mix of 1 and 2 bedroom)
- A fourth floor deck communal area.
- Existing public parking retained – 28 spaces at ground floor (including 3 car share spaces) + 1 space dedicated to HCA.

Following the pre application meeting Council provided written feedback on 11 February 2021. A summary of the additional feedback received from Council on 17 March 2021 is included in the following table:

Table 2 Summary of Council Pre-application Meeting Feedback (dated 11.3.21) and Project Response

Council feedback	Project Response	Design Change / Response
DESIGN COMMENTS		
Provision of a 4.5 metre setback to the north is supported. Sensitive nature of interface to the north has resulted in provision of balconies with obscure glazing and safety screen. Revised treatment sought to improve outlook and amenity for future residents.	Overlooking options to Police Station continue to be explored as noted above.	Plans were revised to show a modified design treatment which includes a mix of metal balustrade and opaque glazing to the north side, with fixed glazed louvres on the east and west sides for light and ventilation.
Six storey building is one storey higher than the incorporated plan however given the proposal includes 100% social housing and the height has minimal impact on surrounding amenity the height is considered acceptable.	Noted.	No change required.
Council seeking improved architectural / landscape treatment to the green space with the car park screening adjoining Kelvin Grove. Two pockets of open space are split in half. The car parking spot along Kelvin Grove should be relocated as per the original design.	The number of public car parking spaces cannot be further reduced as it is a requirement of Darebin Council and the development agreement. The northern landscaped space is a landscape space for aesthetic contribution. The corner open space includes a seat and low scale planting.	Plans revised to show the height of the screen wall adjoining the open space areas have been lowered.
The building presents a three storey wall to Townhall Avenue inconsistent with existing	The building is of a different typology to surrounding dwelling to the east. A stepping down in	No further change proposed as noted above.

Council feedback	Project Response	Design Change / Response
DESIGN COMMENTS		
character in terms of front setbacks. Considering this is a residential building some reduction to front setbacks to the eastern portion of the site is sought.	the building design has been adopted along with the buffer of the easement at the eastern edge.	
The fourth floor communal open space should be designed to minimise impacts on the property to the east.	Noted.	Plans modified to show screening designed into the communal open space to limit overlooking in this direction.
Bike parking area is constrained with majority wall mounted spaces. Area should be high quality to encourage bike use and that the majority of dwellings have a bike space.	24 bike parking spaces are proposed – 3 of which are ground mounted. Bike parking is constrained by public car parking requirements	No further change proposed.
Further work is required to improve amenity for residents, the ground floor public realm interface and visual bulk onto Townhall Avenue.	Noted.	Ongoing design refinements were undertaken to the building materiality and appearance and are incorporated into the plans.

3.1.3. Feedback from Council Referrals - Consultation November 2021

During the consultation phase in November 2021 the application was referred to Council's internal referral departments for comment. The following is a summary of comments received (omitting repeating comments from two rounds of pre-application).

Council feedback	Project Response	Design Change
ARBORIST		
Local law permit is required for removal of Tree 8 being greater than 8, in height and 100cm circumference at 1.5m from the ground. Removal is likely to be supported given context and health.	Noted. Seek approval for removal of Tree 8 under relevant local law (if required).	No change required.
Nature strip tree 6 (med-low retention) can be removed to facilitate proposed	Noted.	No change required.

Council feedback	Project Response	Design Change
crossover provided tree replacement fee is paid by the applicant.	Seek confirmation of fee payable (if required).	
Tree protection fencing is to be erected around the street trees (Tree 3 – 4 m, Tree 4 – 2m, Tree 5 – 2..4 m, Tree 7 – 2.4 m, Tree 12 – 3.4m) before commencement of works.	Noted.	Arboriculture report to be updated to identify requirements.
Tree 1 requires a TPZ of 4.3 and Tree 2 requires a TPZ of 2.4m. Minor design amendments are required for the trees to be retained. Ensure accurately located.	Architectural plan has been reviewed against survey plan to confirm accurate location. The arborist has been consulted who confirmed that the current design was acceptable and no further revision is required.	No further change proposed.
Relocate the outdoor bike area and DDA access outside the TPZ areas. No excavation is permitted within the structural root zones.	Plans reviewed with arborist to mark tree locations and TPZ on plans.	Landscape plan amended to include TPZ requirements.
Note a permit is required to undertake any works within the TPZ area of Tree 2.	If works are within TPZ seek a local law permit from Darebin Council.	Plans modified as above to show TPZ of Tree 2 and confirm no works in this area.
Tree protection zone of 2 m is required for Trees 9, 10, 11.	Plans reviewed with arborist to mark tree locations and TPZ on plans.	Landscape plan amended to include TPZ requirements.
A qualified arborist must oversee all works in and around TPZ for Trees 1 – 3	Plans reviewed with arborist to mark tree locations and TPZ on plans.	Note added to landscape plan in relation to TPZ 1 – 3 supervision
All services must be routed outside Tree Protection Zones – arborist consultation required if cannot be met.	Plans reviewed with arborist to mark tree locations and TPZ on plans.	Note added in relation to landscape plan to indicate exclusion of services from TPZ areas.
Australian standards regarding TPZ and pruning noted.	These are referred to in the Arborist report.	No change required.

TRANSPORT		
<p>No objection to the proposal given:</p> <ul style="list-style-type: none"> The police are aware of the arrangement. Housing Choices limit the number of tenants that have cars – specifically <i>‘The housing association is able to accommodate only tenants that don’t own cars, which will help ensure that future overspill of parking onto the local street network is mitigated. This is similar to Nightingale 2.0 model whereby tenants sell their apartments back to the developer (rather than the open market) and future tenants are selected from a pool of prospective buyers who are aware of the zero car parking provision’.</i> 	<p>Support noted.</p> <p>HCA are a registered housing provider. The apartments will be owned by HCA and leased to a select pool of tenants drawn from the Victorian Housing Register.</p> <p>This is further controlled by an existing agreement between with Housing Choices Australia and Homes Victoria.</p> <p>The prospective tenants will be selected by HCA on the basis that the apartments do not make allocation for private car parking on site (ie tenants who don’t own cars are the suitable occupants). Tenants will be advised as part of their agreement that they are not able to park in the car park.</p> <p>This will significantly mitigate car parking impacts on the surrounding.</p> <p>An assessment of car parking generation and traffic impacts is addressed in the report prepared by Traffix.</p>	<p>No further change proposed.</p>
CITY DESIGN COMMENTS		
<p>Retention of canopy trees is supported, but prefer inclusion of additional landscape areas.</p>	<p>Noted, however the provision of additional landscape areas is limited by the need to re-provision existing public car parking of adequate dimension and access on site. Darebin Council have indicated that public car parking cannot be further reduced.</p>	<p>No further change proposed.</p>

<p>North facing balconies facing the police station would benefit from upright canopy tree planting along the north boundary and to reduce urban heat island and create sense of place.</p>	<p>In sufficient area is available for successful upright canopy tree planting.</p> <p>An area of planting is being considered to green the car parking area at the ground floor.</p>	<p>Landscape plan modified to show creeper planting at north boundary.</p>
<p>Communal roof deck provides opportunities for vegetable gardens and outdoor seating and BBQ.</p>	<p>These features are proposed to be provided.</p>	<p>The landscape plans have been amended to clarify that seating and BBQ areas are provided (consistent with content of architectural plans).</p>
<p>Planting plan would benefit from indigenous species.</p>	<p>Landscape species were chosen for their ability to thrive in the urban setting and already includes multiple indigenous species. These are to be balanced against ensuring the 'best' and most likely to thrive species for the proposed development.</p>	<p>The landscape plan has been updated to include additional indigenous species</p>
<p>Permeability requirements must be stated on the landscape plans.</p>	<p>Permeability of the easement area are noted on the landscape plan.</p>	<p>No further change proposed.</p>
<p>Construction details are required.</p>	<p>Construction details will be resolved as part of the final design package</p>	<p>No further change proposed.</p>
<p>Each balcony should be fitted with irrigation or a tap using collected rainwater.</p>	<p>Rainwater collection and re-use forms part of the Sustainability Management Plan. Taps are not required on the balcony areas given their size. Additionally, they may create a maintenance issue and are not proposed. Plants on balconies will be readily able to be watered from adjoining kitchen areas.</p>	<p>No further change proposed.</p>

3.2. OFFICE OF THE VICTORIAN GOVERNMENT ARCHITECT FEEDBACK

Consultation with the OVGA was undertaken in accordance with Homes Victoria's consultation guidelines for development of over three storeys. A summary of the comments and response in relation to the written advice of the OVGA Design Review Panel dated 31.8.21 is included below.

Table 3: Summary of Feedback from OVGA Design Review Panel

OVGA feedback	Project Response	Design Change
<p>Support the concept of building over the car park and site location within the Activity Centre.</p> <p>Proposal has logical site layout and massing and composition is responsive and appropriate.</p>	Noted	No change required.
<p>Concerned with the requirement of the Police Station on resident amenity. While the response attempts to meet this, the northern orientation is spoiled. Recommend solution be discussed with Police.</p>	<p>Noted. Following the OVGA feedback a further discussion was held with Victoria Police with the guidance of Homes Victoria. The solution of roofing over the Police Station yard is the preferred solution for the amenity of future residents. However, the requirement to roof the entire yard brings a significant cost (which cannot be directly borne by the project) and a construction timeframe risk. This matter continues to be under negotiation.</p>	<p>The plans submitted with the application have been modified to show an alternative screening approach.</p>
<p>Responds well to L shared allotment but rear north east corner appears as large expanse of left over space.</p> <p>Possible room for active play or canopy tree planting.</p>	<p>Opportunities for activation of this area were explored, cognisant of the need to preserve the carriageway easement function and access to Victoria Police.</p>	<p>Plans were revised to include:</p> <ul style="list-style-type: none"> ▪ Ground plane artistic design. ▪ Canopy tree adjoining east boundary (but maintaining sufficient space for vehicle access). <p>A basketball half court was also proposed but was deleted from the plans due to noise concerns.</p>
<p>Development touches ground discretely and logically facing Townhall Avenue and maintains understanding of public car park.</p>	Noted	No change required.

OVGA feedback	Project Response	Design Change
Does not provide equitable development opportunities for future development of north property – particularly north facing balconies given northern property has similar policy context.	The property to the north is a large non residential use (Police Station) which has been redeveloped in the last 10 years. The area adjoining the subject site is an open car park. The property is large and has multiple street frontages.	In response to Council comments plans were subsequently revised to provide an average setback of 4 – 4.5 metres from the north. This also resulted in an increased footprint of the building at Level 6.

3.3. SERVICE PROVIDER FEEDBACK

3.3.1. Yarra Valley Water

The proposed development was subject to a pre application process with Yarra Valley Water in relation to the drainage easement along the northern boundary.

As noted in the planning report a development deed for 52 – 60 Townhall Avenue between Yarra Valley Water and Housing Choices Australia has been reached which records the location of the sewer to be abandoned and the realignment works.

3.3.2. Jemena

The proposed development was subject to a pre application process with Jemena regarding the power pole on the Townhall Avenue frontage. It is proposed for the power to be undergrounded where possible and a pole mounted kiosk be installed on the opposite side of Townhall Avenue.

3.3.3. City of Darebin (Asset Engineers)

The proposed development requires relocation of drainage assets from the northern boundary easement to Townhall Avenue roadway as noted in relation to comments regarding Darebin City Council above.

3.4. VICTORIA POLICE CONSULTATION

As mentioned above, Victoria Police occupy the site immediately north of the Subject Site. As such, Consultation was undertaken with Victoria Police and provided the following feedback:

Key themes from the consultation with Victoria Police and the response is included in Table 4:

Table 4: Summary of Victoria Police Feedback and Response

Victoria Police feedback	Project Response	Design Change
Limit views north over the Police Station car park, to a height of 2.1 metres above the floor level of windows and terraces.	Noted – subject of review and multiple meetings with Victoria Police.	Revised plans show balconies with opaque glazed screening to a height of 2.1 metres above the floor level.
Limit opportunities for projectiles being directed over the Police Station.	Noted – subject of review and multiple meetings with Victoria Police.	Revised plans show screening around each elevation of the balcony up to the underside of the soffit of the balcony above, limiting

Victoria Police feedback	Project Response	Design Change
		projectiles from being directed over the Police Station.
The need for unconstrained access to the rear police car park via the site easement and carriageway easement.	Access will be maintained during construction through use of a gantry over the easement allowing passage of police vehicles of up to GVM 3000kg and 2190mm high in size.	No change required.

3.5. COMMUNITY CONSULTATION FEEDBACK

A summary of comments received and response to community submissions received in response to the permit application (including modifications where possible) is included in Table 5.

Additionally a number of the submissions were supportive of a proposal for community housing in concept but had concerns with the proposed building.

Table 5: Summary of Community Response to Proposed Development and Project Response

Community Response	Project Response	Design Change
AMENITY IMPACTS		
Increased noise from residents on rooftop garden.	Noise will be of a domestic nature and is suitable to its context. Residents will be given Welcome Packs to their home which will include expectations around the use of common areas including limiting hours of use to between 7am-10pm Sunday to Thursday and 7am-11pm on Friday and Saturdays Residents are also subject to a tenancy agreement with HCA. Excessive noise can be referred to the relevant authorities, which is no different to any other residential setting.	No change proposed.
Reduced front setbacks to Townhall Avenue (south).	Consideration of the setbacks from Townhall Avenue is detailed in the submitted Planning Report in response to the Preston Central Incorporated Plan (PCIP).	No further change to setbacks is proposed.
Appearance/ bulk of south elevations.	The southern elevation incorporates the three storey podium to Townhall Avenue. The building scale responds to the PCIP which envisages buildings of 3 – 5 storeys in the precincts. Material variation and articulation (setbacks and windows) in this elevation will assist in creating this distinction.	No further change to the south elevation is proposed.
Overlooking properties fronting Roseberry and	Properties in Roseberry Avenue are approximately 18 metres distant from the proposed development which is not	No change proposed.

Community Response	Project Response	Design Change
Townhall Avenue (East)	<p>considered to constitute 'unreasonable' overlooking within the Planning Scheme considerations.</p> <p>Overlooking screening has been incorporated to address views immediately east to 50 Townhall Avenue.</p>	
Shadow Impacts to properties fronting Roseberry and Townhall Avenue (East)	<p>Shadows at the September Equinox do not affect properties in Roseberry Street which are located to the north east of the proposed development. It is anticipated that they would be unaffected at other times of the year.</p> <p>Overshadowing of 50 Townhall Avenue occurs generally after 2.00pm at the September Equinox, affecting west facing windows. No shadow impact will result to the rear private open space. The extent of impact is acceptable within the guidelines of Clause 52.20.</p>	No change proposed.
CAR PARKING AND TRAFFIC		
Net Loss of Car Parking Spaces	<p>A reduction in existing public parking will occur – from 43 spaces to 28 spaces. Twelve of the existing car parking spaces occupy the eastern carriageway easement, reducing the overall number. Additionally 50 new public parking spaces have recently been provided by the City of Darebin in the surrounding area.</p> <p>Housing Choices Australia's Tenancy Management Team will select residents based on their likely private vehicle ownership (amongst other factors). A Green Travel Plan has been prepared to support management of the site and residents while residents will also have direct access to car share vehicles within the building.</p> <p>Residents will be instructed that they are unable to occupy the public parking spaces for permanent car parking. The City of Darebin will restrict and enforce the public car park as appropriate.</p>	No change proposed.
Concern over rear laneway access between Townhall and Roseberry Avenue properties.	<p>Access to the rear laneway is required to be maintained for Victoria Police and a gantry will be constructed over the carriageway easement during construction.</p> <p>It is not anticipated that vehicles associated with construction will occupy the rear laneway given there is overall excellent access to the site. Long term occupation requirements of public roads will require notification of affected residents in the usual manner as part of a Construction Management Plan.</p>	No change proposed.

Community Response	Project Response	Design Change
Traffic associated with cars, access, and emergency services.	<p>Absence of resident car parking on site is anticipated to reduce the number of overall vehicle trips associated with the proposed building.</p> <p>Traffic associated with the development will remain well within the suitable limits of the surrounding area and is expected to have a limited amenity impact given suitable street access. Emergency vehicles will have excellent access to the site.</p>	No change proposed.
NEIGHBOURHOOD CHARACTER/ARCHITECTURE		
Six storey buildings are out of character.	The building scale responds to the PCIP which envisages buildings of 3 – 5 storeys in the Civic precinct. The additional storey will not unreasonably affect the amenity of the surrounding area. The Incorporated Plan envisages change and buildings of increased intensity in the surrounding precincts and the proposed building is appropriate within this context and makes provision for social housing.	No change is proposed to the building height.
39 units on a small-scale parcel is out of character	Apartment density is not a relevant consideration – consideration is given to the design of the building, suitability of accommodation for its occupants and the impact on the amenity of the surrounding area.	None proposed.
OTHER COMMENTS		
Lack of private garden space	Each dwelling has a private terrace directly accessible from the living area and which meets the development standards of Clause 52.20. This is supplemented by the provision of a communal rooftop terrace for recreation, socialising and gardening.	No change proposed.
Construction Impacts and noise.	A Construction Management Plan will be put in place. Disruption from construction is not a valid planning concern.	No change proposed.
Social housing cohort, anti social behaviour, loss of property values.	<p>These are not matters which are considered under a planning assessment for the following reasons:</p> <ul style="list-style-type: none"> - The Darebin Planning Scheme does not differentiate between users of housing, instead, it encourages the delivery of a diversity of different types of dwellings to ensure that the municipality is capable of accommodating a diversity of residents in pursuit of create a harmonious, unified and diverse City. - Resident cohorts are not a guideline in which planning decisions are made in Victoria. 	No change proposed.

Community Response	Project Response	Design Change
	<ul style="list-style-type: none"> - The purpose of the Victorian Planning System is to regulate land use and the physical forms of development. Any concern by residents of anti-social behaviour should be report to Victoria Police, which is no different to any other residential suburb in Victoria. - The planning system does not concern itself with the capital interests of individuals, but requires developments to assessed on their individual merits and whether they lead to unreasonable offsite amenity impacts. 	

4. SUMMARY OF CONSULTATION

In summary, the proposal has undertaken consultation with relevant stakeholders which accords with the requirements of the *Homes Victoria Consultation Guidelines July 2021*.

In particular:

- The community was consulted during October and November 2021 through direct mail out to the owner and occupiers within 150m of the property. HCA undertook this mail out;
- During the period 25 October to 15 November 2021, all reports and plans were made available online on a website prepared by HCA;
- Darebin Council officers have been consulted culminating in detailed pre application feedback which directly influenced the design itself;
- Feedback was received from the OVGA Design Review Panel resulting in design modifications;
- Detailed requirements of service providers can be met in relation to relocation of sewerage, stormwater and power lines;
- Detailed discussions have been held with Victoria Police in relation to the relationship with Preston Police Station – directly influencing the proposed screening solution to the north facade.
- Feedback raised by community has been documented in detail and responded to directly.

It is noted that not all feedback received resulted in design changes (as documented within the body of this report), however, this proposal exhibits high quality design and has sought to balance all differing views between stakeholders so that the project presents an acceptable planning outcome.

It is considered that the proposal accords with the requirements of Homes Victoria Consultation Guidelines July 2021, and in-turn, satisfies the requirements of **Clause 52.20-4** of the Darebin Planning Scheme.

APPENDIX A

DAREBIN COUNCIL PUBLIC CONSULTATION 2018 REGARDING PROPOSED DEVELOPMENT OF 52 – 60 TOWNHALL AVENUE PRESTON



the place
to live

AGENDA

Hearing of Submissions Committee Meeting to be held
at Darebin Civic Centre,
350 High Street Preston
on Monday, 20 August 2018
at 6.30pm.

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Agenda

1. MEMBERSHIP

Cr. Kim Le Cerf (Mayor) (Chairperson)
Cr. Gaetano Greco
Cr. Steph Amir
Cr. Trent McCarthy
Cr. Lina Messina (Deputy Mayor)
Cr. Susanne Newton
Cr. Susan Rennie
Cr. Julie Williams

2. APOLOGIES

Cr. Tim Laurence is on an approved leave of absence.

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF THE PREVIOUS HEARING OF SUBMISSIONS COMMITTEE MEETING

Recommendation

That the Minutes of the Hearing of Submissions Committee Meeting held on 31 May 2018 be confirmed as a correct record of business transacted.

5. CONSIDERATION OF REPORTS

5.1 PROPOSED LEASE OF COUNCIL LAND FOR AFFORDABLE HOUSING DEVELOPMENT

Author: Strategic Planner

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

To seek the Hearing of Submissions Committee's consideration of the submissions made on the proposed lease of Council land at 52-60 Townhall Avenue, Preston, for the purpose of an Affordable Housing development.

EXECUTIVE SUMMARY

At its meeting on 12 June 2018, Council resolved to commence statutory procedures under sections 190 and 223 of the *Local Government Act 1989* regarding the lease of land at 52-60 Townhall Avenue.

Public notice was given of Council's intention to lease the site, and community consultation was undertaken in addition to the statutory procedures. A summary of consultation and communication activities is included in the report below. Forty-seven submitters have requested to be heard in support of their submissions.

Two hundred and ninety-five submissions were received by the closing date for submissions, and an additional fourteen submissions were received after 26 July 2018. A total of three hundred and nine submissions were received.

It is noted that the role of the Hearing of Submissions Committee is only to 'hear' and receive submissions. There are no options for consideration, or analysis of submissions included in this report.

Following the Hearing of Submissions Committee meeting, a report in relation to all submissions received will be submitted for consideration at a meeting of Council later in 2018.

Recommendation

That the Hearing of Submissions Committee:

- (1) Receives the written and verbal submissions.
 - (2) Thanks all submitters and presenters for addressing the Committee in support of their written responses.
 - (3) Provides a report to the Council Meeting to be held later in 2018 as part of Council's deliberations in considering whether to lease the land for the purpose of Affordable Housing, prepared by Officers on its behalf and which includes a summary of the submissions received and heard.
-

BACKGROUND / KEY INFORMATION

Darebin Council is deeply committed to ensuring our city is an affordable and inclusive place to live, and to demonstrating strong leadership in facilitating and supporting increased Affordable Housing supply.

Council is actively exploring ways of working effectively with the State Government to increase the supply of Affordable Housing within the municipality. Council believes an inter-governmental approach is needed to address the housing challenges facing many residents of Darebin, Melbourne and Australia. Council has been an active advocate and champion for social housing in Darebin, and while it supports recent State Government initiatives to invest in public housing, believes there needs to be a substantial increase in this investment in the context of rapid population growth and the housing affordability crisis. Council also holds deep concerns regarding the privatisation of public housing stock through recent initiatives, and the loss of community assets to the private market that this has facilitated.

As well as focusing on advocacy and partnership, Council is exploring how its own assets can be used for Affordable Housing. This has been established through numerous policies and decisions:

- *Darebin Housing Stress: A Local Action Plan 2010-2013* identifies the provision of land as a key action that Council can take in supporting affordable housing outcomes.
- *Responding to Housing Stress: A Local Action Plan 2013-2017* identifies possible options for increasing social and affordable housing across the municipality, including on Council-owned land.
- In 2015, Council sought to 'test the market' for a social and affordable housing program in Darebin. Positive responses were received from numerous organisations at this time.
- On 16 April 2016 it endorsed the Darebin Social and Affordable Housing Program on Council Owned Land – Pilot Project, which identified three potential sites for further investigation. One of these sites, 52-60 Townhall Avenue, Preston, is the site presented for consideration in this briefing paper.

The site now being considered is 52-60 Townhall Avenue, Preston. Prior to selling or leasing any Council-owned site, Council needs to comply with statutory obligations under the *Local Government Act 1989*, including publishing a public notice of Council's intention to sell or lease the interest in the land; and taking into account any submissions received in respect of such notice. Council gave notice of its intention to lease the land, and undertook community consultation, from 25th June to 26th July 2018.

Previous Council Resolution

At its meeting held on 12 June 2018, Council resolved:

'That Council:

- (1) *Commence the statutory procedures under sections 190 and 223 of the Local Government Act 1989 ("the Act") to lease (at a nominal cost) the land at 52-60 Townhall Avenue, Preston (any lease would contain conditions requiring public car parking to be retained on site);*
- (2) *In addition to, and concurrently with, the statutory procedures, undertake community consultation to investigate the disposal of the land; and*
- (3) *Commence an Expression of Interest process to identify a suitable tenant for the site (subject to the outcome of the statutory process), such tenant to be a registered housing association or a charitable organisation capable of delivering affordable housing on the site.*

- (4) Continue its advocacy to State Government to increase the number of public and social housing dwellings in Darebin, including through potential partnerships.
- (5) Authorise the Chief Executive Officer or delegate, on Council's behalf, to negotiate, finalise and enter into a Memorandum of Understanding with the Lord Mayor's Charitable Foundation, which outlines (among other things):
- LMCF's agreement to contribute \$1 million to a tenant identified by Council to assist in the development of an affordable housing project on the land, subject to meeting LMCF's criteria and to their final approval.
 - That the MOU does not pre-determine Council's decision in regards to lease of its land.
- (6) Officers report back on the three other social housing projects at the August Council meeting.'

COMMUNICATIONS AND ENGAGEMENT

Consultation

To let the community know about Council's proposal and how to provide feedback and make submissions, Council has undertaken promotion and engagement as outlined below.

Activity	Stakeholders Targeted	Key Messages and Content	Date
Media release	Wider Community Media outlets Adjoining residents Local business owners Community housing sector Potential future residents	Council is working with the LMCF to attempt to unlock solutions to the housing crisis. Council will be consulting on the proposal from late June to late July	13 June
Letter	Adjoining residents Community housing sector Potential future residents Local business owners	Council will hold a hearing to hear submitters in early August Instructions on how to make a submission Includes reply paid envelope and survey	Week of 25 June
Notice in newspaper	Wider community Community housing sector Potential future residents	Statutory notice	Week of 25 June
Yoursay Web site presence	Wider community Adjoining residents Local business owners Community housing sector Potential future residents	As per above, plus: Survey tool Submission tool Frequently Asked Questions Detailed information Tool to sign up for email updates	Week of 25 June to week of 23 July
Hearing of submissions (if submitters wish to be heard)	Anyone who has made a submission and wishes to be heard	Hearing submitters	20 August

Communications

A communications and engagement plan was developed to support the process. The communications and engagement emphasised the following:

- Council is committed to increasing the supply of Affordable Housing in Darebin, and to ensuring that our community is inclusive of a diverse range of people.
- Council is seeking the community's views on whether a parcel of its own land should be leased for the purpose of Affordable Housing.
- Council has not made a decision in relation to the land. Any Council decision would follow community consultation.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 3 - A liveable city

Within Goal 3 is the action to Collaborate with the Victorian Government to plan high-quality public housing and examine opportunities for social housing to be provided on Council owned land.

Environmental Sustainability Considerations

Any Affordable Housing development on Council-owned land should be designed and built to reduce energy use for future residents of the building. This provides an environmental benefit as well and reducing the utility bills for the low income household.

Equity, Inclusion and Wellbeing Considerations

Allowing Council owned-land to be used for Affordable Housing can help improve the wellbeing of people in a low income household. It provides opportunities for people to live within their existing community even when they can no longer afford the private rental market or if they need to downsize from a family home.

Cultural Considerations

Any development of Affordable Housing on Council-owned land should have regard to the cultural diversity and cultural needs of the Darebin community.

Economic Development Considerations

The use of Council-owned land can enable low income workers to live close to where they work. This reduces the time and cost of travel to work and means they have more funds available for economic participation in the local community.

Financial and Resource Implications

The cost of community consultation and statutory notice has been managed within existing budget allocations. However, it is noted that this project was not foreshadowed in preparing the 2017/2018 budget.

Legal and Risk Implications

Council must comply with the relevant sections of the *Local Government Act 1989* in undertaking this process.

Further analysis of risks will be undertaken when Council makes a decision, later in 2018.

DISCUSSION

The level of engagement in this matter has been high. There has been a large number of submissions, which reflects the significant community interest in Affordable Housing. Three hundred and nine submissions were received, which represents a response rate of approximately nine per cent (a total of 3,584 letters were sent, with 112 being returned to Council).

A copy of submissions, with personal and confidential information removed, is attached in **Appendix A**.

It is noted that a number of individuals made multiple submissions. Where this has occurred, officers have consolidated their comments into a single submission.

39 per cent, or 121 submitters, supported Council's proposal, while 61 per cent (188 submitters) did not support Council's proposal. One submitter made both a supportive and non-supportive submission. Both have been accepted.

A future report will provide a detailed response and analysis of the submissions including issues raised, and recommendations for if/how these concerns may be addressed, should Council decide to proceed with leasing the site. The purpose of the Hearing of Submissions is not to analyse or respond to concerns raised in submissions; rather, its role is for the Committee to hear the concerns of submitters.

Forty-seven submitters have requested to speak in support of their submissions. These submitters have been informed of the time and date of the Hearing of Submissions via email or letter. A notice was also published in the Northcote and Preston Leader newspapers on the 7th and 8th of August. It is noted that one submitter that requested to be heard did not provide their contact details, and therefore may not be aware of the Hearing of Submissions date. At the time of writing, three parties had indicated that they would not attend the Hearing of Submissions.

A copy of all submissions has been circulated separately to Councillors confidentially. This information is designated as confidential by the Chief Executive Officer, in accordance with s.77 of the *Local Government Act 1989*, as it relates to 'any other matter which the Council or special committee considers would prejudice the Council or any other person' pursuant to section 89(2)(h) of the *Local Government Act 1989*.

Three submissions have been designated as confidential by the Chief Executive Officer, in accordance with s.77 of the *Local Government Act 1989*, as it relates to 'any other matter which the Council or special committee considers would prejudice the Council or any other person' pursuant to section 89(2)(h) of the *Local Government Act 1989*. One of these submitters requested their submission be confidential.

OPTIONS FOR CONSIDERATION

It is recommended that Council proceed with the Hearing of Submissions as outlined in this report. The role of this Committee is only to 'hear' submissions.

Council must provide submitters that have requested to be heard the opportunity to do so, in accordance with s. 223 of the *Local Government Act 1989*. Should Council decide not to enable the Hearing of Submissions to take place, it would be in breach of the *Local Government Act 1989*.

Council may elect to reschedule the meeting.

IMPLEMENTATION STRATEGY

Details

Following the Hearing of Submissions, a report in relation to all submissions received will be submitted for consideration at a meeting of Council in late-2018.

Communication

All submitters will be advised of the Council meeting date, and of the outcome of Council's decision.

Anyone who has elected to receive email updates will be informed of the progress of the proposal, as needed.

Timeline

Officers will continue analysis and prepare responses for the issues raised in submissions. A report will be presented to Council for consideration in late 2018.

RELATED DOCUMENTS

- Council Meeting Minutes 12 June 2018
- Public Advertisement in The Preston and Northcote Leader Newspapers – 26 and 27 June 2018

Attachments

- Submissions received (**Appendix A**)
- Submissions received complete (**Appendix B**) Confidential - enclosed under separate cover
- Confidential submissions (**Appendix C**) Confidential - enclosed under separate cover

DISCLOSURE OF INTEREST

Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

6. CLOSE OF MEETING

8. CONSIDERATION OF REPORTS

8.1 PROPOSED LEASE OF 52-60 TOWNHALL AVENUE, PRESTON FOR AFFORDABLE HOUSING

Author: Strategic Planner

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

This report informs Council of the outcome of the statutory and community engagement processes relating to the proposed lease of Council land at 52-60 Townhall Avenue, Preston, for the purpose of affordable housing.

It recommends that Council enter into a lease with a tenant (being a registered housing association or other charitable organisation capable of delivering and managing affordable housing on the site) to be identified through an Expression of Interest process.

EXECUTIVE SUMMARY

Council has long held strong aspirations to help address the affordable housing crisis and has been exploring the use of Council-owned land for affordable housing, in line with adopted policies, including *the Darebin Housing Strategy 2013, Responding to Housing Stress - a Local Action Plan 2013-2017* and *The Darebin Council Plan 2017-2020*.

As required under the *Local Government Act 1989* ("the Act"), notice of Council's proposal to lease 52-60 Townhall Avenue, Preston (the site) was given and submissions were invited from 25 June to 26 July 2018.

A total of 309 submissions were received. The submissions highlight strong sentiment in relation to the proposed development, with 39 per cent of submissions supporting and 61 per cent not supporting the overall proposal.

The opinions expressed in submissions are similar to those raised in response to other development proposals in Darebin, and also reflect the findings from consultation from other affordable housing developments in Australia¹. Common themes raised in the submissions include car parking, height and built form outcomes, the perceived impact of the development on property values, and concerns over increased rates of crime and the kinds of residents that submitters perceived would live in affordable housing. Officers have undertaken research and analysis of the issues raised, and have found that some have a stronger evidence base than others.

This report outlines findings of analysis in regards to these themes and the extent to which work in progress is expected to address them, or if research supports that no action is necessary. In response to two common issues raised by the submissions, officers have recommended that Council require specific measures to address these in any future development.

¹ Davison, G., Legacy, C., Liu, E., Han, H., Phibbs, P., Nouwelant, R., Darcy, M. and Piracha, A. (2013) Understanding and addressing community opposition to affordable housing development, AHURI Final Report No. 211, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/211>.

Council has a number of options to consider at this point. The first is to proceed with leasing the site and with identifying a preferred tenant. The second is to undertake further investigation and community and stakeholder engagement. The third is to halt the proposal.

It is recommended that Council proceed with leasing the site, and commence an EOI process to identify a tenant capable of developing the site for the purpose of affordable housing (being a registered housing association or other charitable organisation).

Recommendation

That Council:

- (1) Having complied with Section 190 and Section 223 of the *Local Government Act 1989*, and having considered all submissions received, resolves to enter into a lease (at a nominal rental) in relation to land at 52-60 Townhall Avenue, for the purpose of affordable housing, with a tenant identified through an Expression of Interest process, in accordance with the terms and conditions detailed in the statutory advertisement;
- (2) Commences an Expression of Interest process to identify a suitable tenant for the site, such tenant to be a registered housing association or a charitable organisation capable of delivering affordable housing on the site;
- (3) In response to particular issues raised in submissions, commits to the following:
Retaining public car parking on site;
 - a. Retaining access through the site to the adjacent site and rear laneway;
 - b. Ensuring that car parking demand for the precinct is investigated and parking management measures are introduced, as appropriate, before any future construction commences;
 - c. Minimising overlooking from the building to adjoining properties;
 - d. Ensuring a high quality, environmentally sustainable design comprising a diversity of dwellings, that is integrated with and responds to its surroundings, and fosters a sense of community both within the development and the broader community;
- (4) Writes to all submitters and inform them of Council's decision, with the reasons for the decision, in accordance with Section 223(d)(ii) of the *Local Government Act 1989*, the reasons being as follows:
 - a. Council is committed to increasing the supply of affordable housing in Darebin and acknowledges that there are more than 80,000 people waiting for social housing in Victoria, 20,000 of whom are children;
 - b. The site is currently under-utilised and has been identified as a suitable location for affordable housing; and
 - c. Council has considered all submissions and is of the view that, on balance, the benefit created by an affordable housing development on the site outweighs the cost and impact of such a development.

BACKGROUND / KEY INFORMATION

Project Background

Council has been actively exploring opportunities to use its land holdings for affordable housing over many years. In 2016, Council endorsed the *Darebin Social and Affordable Housing Program on Council Owned Land – Pilot Project*, which identified three sites to further explore the possibility to facilitate affordable housing. Those sites were:

- 52-60 Townhall Avenue, Preston;
- Robinson Road, Reservoir; and
- Northcote Plaza car park, Northcote.

The pilot project did not progress at the time, primarily due to the absence of State Government funding for social housing.

Should Council decide to lease the land, its next steps would be to identify a registered housing association through an EOI process. Even with the land being available at a nominal rental, as this report recommends, a housing association would need to secure funds to develop and subsidise the affordable housing development. To trial innovative affordable housing models, the Lord Mayor's Charitable Foundation (LMCF) has made a grant of \$1 million available, and can help facilitate access to a \$2 million low interest loan for an affordable housing provider, should this project progress and the tenant's proposal also meet the LMCF's criteria.

Affordable housing – terminology and forms

The terms "Affordable Housing", "Public Housing", "Community Housing" and "Social Housing" are overlapping and are often confused, both within the sector and the broader community. Council's intention is that the site would be used for community housing, if the proposal proceeds. The broader term of affordable housing has been used in communications as it has a particular definition within legislation, and incorporates community housing. The definitions are included below.

- **Affordable housing:** housing that is offered for sale or for rent at a below market rate to those on lower incomes. This term has a particular definition under the *Planning and Environment Act 1987* as being housing that is appropriate for those on very low to moderate incomes.
- **Social housing:** an umbrella term incorporating both community housing and public housing
- **Public housing:** housing that is owned and managed by the State government. Eligibility is income based and priority is given based on need (those escaping family violence, those with a disability or health requirements, those escaping homelessness).
- **Community housing:** housing that is owned and/or managed by not-for-profit housing providers regulated by the Housing Registrar. Eligibility is the same as for public housing.

Previous Council Resolution

On 20 August 2018, a Hearing of Submissions was held to provide those who had made a submission under Section 223 of the Act with an opportunity to speak in support of their submission. The Hearing of Submissions committee resolved to:

- (1) *Receives the written and verbal submissions.*
- (2) *Thanks all submitters and presenters for addressing the Committee in support of their written responses.*
- (3) *Provides a report to the Council Meeting to be held later in 2018 as part of Council's deliberations in considering whether to lease the land for the purpose of Affordable Housing, prepared by Officers on its behalf and which includes a summary of the submissions received and heard.*

This report responds to points (1) and (2) of Council's resolution on 12 June 2018, when Council resolved to:

- (1) *Commence the statutory procedures under sections 190 and 223 of the Local Government Act 1989 ("the Act") to lease (at a nominal cost) the land at 52-60 Townhall Avenue, Preston (any lease would contain conditions requiring public car parking to be retained on site);*
- (2) *In addition to, and concurrently with, the statutory procedures, undertake community consultation to investigate the disposal of the land; and*
- (3) *Commence an Expression of Interest process to identify a suitable tenant for the site (subject to the outcome of the statutory process), such tenant to be a registered housing association or a charitable organisation capable of delivering affordable housing on the site.*
- (4) *Continue its advocacy to State Government to increase the number of public and social housing dwellings in Darebin, including through potential partnerships.*
- (5) *Authorise the Chief Executive Officer or delegate, on Council's behalf, to negotiate, finalise and enter into a Memorandum of Understanding with the Lord Mayor's Charitable Foundation, which outlines (among other things):*
 - a) *LMCF's agreement to contribute \$1 million to a tenant identified by Council to assist in the development of an affordable housing project on the land, subject to meeting LMCF's criteria and to their final approval.*
 - b) *That the MOU does not pre-determine Council's decision in regards to lease of its land.*
- (6) *Officers report back on the three other social housing projects at the August Council meeting.*

COMMUNICATIONS AND ENGAGEMENT

Consultation

A key purpose of this report is to provide an analysis and summary of the consultation outcomes. A summary of the consultation findings can be found in the discussion section of this report and a detailed overview of the communications and engagement activities undertaken is included in **Appendix A**.

Consultation process

The consultation process took place from 25 June to 26 July 2018. A summary of consultation activities is included in **Appendix A**. The proposal generated significant community interest throughout this process, and two media articles were published in both local and metropolitan outlets (refer **Appendix C**). A flyer was circulated in opposition to the development, and was placed on street trees and car bonnets in the streets surrounding the site.

A total of three hundred and nine submissions were received through the consultation process. Of the submissions received, 39 per cent of submissions supported Council's proposal, while 61 per cent did not. Detailed analysis of the submissions is included in **Appendix A**, and investigation into and advice on the common themes is included in the Discussion section below. **Appendix B** sets out all submissions and includes a proposed response to each submission. Personal and identifying information has been removed from submissions.

A Hearing of Submissions was held on 20 August 2018. Forty-six people nominated to be heard at the hearing. Fifteen people spoke on the night.

Councillors have received full copies of all submissions.

Use of terminology

As noted above, the terms "Affordable Housing", "Public Housing", "Community Housing" and "Social Housing" are overlapping and are often confused, both within the sector and the broader community. The consultation process highlighted this. Officers have sought to address misunderstanding regarding these terms; however, there are lessons for Council in clearly communicating the differences between these housing forms.

Internal and expert consultation

The following internal units have been consulted in preparing this briefing paper:

- Transport Strategy
- Transport Engineering
- Public Places
- Community Wellbeing
- Equity and diversity
- Strategic Property Management
- Statutory Planning

Communications

A communication and engagement plan was developed to support the notification and community engagement process. An overview of activities and key messages is included in **Appendix A**.

Those who made a submission were advised of the date that Council would consider the matter. It is noted that some submitters did not provide contact information, and therefore could not be informed of Council's consideration of the matter.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 3 - A liveable city

Within Goal 3 is the action to collaborate with the Victorian Government to plan high-quality public housing and examine opportunities for social housing to be provided on Council owned land.

The project is also aligned to *Responding to Housing Stress a Local Action Plan 2013-2017* and the 2018/19 Council Action Plan.

Environmental Sustainability Considerations

High standards of Environmentally Sustainable Design would be required through any future EOI process. This provides an environmental benefit as well and reducing the utility bills for low income households within any development.

Equity, Inclusion and Wellbeing Considerations

Access to safe, secure housing is a significant consideration in equity and inclusion. Currently, only 1.9 per cent of rental housing is affordable to those on Centrelink payments. There is significant demand for affordable housing in Darebin. Allowing Council-owned land to be used for affordable housing can help address this need, and can improve the wellbeing of people in low income households.

It is important that community engagement outcomes are also considered through the lens of equity, inclusion and wellbeing. There was limited engagement in the process by those who would be the most likely beneficiaries of such a proposal. The findings in **Appendix A** indicate that certain groups were over and under-represented in the consultation process.

It is important that those groups not represented in the consultation outcomes are considered in decision making. **Appendix A** provides further commentary regarding this.

Cultural Considerations

Any development of affordable housing on Council-owned land should have regard to the cultural diversity and cultural needs of the Darebin community.

Economic Development Considerations

The use of Council-owned land can enable low income workers to live close to where they work. This reduces the time and cost of travel to work and means they have more funds available for economic participation in the local community.

Financial and Resource Implications

Progressing this project is being managed by Council officers and has been provided for in the 2018-19 operating budget.

Legal and Risk Implications

Potential contamination

A Phase 1 Environmental Site Assessment has been undertaken for the site in 2018 and indicates that there is low risk of contamination. There is no evidence that has been found to date that indicates the site has accommodated potentially contaminating uses. A copy of the assessment will be provided to a prospective tenant and Council will seek to negotiate an appropriate allocation of responsibility for contamination in any lease.

Statutory obligations

The decision making process is prescribed in the *Local Government Act 1989*, which includes a number of particular steps including hearing submissions. Council is required to consider the submissions in its decision about whether to lease the land.

The fact that Council has been working with LMCF to ensure there would be funding should Council decide to progress with a lease of the land does not suggest in any way that Council has already made a decision. Council has communicated clearly that it is unable to confirm whether or not it will decide to lease the land.

Financial viability of the proposed development

As affordable housing is subsidised, the amount of profit that is generated from developments is reduced, or in most cases, non-existent. Affordable housing developments generally require both funding and financing to be viable. Even with the potential contribution of Council's land and \$1 million in funding (from the LMCF), any proposed development is likely to need other sources of funding and financing.

Funding available for affordable housing is limited, and has been for many years. The State Government has initiated a Social Housing Growth Fund, from which potential affordable housing developers could apply for funds.

As, at this stage, there is no confirmed funding source, the financial viability of the development cannot be guaranteed.

DISCUSSION

Consideration of Submissions

The statutory notification and submission process for considering whether to lease the land at 52-60 Townhall Avenue is complete and the submissions are now presented to Council for consideration. Council must consider submissions in making its decision on whether to lease the land, in accordance with Section 223 of the Act.

The consultation process generated significant community interest, and 309 submissions were received by Council. The high volume of submissions generally reflects a high level of interest and strong sentiment. Of the submissions received, 39 per cent supported Council's proposal, while 61 per cent did not. The proportion of submissions that supported this proposal is much higher than similar proposals: in analysis of nine community housing proposals across Melbourne, only two received a small number of supportive submissions².

² Based on analysis of information in Press, M 2009, Community Engagement and Community Housing: Lessons and practical strategies for Local Government for responding to contested community housing proposals, report prepared for the City of Port Phillip

Some groups are over and under-represented in the consultation outcomes. The groups who were over-represented owned their home outright and were aged above 35. Private rental tenants, social housing tenants, and those aged under 34 were found to be under-represented. Further exploration of this is included in **Appendix A**.

Officers have analysed the most prominent issues raised in submissions. The submissions, in general, raise issues that are fairly typical of development in general, and affordable housing in particular³. Car parking is consistently raised as an issue within objections to planning permit applications, as are concerns relating to visual bulk, neighbourhood character and amenity.

- **Support for affordable housing**

Of the submissions received, 39 per cent were supportive of the proposal. These submissions highlighted the need for affordable housing, the rising house and rental prices in Darebin, and the importance of diversity and inclusion in the municipality. Others highlighted that the site is currently under-utilised, and was an appropriate location for affordable housing. A number of submissions emphasised the importance of high quality design and environmental sustainability in any future development.

Approximately 5 per cent of respondents that did not support this proposal were supportive of affordable housing in general. In addition, the most common issue that was identified in the written responses (that is, in responses to the question “Can you please explain your answer?”) was support for affordable housing. This highlights that there is a diversity of opinion toward affordable housing among those that were not supportive of this proposal.

As noted above, the level of support for this proposal is higher than for other community housing proposals in Melbourne⁴.

- **Car parking**

A frequent issue raised in submissions was the impact that the proposal would have on car parking in the area. Submitters highlighted that existing car parking provision was not adequate, that it is difficult to find car parks in proximity to their homes, or in some cases to access their houses due to tight parking in the street, and that the development would exacerbate this problem.

Council Officer Response

Council is aware that there are existing parking pressures within the Preston precinct and surrounding area. There is high demand for on-street car parking during weekdays, generated by a wide range of uses. This includes people visiting Council owned facilities, shopping at Preston Market, and local workers parking in Townhall Avenue. Council acknowledges that the opening of Preston High School in 2019 will necessitate improvements to management of car parking in the precinct.

A core element of the proposal is to retain public car parking on the site. Any development of the site would need to provide car parking for new residents as required by the planning scheme. Council would assess this in due course when the tenant applies for a planning permit application. In addition, it is a requirement of the Darebin Planning Scheme that an Integrated Transport Plan be submitted with a planning permit application at this site.

³ Davison, G., Legacy, C., Liu, E., Han, H., Phibbs, P., Nouwelant, R., Darcy, M. and Piracha, A. (2013) Understanding and addressing community opposition to affordable housing development, AHURI Final Report No. 211, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/211>.

⁴ Press, M 2009, Community Engagement and Community Housing: Lessons and practical strategies for Local Government for responding to contested community housing proposals, report prepared for the City of Port Phillip

Council has, in issuing permits for other community housing developments, granted car parking reductions based on empirical evidence of resident car ownership and transport behaviours in the vicinity. Residents of this development would not be eligible for on-street residential parking permits and therefore would not be able to park in any restricted areas.

Officers undertook a survey of off-street car parking occupancy over one week in September 2018. The survey found that the occupancy rates of the off street car parks on Townhall Avenue and Kelvin Grove ranged between 95 and 100 per cent. Best practice in transport and car parking management indicates that an occupancy rate of 85 per cent is ideal⁵. The high occupancy rate at Townhall Avenue, community feedback and data collected suggests that changes to parking management in the area are warranted.

Council has started work to understand how to best manage demand and supply of car parking across Darebin, including this precinct. Following consultation and precinct-wide planning for the best outcome and approach, parking management changes are expected to be introduced in Preston and this would be before any construction at this site.

Work in progress to help better manage parking includes:

- Monitoring and recording parking availability (and lack of availability) for on-street and off-street car parking throughout high-demand areas of the city. Data for the Preston precinct will be collected before the end of 2018.
- Development of a Parking Strategy, which will establish guidance for management of car parking throughout the municipality, including in areas surrounding activity centres. The Parking Strategy will be informed by the occupancy data, best practice and extensive community engagement
- Review of residential parking permit policy.

Measures that may be included in future parking management for the precinct are likely to be based on several key principles that Council has utilised in previous precinct parking studies, namely:

- Shorter restrictions (1hr or less) should be used for core shopping areas, with longer restrictions (2-3hrs) in surrounding streets. Shorter restrictions create more parking turnover, resulting in greater parking availability for those wanting to access shops and services. Those spending longer in the area will need to park further away if choosing to bring their car.
- Parking spaces within at least a five minute walk from the core shopping area should have time-based parking restrictions, to best use our valuable community resource.
- Local community access, the viability of local businesses, and amenity for local residents need to be balanced when managing parking.

Recommendation: Ensure that car parking demand for the precinct is investigated and parking management measures are introduced, as appropriate, before any future construction commences.

- **Development character**

A number of submissions raised issues relating to the built form of any future development. These included concerns regarding scale, form, height and amenity impacts. Concerns were raised regarding the impact of a high density development on the existing low-scale area.

⁵ de Vos, D. and van Ommeren, J., 2018. Parking occupancy and external walking costs in residential parking areas. Journal of Transport Economics and Policy (JTEP), 52(3), pp.221-238.

Council Officer response

This part of Preston is a commercial area where both State and local planning policies seek to encourage population growth. To ensure that people have access to public transport, services, jobs and can participate in community life, there is clear evidence that population growth is best located in established activity centres, like Preston. Increasing population within the city also can reduce pressure on biodiversity and agricultural land at the city fringes.

The current planning controls for the site were introduced in 2010 and these controls were informed by the *Preston Central Structure Plan 2006*. The controls establish, amongst other things, a preferred height limit of five storeys at the site. The development of the *Preston Central Structure Plan 2006* and the planning scheme amendment that introduced these controls underwent community consultation, and the merits of the controls and the development potential of the site were considered at that time. No changes to the planning scheme or planning controls are being considered as part of this proposal, and are not considered necessary.

While details of any future development and its design are not known, Council would anticipate a building of five storeys, which is what the planning scheme currently prefers at this site, and many others nearby.

Council would want to ensure that any development of the site would be of a high quality, responsive to the site context and constraints, and provide a high standard of amenity for both existing and future residents. Council would seek a high standard of environmental performance for any proposed building. Council would also seek to ensure that any development responds to any overlooking and security issues with regard to the adjoining Police Station.

Recommendation: ensure that any proposed development provides a high quality, environmentally sustainable design that is integrated with and responds to its surroundings, and fosters a sense of community both within the development and the broader community.

- **Devaluation of property surrounding the site**

Concern over the potential impact of an affordable housing development on existing property values was common. This was the third most common theme within non-supportive submissions. This is a commonly raised issue in objections to affordable housing in Australia⁶.

Council Officer response

There is little evidence to suggest that affordable housing developments impact negatively on the values of surrounding properties. A 2013 study⁷ undertook modelling of property values surrounding affordable housing developments. In the first model, the development was found to have a positive impact on property values; in the second, it was found to have a negative impact. In both cases, the impact was minimal, and the research concludes that the impact of affordable housing developments are likely to be outweighed by other factors. These findings reflect those of similar studies undertaken both in Australia and overseas⁸.

⁶ Davison, G., Legacy, C., Liu, E., Han, H., Phibbs, P., Nouwelant, R., Darcy, M. and Piracha, A. (2013) Understanding and addressing community opposition to affordable housing development, AHURI Final Report No. 211, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/211>.

⁷ Ibid.

⁸ Ibid.

Recommendation: no action is recommended in response to this issue.

- **Crime and safety**

Many submitters raised concerns regarding the potential increase in crime and decrease in safety that could result from the proposed use of the land for affordable housing. Submitters feared that their level of safety would diminish, and that future residents of any affordable housing development would contribute to increased crime in the area.

Council Officer response

There is little evidence to support the concern that a new affordable housing development impacts on rates of crime in a particular area. Evidence from the USA suggests that affordable housing reduces crime rates in low income neighbourhoods⁹, and has no impact on rates of crime in high and middle income neighbourhoods¹⁰. In some cases, such developments provided for increases in safety¹¹.

There has, historically, been evidence of increased crime rates in areas with a high concentration of public housing¹². However, that is a substantially different case and context to the current proposal, and, as noted above, there is little evidence to support the concern that new affordable housing developments cause an increase in crime.

In addition, in Australia, housing associations have obligations under the *Residential Tenancies Act* to ensure that the privacy, peace and quiet enjoyment of neighbouring residents are not affected by tenants and their visitors¹³. Post occupancy surveys of residents neighbouring affordable housing developments in Australia indicate that the majority of residents notice little or no impact from the development¹⁴.

Finally, Council is committed to ensuring that Darebin is an inclusive and accepting municipality. As has been noted above, residents of public housing and other forms of affordable housing suffer both material disadvantage and stigmatisation¹⁵. Council actively supports residents of public and community housing, and works to ensure that people from all backgrounds are welcomed and supported by our community. Were the development to proceed, the future residents would be valued members of the Darebin community, as all residents are.

Recommendation: no action is recommended in response to this issue.

- **Alternative use/development of the site proposed**

A number of submissions suggested alternative uses for the site, including open space, car parking, commercial spaces or community facilities.

⁹ Albright, L., Derickson, E. S., & Massey, D. S. (2013). Do Affordable Housing Projects Harm Suburban Communities? Crime, Property Values, and Taxes in Mount Laurel, NJ. *City & Community*, (2), 89.

¹⁰ Diamond, R., & McQuade, T. (2016). Who wants affordable housing in their backyard? An equilibrium analysis of low income property development. Stanford GSB, available at https://web.stanford.edu/~diamondr/LIHTC_spillovers.pdf

¹¹ Keri-Nicole Dillman, Keren Mertens Horn & Ann Verrilli (2017) The What, Where, and When of Place-Based Housing Policy's Neighborhood Effects, *Housing Policy Debate*, 27:2, 282-305, p.289

¹² Weatherburn, D, Lind, B, Ku, S (1999), "Hotbeds of Crime?" *Crime and Public Housing in Urban Sydney*, *Crime and Delinquency*, vol. 45, issue 2, pp. 256-271

¹³ Press, M 2009, *Community Engagement and Community Housing: Lessons and practical strategies for Local Government for responding to contested community housing proposals*, report prepared for the City of Port Phillip

¹⁴ Ibid. And Davidson et al 2013

¹⁵ Palmer, A, Ziersch, A, Arthurson, K and Baum, F 2004, *Challenging the stigma of public housing: preliminary findings from a qualitative study in South Australia*, *Urban Policy and Research*, Volume 22, Issue 4, pp. 411-426

Council officer response

The site has been identified as suitable for residential development through the *Preston Central Structure Plan 2006*. The merits of the use of the site for residential purposes were considered at that time. It is not considered necessary, or within the scope of this proposal, to review whether the site is an appropriate location for residential development.

With regard to the particular uses that were suggested for the site, officers note the following:

- Council is preparing a new Open Space Strategy that will consider open space needs across the municipality.
- Car parking is proposed to be retained on the site.
- Additional commercial space is being considered through the review of the Preston Market planning controls and through work to update the *Preston Central Structure Plan*.

Recommendation: no action is recommended in response to this issue.

- **Access via the site to the right of way (laneway)**

A number of submitters raised concerns regarding the access to the right of way between Roseberry Avenue and Townhall Avenue. Currently, residents access this via the site, or an entryway on the eastern end of the block. There was concern that the western access point would be closed or restricted by any proposed development.

Council Officer Response

The car park site is affected by a carriageway easement, which is in favour of the Secretary to the Department of Sustainability and Environment and provides access to the adjoining site. It does not appear that residents of Townhall Avenue and Roseberry Avenue accessing the right of way are beneficiaries of this easement.

An analysis of the street and surrounding area indicates the following:

- Of the 27 properties fronting Townhall Avenue, 10 properties have sole access from the right of way. Of the 25 properties fronting Roseberry Avenue, five properties have sole access from the right of way. A total of 15 properties have sole access via the right of way.
- There are four bays along the laneway that allow for vehicles to pass one another.
- The right of way between Roseberry Avenue and Murray Road, and Townhall Avenue and Gower Street (to the north and south of Townhall Avenue) both have two points of access.

Generally, it is Council's preference that access to new developments be provided from a rear laneway and that any existing crossovers to the street frontage be reinstated to kerb and channel.

As the land is affected by an easement, any future development would need to ensure access through the site is unimpeded. It is recommended that access to the right of way through the site be retained, to facilitate vehicle movement and the orderly development of the area.

Recommendation: retain access to the right of way through the subject site.

- **Disrespectful language**

Some submissions (around 10 per cent) used language or raised issues that have been considered defamatory or disrespectful, and Council wishes to address this. Some submissions labelled particular people or groups as 'undesirable' or 'the wrong kind of people'. Labelling people and groups in this way is degrading and not respectful of their human dignity.

Residents of public housing, and other forms of affordable housing, not only suffer material disadvantage, but also the stigmatisation and stereotyping of their experiences by others in the community¹⁶. There are more than 2,400 social housing households in Darebin. Each of these is valued, respected, and has their own story. Council has a duty to uphold the right of everyone to be protected from inhuman or degrading treatment, and actively opposes the labelling of such groups and individuals in a way that is disrespectful or defamatory.

Overall comment on submissions and the proposal

As has been demonstrated above, some of the issues raised in submissions are not expected to occur in practice. There is little evidence to support concerns that affordable housing developments impact negatively upon property values or rates of crime.

For those issues where evidence confirms they are likely to impact the community, it is recommended Council take action to address these, through this proposal or through other work. Council acknowledges the problems associated with car parking in the precinct, and will seek to address this. It is recommended that a high quality building design that responds to its context be required.

Officers note that concerns about the expected height and scale of the development, at around five stories, and the use of the land for housing, were considered at the time the current planning controls were established in 2010 and it is not proposed to revisit this.

Notwithstanding the fact that officers recommend Council commit to addressing the issues raised in submissions where there is evidence to do so, it is important that the overall impact of the proposal is considered against the benefit it would create. This is discussed further below.

This proposal, if realised, would provide secure and affordable housing for those on low incomes. Home ownership is a critical element of the social and economic functioning of Australian society, and is increasingly difficult to attain. In Melbourne, rates of home ownership have fallen at twice the national average over the past 25 years¹⁷. The median house price in Darebin reached \$1 million in 2018¹⁸. Low income households are disproportionately impacted by rising house prices.

As house prices rise, increasing numbers of people, particularly those on low and very low incomes, are unable to enter the property market, and rely on private rental housing. In Darebin, 1.9 per cent of private rental stock is affordable to very low income earners¹⁹. Submitters who were private or social renters were overwhelmingly supportive of Council's proposal (see **Appendix A**).

¹⁶ Palmer, A, Ziersch, A, Arthurson, K and Baum, F 2004, Challenging the stigma of public housing: preliminary findings from a qualitative study in South Australia, *Urban Policy and Research*, Volume 22, Issue 4, pp. 411-426

¹⁷ Mares, P 2018, *No Place Like Home: Repairing Australia's Housing Crisis*, The Text Publishing Company, Melbourne

¹⁸ Valuer-General Victoria 2018, *A Guide to Property Values: annual data and analysis* from Valuer-General Victoria 2017, Victorian State Government, Melbourne, available at https://www.propertyandlandtitles.vic.gov.au / data/assets/pdf_file /0012/54210/AGuidetoPropertyValues2017.pdf

¹⁹ Department of Health and Human Services 2018, *Rental Report*, available at <https://www.dhhs.vic.gov.au/publications/rental-report>

Demand for affordable rental housing adds to demand for government-subsidised housing. There are more than 80,000 people, including 20,000 children, on the waiting list for social housing in Victoria²⁰. In Darebin, this figure is close to 6,000²¹. There are approximately 972 people that are homeless in Darebin²².

Many commentators, and Council, believe housing in Australia is at a crisis point²³. All levels of government must take action to address declining housing affordability and the severe undersupply of affordable housing.

The scale of the housing problem is far beyond the scale of this proposal. However, it is a small step toward ensuring that there is more affordable housing in Darebin. The benefits the proposal would create, specifically its contribution to secure and affordable housing for low income earners, are considered to outweigh its negative impacts.

Recommendation: resolve to enter into a lease with a tenant (being either a registered housing association or other charitable organisation capable of delivering and managing affordable housing on the site) to be identified through an EOI process.

OPTIONS FOR CONSIDERATION

There are three main options to progress this matter, as outlined below.

Option 1: Proceed with leasing of the land and identifying a suitable tenant (recommended)

- Council would then conduct an Expression of Interest (EOI) campaign to identify a suitably qualified tenant to develop and manage the site, as discussed above.
- The EOI process would test what the market is able to deliver, within the constraints of the site, and in terms of affordability, ESD, open space, design quality and innovation.

No further consultation is proposed under this option (except for writing to submitters after the Council decision). The next opportunity for adjoining residents to be involved in the process is when (and if) a planning permit application is notified. Under the current zoning, there are no third party appeal rights if the development is in accordance with the requirements of the zone schedule and Incorporated Plan. This means that, while Council must consider the issues raised in any objections, those objectors do not have the right to appeal Council's decision.

The following timeframes are expected if this option is progressed:

- November 2018 – mid-2019: Undertake EOI process
- Mid-2019: Council decision on preferred tenant
- From mid-2019: negotiation of lease terms and details of development

²⁰ Parliament of Victoria Legal and Social Issues Committee 2018, Inquiry into the Public Housing Renewal Program, available at https://www.parliament.vic.gov.au/images/stories/committees/SCLSI/Public_Housing_Renewal_Program/LSIC_58-11_PHRP_Text_WEB.pdf

²¹ Based on demand for approximately 3000 dwellings.

²² Australian Bureau of Statistics 2016, Census of Population and Housing, Catalogue 2049.0, available at <http://www.abs.gov.au/AUSSTATS/abs@.nsf/mf/2049.0>

²³ Mares, P 2018, *No Place Like Home: Repairing Australia's Housing Crisis*, The Text Publishing Company, Melbourne

Option 2: Undertake further investigation and community engagement

Council may wish to undertake further investigation of the issues raised and further consultation. This would provide an opportunity to further investigate issues emerging through the consultation, and to also engage with groups that were under-represented through the consultation process (as documented in **Appendix A**).

Council may wish to undertake further investigation of car parking and traffic congestion in the area, and may use a further community engagement process to establish built form principles for the site (noting that the planning scheme controls establish preferred heights and other requirements). However, the scope of such an exercise may not be sufficient to address the concerns raised in some submissions (e.g. those that called for reduced heights, alternative uses etc.).

If this were to take place, it is recommended that a consultant be engaged to conduct any face-to-face sessions with community members. This creates a degree of independence and separation, and has proved to be an effective approach to consultation on other projects. Budget for this work has not been allocated for this financial year.

The following timeframes are expected if this option is progressed:

- November – December 2018: further investigation of issues and community consultation (noting that consulting in mid-late December is not advisable)
- February/March 2019: subsequent Council decision
- March – September 2019: EOI process
- Late 2019: Council decision on preferred tenant

Option 3: Abandon the proposal

Council may choose to not proceed with offering the land on a lease.

Council could, in future, explore the use of the site for this or other purposes. Alternatively, Council may choose to explore alternative sites for an affordable housing development.

IMPLEMENTATION STRATEGY**Details**

- Should Council decide to proceed with offering the land for lease, Council officers will engage a consultant to assist in the development of the EOI and the management of the EOI process.
- The EOI document would be signed off by the Executive Management Team.
- The decision regarding the selection of the tenant would be made by Council.

Communication

- Write to all submitters advising them of Council's decision, and the reasons for Council's decision, in accordance with Section 223(d)(ii) of the Act.
- Issue a media release of Council's decision.
- Commence an EOI process and invite submissions from selected organisations.
- Provide submitters with updates on the proposal process.

Timeline

Timelines for each option are outlined above.

RELATED DOCUMENTS

- Darebin Housing Strategy 2013- 2033
- Responding to Housing Stress A Local Action Plan 2013-2017

Attachments

- Copies of all submissions and proposed responses (**Appendix A**)
- Media coverage of the proposal (**Appendix B**)
- Consultation Outcomes Report (**Appendix C**)
- Confidential information (**Appendix D**) Confidential - enclosed under separate cover

DISCLOSURE OF INTEREST

Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

The following people made submissions in relation to this item and were thanked by the Chairperson, Mayor Le Cerf:

- *Demi Tsipras*
- *Anne Laver*
- *Robert Douglas*
- *Peter Speranza (submission read out by the Mayor)*

8. CONSIDERATION OF REPORTS

8.1 PROPOSED LEASE OF 52-60 TOWNHALL AVENUE, PRESTON FOR AFFORDABLE HOUSING

Author: Strategic Planner

Reviewed By: General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

Council has long held strong aspirations to help address the affordable housing crisis and has been exploring the use of Council-owned land for affordable housing, in line with adopted policies, including *the Darebin Housing Strategy 2013, Responding to Housing Stress - a Local Action Plan 2013-2017* and *The Darebin Council Plan 2017-2020*.

As required under the *Local Government Act 1989* ("the Act"), notice of Council's proposal to lease 52-60 Townhall Avenue, Preston (the site) was given and submissions were invited from 25 June to 26 July 2018.

A total of 309 submissions were received. The submissions highlight strong sentiment in relation to the proposed development, with 39 per cent of submissions supporting and 61 per cent not supporting the overall proposal.

The opinions expressed in submissions are similar to those raised in response to other development proposals in Darebin, and also reflect the findings from consultation from other affordable housing developments in Australia¹. Common themes raised in the submissions include car parking, height and built form outcomes, the perceived impact of the development on property values, and concerns over increased rates of crime and the kinds of residents that submitters perceived would live in affordable housing. Officers have undertaken research and analysis of the issues raised, and have found that some have a stronger evidence base than others.

This report outlines findings of analysis in regards to these themes and the extent to which work in progress is expected to address them, or if research supports that no action is necessary. In response to two common issues raised by the submissions, officers have recommended that Council require specific measures to address these in any future development.

¹ Davison, G., Legacy, C., Liu, E., Han, H., Ph bbs, P., Nouwelant, R., Darcy, M. and Piracha, A. (2013) Understanding and addressing community opposition to affordable housing development, AHURI Final Report No. 211, Australian Housing and Urban Research Institute Limited, Melbourne, <https://www.ahuri.edu.au/research/final-reports/211>.

Council has a number of options to consider at this point. The first is to proceed with leasing the site and with identifying a preferred tenant. The second is to undertake further investigation and community and stakeholder engagement. The third is to halt the proposal.

It is recommended that Council proceed with leasing the site, and commence an EOI process to identify a tenant capable of developing the site for the purpose of affordable housing (being a registered housing association or other charitable organisation).

Recommendation

That Council:

- (1) Having complied with Section 190 and Section 223 of the *Local Government Act 1989*, and having considered all submissions received, resolves to enter into a lease (at a nominal rental) in relation to land at 52-60 Townhall Avenue, for the purpose of affordable housing, with a tenant identified through an Expression of Interest process, in accordance with the terms and conditions detailed in the statutory advertisement;
- (2) Commences an Expression of Interest process to identify a suitable tenant for the site, such tenant to be a registered housing association or a charitable organisation capable of delivering affordable housing on the site;
- (3) In response to particular issues raised in submissions, commits to the following:
 - a. Retaining public car parking on site;
 - b. Retaining access through the site to the adjacent site and rear laneway;
 - c. Ensuring that car parking demand for the precinct is investigated and parking management measures are introduced, as appropriate, before any future construction commences;
 - d. Minimising overlooking from the building to adjoining properties;
 - e. Ensuring a high quality, environmentally sustainable design comprising a diversity of dwellings, that is integrated with and responds to its surroundings, and fosters a sense of community both within the development and the broader community;
- (4) Writes to all submitters and inform them of Council's decision, with the reasons for the decision, in accordance with Section 223(d)(ii) of the *Local Government Act 1989*, the reasons being as follows:
 - a. Council is committed to increasing the supply of affordable housing in Darebin and acknowledges that there are more than 80,000 people waiting for social housing in Victoria, 20,000 of whom are children;
 - b. The site is currently under-utilised and has been identified as a suitable location for affordable housing; and
 - c. Council has considered all submissions and is of the view that, on balance, the benefit created by an affordable housing development on the site outweighs the cost and impact of such a development.

Motion

MOVED: Cr. S Amir
SECONDED: Cr. S Rennie

That Council:

- (1) Having complied with Section 190 and Section 223 of the *Local Government Act 1989*, and having considered all submissions received, resolves to enter into a lease (at a nominal rental) in relation to land at 52-60 Townhall Avenue, for the purpose of affordable housing, with a tenant identified through an Expression of Interest process, in accordance with the terms and conditions detailed in the statutory advertisement;
- (2) Commences an Expression of Interest process to identify a suitable tenant for the site, such tenant to be a registered housing association or a charitable organisation capable of delivering affordable housing on the site;
- (3) In response to particular issues raised in submissions, commits to the following:
 - a. Retaining public car parking on site;
 - b. Retaining access through the site to the adjacent site and rear laneway;
 - c. Ensuring that car parking demand for the precinct is investigated and parking management measures are introduced, as appropriate, before any future construction commences;
 - d. Minimising overlooking from the building to adjoining properties;
 - e. Ensuring a high quality, environmentally sustainable design comprising a diversity of dwellings, that is integrated with and responds to its surroundings, and fosters a sense of community both within the development and the broader community;
- (4) Writes to all submitters and inform them of Council's decision, with the reasons for the decision, in accordance with Section 223(d)(ii) of the *Local Government Act 1989*, the reasons being as follows:
 - a. Council is committed to increasing the supply of affordable housing in Darebin and acknowledges that there are more than 80,000 people waiting for social housing in Victoria, 20,000 of whom are children;
 - b. The site is currently under-utilised and has been identified as a suitable location for affordable housing; and
 - c. Council has considered all submissions and is of the view that, on balance, the benefit created by an affordable housing development on the site outweighs the cost and impact of such a development.

Cr. Greco proposed to the mover and seconder changes to points 2 and 3a be amended as follows:

- (2) Commences an Expression of Interest process to identify a suitable tenant for the site, such tenant to be a registered housing association or a charitable organisation capable of delivering social housing on the site;
- (3) In response to particular issues raised in submissions, commits to the following:
 - a. Retaining public car parking on site and consider underground parking to increase public parking on site;

This was accepted by the mover (Cr. Amir) and seconder (Cr. Rennie).

THE AMENDED MOTION THEN READ AS FOLLOWS:

Amended Motion

MOVED: Cr. S Amir
SECONDED: Cr. S Rennie

That Council:

- (1) Having complied with Section 190 and Section 223 of the *Local Government Act 1989*, and having considered all submissions received, resolves to enter into a lease (at a nominal rental) in relation to land at 52-60 Townhall Avenue, for the purpose of affordable housing, with a tenant identified through an Expression of Interest process, in accordance with the terms and conditions detailed in the statutory advertisement;
- (2) Commences an Expression of Interest process to identify a suitable tenant for the site, such tenant to be a registered housing association or a charitable organisation capable of delivering social housing on the site;
- (3) In response to particular issues raised in submissions, commits to the following:
 - a. Retaining public car parking on site and consider underground park to increase public car parking on site;
 - b. Retaining access through the site to the adjacent site and rear laneway;
 - c. Ensuring that car parking demand for the precinct is investigated and parking management measures are introduced, as appropriate, before any future construction commences;
 - d. Minimising overlooking from the building to adjoining properties;
 - e. Ensuring a high quality, environmentally sustainable design comprising a diversity of dwellings, that is integrated with and responds to its surroundings, and fosters a sense of community both within the development and the broader community;
- (4) Writes to all submitters and inform them of Council's decision, with the reasons for the decision, in accordance with Section 223(d)(ii) of the *Local Government Act 1989*, the reasons being as follows:
 - a. Council is committed to increasing the supply of affordable housing in Darebin and acknowledges that there are more than 80,000 people waiting for social housing in Victoria, 20,000 of whom are children;
 - b. The site is currently under-utilised and has been identified as a suitable location for affordable housing; and
 - c. Council has considered all submissions and is of the view that, on balance, the benefit created by an affordable housing development on the site outweighs the cost and impact of such a development.

THE AMENDED MOTION WAS PUT AND CARRIED AND BECAME THE COUNCIL RESOLUTION AS FOLLOWS:

Council Resolution

MINUTE NO. 18-302

MOVED: Cr. S Amir
SECONDED: Cr. S Rennie

That Council:

- (1) Having complied with Section 190 and Section 223 of the *Local Government Act 1989*, and having considered all submissions received, resolves to enter into a lease (at a nominal rental) in relation to land at 52-60 Townhall Avenue, for the purpose of affordable housing, with a tenant identified through an Expression of Interest process, in accordance with the terms and conditions detailed in the statutory advertisement;
- (2) Commences an Expression of Interest process to identify a suitable tenant for the site, such tenant to be a registered housing association or a charitable organisation capable of delivering social housing on the site;
- (3) In response to particular issues raised in submissions, commits to the following:
 - a. Retaining public car parking on site and consider underground park to increase public car parking on site;
 - b. Retaining access through the site to the adjacent site and rear laneway;
 - c. Ensuring that car parking demand for the precinct is investigated and parking management measures are introduced, as appropriate, before any future construction commences;
 - d. Minimising overlooking from the building to adjoining properties;
 - e. Ensuring a high quality, environmentally sustainable design comprising a diversity of dwellings, that is integrated with and responds to its surroundings, and fosters a sense of community both within the development and the broader community;
- (4) Writes to all submitters and inform them of Council's decision, with the reasons for the decision, in accordance with Section 223(d)(ii) of the *Local Government Act 1989*, the reasons being as follows:
 - a. Council is committed to increasing the supply of affordable housing in Darebin and acknowledges that there are more than 80,000 people waiting for social housing in Victoria, 20,000 of whom are children;
 - b. The site is currently under-utilised and has been identified as a suitable location for affordable housing; and
 - c. Council has considered all submissions and is of the view that, on balance, the benefit created by an affordable housing development on the site outweighs the cost and impact of such a development

CARRIED

Cr. Williams voted in opposition to the motion.

Cr. Williams temporarily left the meeting during discussion of the above item at 6.42pm and returned at 6.46pm.

Cathy Henderson, General Manager Community, temporarily left the meeting during discussion of the above item at 6.43pm and returned at 6.53pm.

The following people made submissions in relation to this item and were thanked by the Chairperson, Mayor Le Cerf:

- *Michael Brennan*
- *Terry Mason*
- *Serena O'Meley*
- *Paul Zamarian*
- *David Sealy*

8.2 REIMAGINING RUTHVEN MASTER PLAN UPDATE

Author: Urban Designer

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

The purpose of this report is for Council to consider its next steps in regards to planning for the long term future of the old Ruthven primary school in Reservoir.

EXECUTIVE SUMMARY

Council purchased the old Ruthven Primary School site in 2016 to provide a park for the community and Council has been engaging with the community to help shape the vision and to understand community aspirations, needs and ideas to help develop a master plan for this site into the future.

The scope of Council's work towards developing a master plan has included exploring development of a Children's hub at the site. Community feedback has shown that a significant proportion of the community do not want a building at the site and Council's technical investigations have also confirmed that there is not an immediate need for a Children's hub in this area, nor is this the only site in this community that could provide for facilities at a future point in time when additional services are expected to be needed.

Based on the findings of the community engagement work and technical work to date, Officers recommend adjusting the scope of the master planning and now focusing on planning for this site to be a local park with natural character for the long term, in line with community aspirations.

Officers also recommend undertaking some immediate upgrades in this financial year to include some new bins and introducing recycling at the park, seats, tree planting and a drinking fountain to make the site more accessible and usable straight away.

Working with the CRG, Officers would prepare the draft master plan focussing on creating a natural character local park over time and for the long term, and would also engage with the broad community including diverse groups. Officers would explore opportunities to enhance biodiversity and to support community involvement in the park, for example by getting the community involved in naming of the park and by exploring opportunities for community planting days.

There has been wide-ranging community participation in consultation and this included a Family Fun Day event attended by 350 people and the involvement of community members



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MINUTES OF THE HEARING OF SUBMISSIONS COMMITTEE MEETING

Held on Monday 20 August 2018

Released to the public on Thursday 23 August 2018

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**MINUTES OF THE MEETING OF THE HEARING OF SUBMISSIONS
COMMITTEE OF THE DAREBIN CITY COUNCIL HELD AT DAREBIN
CIVIC CENTRE, 350 HIGH STREET PRESTON
ON MONDAY 20 AUGUST 2018**

THE MEETING OPENED AT 6.33PM

ADJOURNMENT – 6.34PM

Committee Decision

Moved: Cr. T McCarthy

Seconded: Cr. S Newton

That the Hearing of Submissions Committee meeting be adjourned until 6.50pm to enable the Planning Committee meeting to be concluded.

CARRIED

THE MEETING RECOMMENCED AT 6.50PM

WELCOME

The Chairperson, Mayor Cr. Le Cerf opened the meeting with the following statement:

“I would like to acknowledge the traditional owners and custodians of the land on which we stand here today, the Wurundjeri people, and pay my respects to their Elders, past and present, as well as to Elders from other communities who may be with us today.”

1. PRESENT

Councillors

Cr. Kim Le Cerf (Mayor) (Chairperson)

Cr. Gaetano Greco

Cr. Steph Amir

Cr. Trent McCarthy

Cr. Lina Messina (Deputy Mayor)

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

Council Officers

Sue Wilkinson - Chief Executive Officer

Rachel Ollivier - General Manager City Sustainability and Strategy

Sunny Haynes - Manager City Futures

Melinda Viksne - Manager Governance and Performance

Karlee Ferrante - Acting Coordinator Governance, Council Business and Civic Services

Sophie Jordan - Senior Strategic Planner (Social Policy)

Milan Nagda - Service Desk Support Officer

2. APOLOGIES

Cr. Tim Laurence is on an approved leave of absence.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF THE PREVIOUS HEARING OF SUBMISSIONS COMMITTEE MEETING

Committee Decision

MOVED: Cr. S Rennie
SECONDED: Cr. L Messina

That the Minutes of the Hearing of Submissions Committee Meeting held on 31 May 2018 be confirmed as a correct record of business transacted.

CARRIED

Melinda Viksne, Manager Governance and Performance temporarily left the meeting during discussion of the above item at 6.58pm and returned at 6.59pm.

5. CONSIDERATION OF REPORTS

5.1 PROPOSED LEASE OF COUNCIL LAND FOR AFFORDABLE HOUSING DEVELOPMENT

Author: Strategic Planner

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

To seek the Hearing of Submissions Committee's consideration of the submissions made on the proposed lease of Council land at 52-60 Townhall Avenue, Preston, for the purpose of an Affordable Housing development.

EXECUTIVE SUMMARY

At its meeting on 12 June 2018, Council resolved to commence statutory procedures under sections 190 and 223 of the *Local Government Act 1989* regarding the lease of land at 52-60 Townhall Avenue.

Public notice was given of Council's intention to lease the site, and community consultation was undertaken in addition to the statutory procedures. A summary of consultation and communication activities is included in the report below. Forty-seven submitters have requested to be heard in support of their submissions.

Two hundred and ninety-five submissions were received by the closing date for submissions, and an additional fourteen submissions were received after 26 July 2018. A total of three hundred and nine submissions were received.

It is noted that the role of the Hearing of Submissions Committee is only to 'hear' and receive submissions. There are no options for consideration, or analysis of submissions included in this report.

Following the Hearing of Submissions Committee meeting, a report in relation to all submissions received will be submitted for consideration at a meeting of Council later in 2018.

The following people spoke in support of their written submissions and were thanked by the Chairperson, Cr. Le Cerf:

- *Anne Laver, Darebin Ratepayers Association (submission #14)*
- *Vince Cuni (submission #102)*
- *Tony Speranza (submission #175)*
- *Lam Chieu Tran (represented by Jennifer Tran) (submission #184)*
- *Peter Chuang (submission #163)*
- *Eleni Georgiou (represented by Chris (surname not provided)) (submission #196)*
- *Demi Tsipras (submission #207)*
- *Robyn Coates (submission #220)*

- *Tania Borg (represented by John Thanasopolous) (submission #226)*
- *Paul McMorran (submission #276)*
- *Binh Tran (submission #285)*
- *Julian Agius (represented by Paul McMorran) (submission #290)*
- *Arthur Coates (submission #292)*
- *Andy To (submission #301)*
- *Manpreet Sidhu (represented by Vince Cuni) (submission #305)*
- *Siu Chan (submission #308)*

Committee Decision

MOVED: Cr. G Greco
SECONDED: Cr. T McCarthy

That the Hearing of Submissions Committee:

- (1) Receives the written and verbal submissions.
- (2) Thanks all submitters and presenters for addressing the Committee in support of their written responses.
- (3) Provides a report to the Council Meeting to be held later in 2018 as part of Council's deliberations in considering whether to lease the land for the purpose of Affordable Housing, prepared by Officers on its behalf and which includes a summary of the submissions received and heard.

CARRIED

6. CLOSE OF MEETING

The meeting closed at 7.44pm.



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Outcomes of community consultation and submissions process

Proposed lease of Council land at 52-60 Townhall Avenue, Preston, for the purpose of Affordable Housing

September 2018

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1. Introduction

This report provides an overview of the outcomes of consultation and submissions received regarding the proposed lease of Council land at 52-60 Townhall Avenue, Preston, for the purpose of an affordable housing development.

The report outlines the consultation undertaken, the submissions received, the common issues raised in submissions, and demographic analysis.

2. Project background

Darebin Council is committed to ensuring our city is an affordable and inclusive place to live, and to demonstrating strong leadership in facilitating and supporting increased Affordable Housing supply.

Council is actively exploring ways of working effectively with the State Government to increase the supply of Affordable Housing within the municipality. Council believes an inter-governmental approach is needed to address the housing challenges facing many residents of Darebin, Melbourne and Australia. As well as focusing on advocacy and partnership, Council is exploring how its own assets can be used for Affordable Housing. This has been established through numerous policies and decisions:

- Darebin Housing Stress: A Local Action Plan 2010-2013 identified the provision of land as a key action that Council can take in supporting affordable housing outcomes.
- Responding to Housing Stress: A Local Action Plan 2013-2017 identified possible options for increasing social and affordable housing across the municipality, including on Council-owned land.
- In 2015, Council sought to 'test the market' for a social and affordable housing program in Darebin. Positive responses were received from numerous organisations at this time.
- On 16 April 2016 it endorsed the Darebin Social and Affordable Housing Program on Council Owned Land – Pilot Project, which identified three potential sites for further investigation. One of these sites, 52-60 Townhall Avenue, Preston, is the site presented for consideration in this briefing paper.

The site being considered in this report is 52-60 Townhall Avenue, Preston. The site is well-located and within the Preston Central Structure Plan area. It is close to transport, jobs, services and community spaces. It is approximately 1,140 square metres and valued at approximately \$3.6 million (the air rights are valued at approximately \$1.8 million).

Council is committed to ensuring that the views of community members are considered in decision making. Prior to selling or leasing any Council-owned site, Council needs to comply with certain statutory obligations under the *Local Government Act 1989* ("the Act"), including publishing a public notice of Council's intention to sell or lease the interest in the land; and taking into account any submissions received in respect of such notice.

3. Consultation activities

A communications and engagement plan was developed to guide the engagement process. The following provides an overview of key messages, activities, stakeholder groups, and timeframes. The communications and engagement emphasises the following:

- Council is committed to increasing the supply of Affordable Housing in Darebin, and to ensuring that our community is inclusive of a diverse range of people.
- Council is seeking the community's views on whether a parcel of its own land should be leased for the purpose of Affordable Housing.
- Council has not made a decision in relation to the land. Any Council decision would follow community consultation.

The table below (Table 1) provides an overview of key communications and engagement activities, stakeholder groups, content and timeframes.

Table 1: Consultation Activities

Activity	Stakeholders Targeted	Key Messages and Content	Date
Media release	Wider Community Media outlets Adjoining residents Local business owners Community housing sector Potential future residents	As per above, plus: Council is working with the LMCF to attempt to unlock solutions to the housing crisis. Council will be consulting on the proposal from late June to late July	13 th June
Letter	Adjoining residents – 500 meter radius Community housing sector Potential future residents Local business owners	As per above, plus: Council will hold a hearing to hear submitters in early August Instructions on how to make a submission Includes reply paid envelope and survey	Week of 25 th June
Notice in newspaper	Wider community Community housing sector Potential future residents	Statutory notice	Week of 25 th June
Yoursay Web site presence	Wider community Adjoining residents Local business owners Community housing sector Potential future residents	As per above, plus: Survey tool Submission tool Frequently Asked Questions Detailed information Tool to sign up for email updates	Week of 25 th June to week of 23 rd July
Letters and emails	Submitters	Responding to incorrect information being distributed, clarification of core elements of proposal, offering to meet submitters	Week of 13 th August
Hearing of submissions	Anyone who has made a submission and wishes to be heard	Hearing submitters	20 th August

The key messages and contact information were translated into the eight most spoken languages in Darebin.

Submissions were received in hard copy, electronic and email format. Where hard copy submissions were received, officers entered these into the online portal.

4. Submissions received

Three hundred and nine submissions were received, which represents a response rate of approximately nine per cent (a total of 3,584 letters were sent). The level of engagement in this matter has been high. There has been a large number of submissions, which reflects the significant community interest in Affordable Housing.

It is noted that a number of individuals made multiple submissions. Where this has occurred, officers have consolidated their comments into a single submission. One submitter made both a supportive and non-supportive submission. Both have been accepted.

39 per cent, or 121 submitters, supported Council's proposal, while 61 per cent (188 submitters) did not support Council's proposal (refer Figure 1).

Forty-seven submitters requested to speak in support of their submissions at the Hearing of Submissions on 20th August 2018. Fifteen submitters spoke at the Hearing. All submitters who requested to be heard were informed of the time and date of the Hearing of Submissions via email or letter, and a notice was also published in the Northcote and Preston Leader newspapers on the 7th and 8th of August.

A report summarising the submissions and the Hearing of Submissions Committee meeting was published on Council's web site¹.

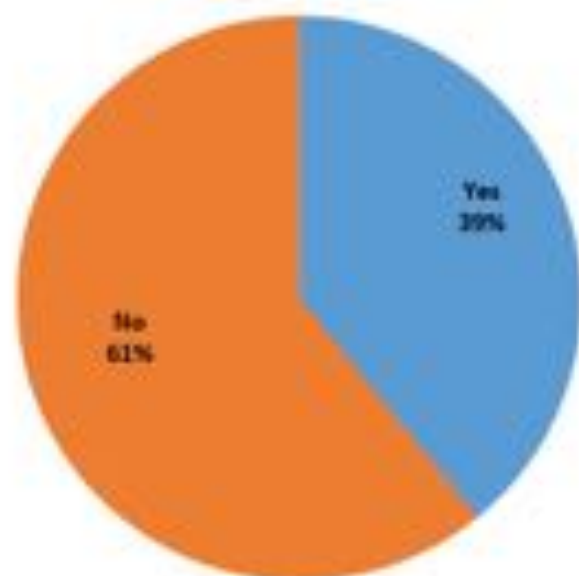


Figure 1: Responses to "Do you support Council's proposal to lease land at 52-60 Townhall Avenue, Preston for the purpose of affordable housing?"

¹ Available at <http://www.darebin.vic.gov.au/en/Your-Council/How-council-works/Meeting-Agendas-and-Minutes/Council-Meetings>

5. Dominant issues raised in submissions

Analysis of the content of submissions was undertaken, and common themes and issues were identified. **Appendix 1** provides further explanation of these themes.

Some submissions used language or raised issues identified have been considered defamatory or disrespectful. This includes submissions that labelled particular people or groups as 'undesirable' or 'the wrong kind of people'. Labelling people and groups in this way is degrading and not respectful of their human dignity. Council has a duty to uphold the right of everyone to be protected from inhuman or degrading treatment, and actively opposes the labelling of such groups in this way. For the purpose of this report, where such issues have been raised, they have been classified as "concern over future tenants".

The figure below (Figure 2) shows the dominant issues across all responses.

It is noted that the focus of the consultation process was whether Council should lease the land for the purpose of affordable housing. As evidenced below, issues beyond the scope of this question were raised in submissions.

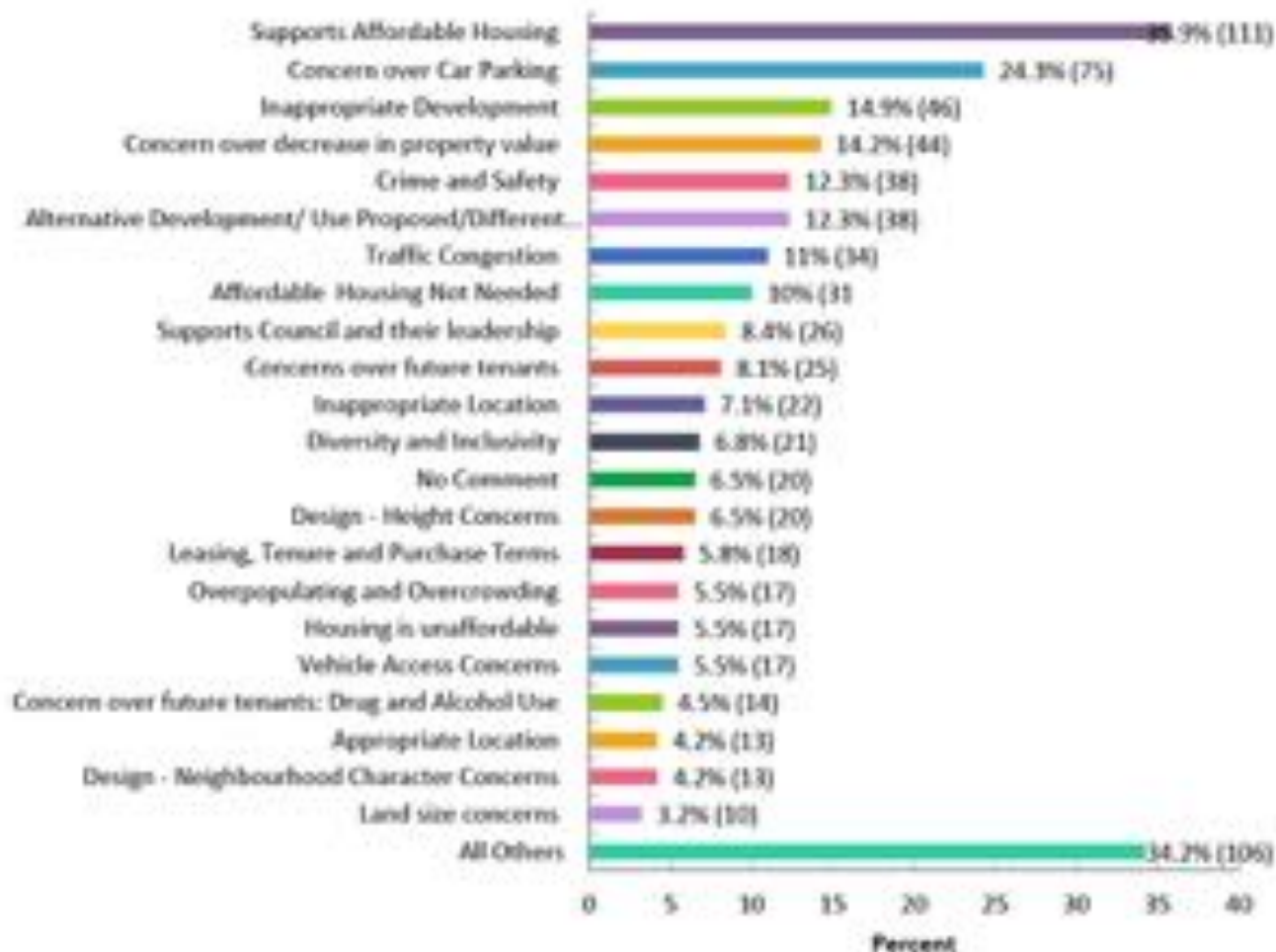


Figure 2: Dominant themes raised in all submissions

5.1. Dominant issues for yes respondents

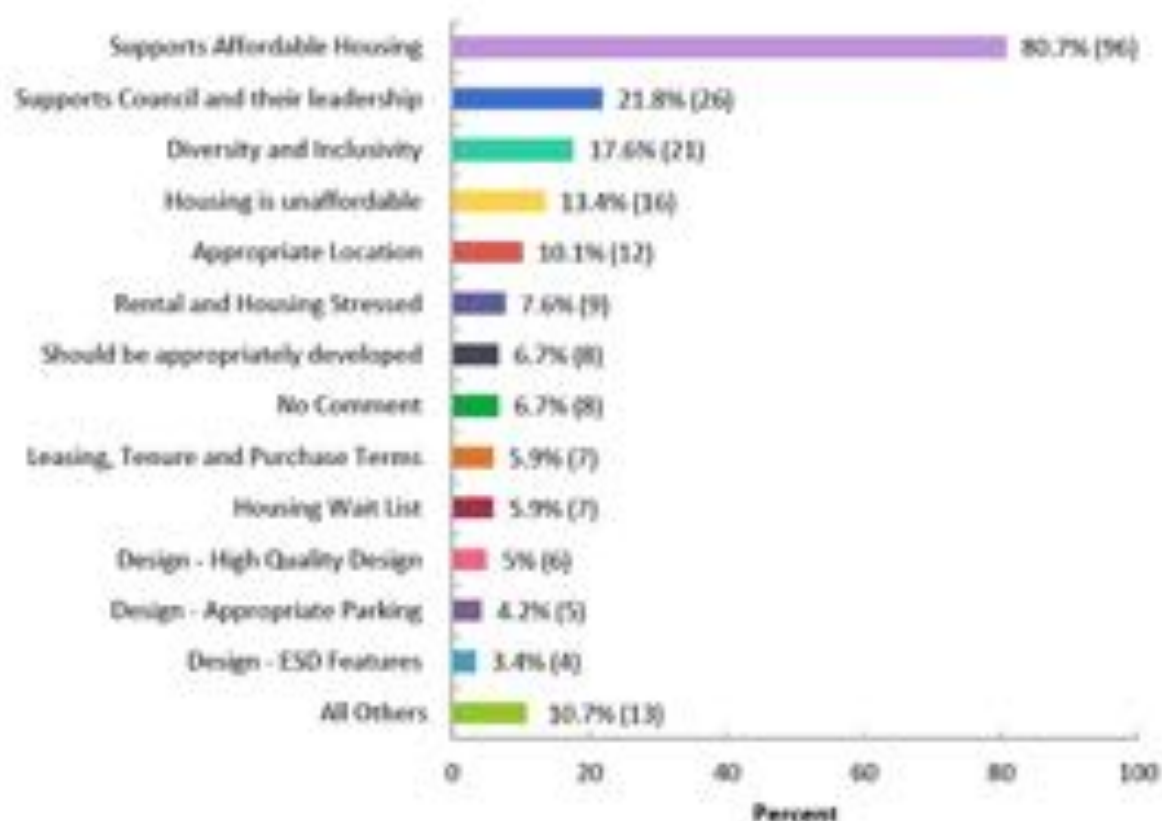


Figure 3: Dominant issues for yes respondents

As can be seen in Figure 3, the majority of Yes respondents supported an increase in affordable housing. Other common themes included support for a diverse and inclusive community, support for Council and their leadership, recognition of housing affordability issues and the need for everyone to be able to access housing.

A number of supportive submissions emphasised the need for high quality design and environmentally sustainable development.

5.2. Dominant issues for no respondents

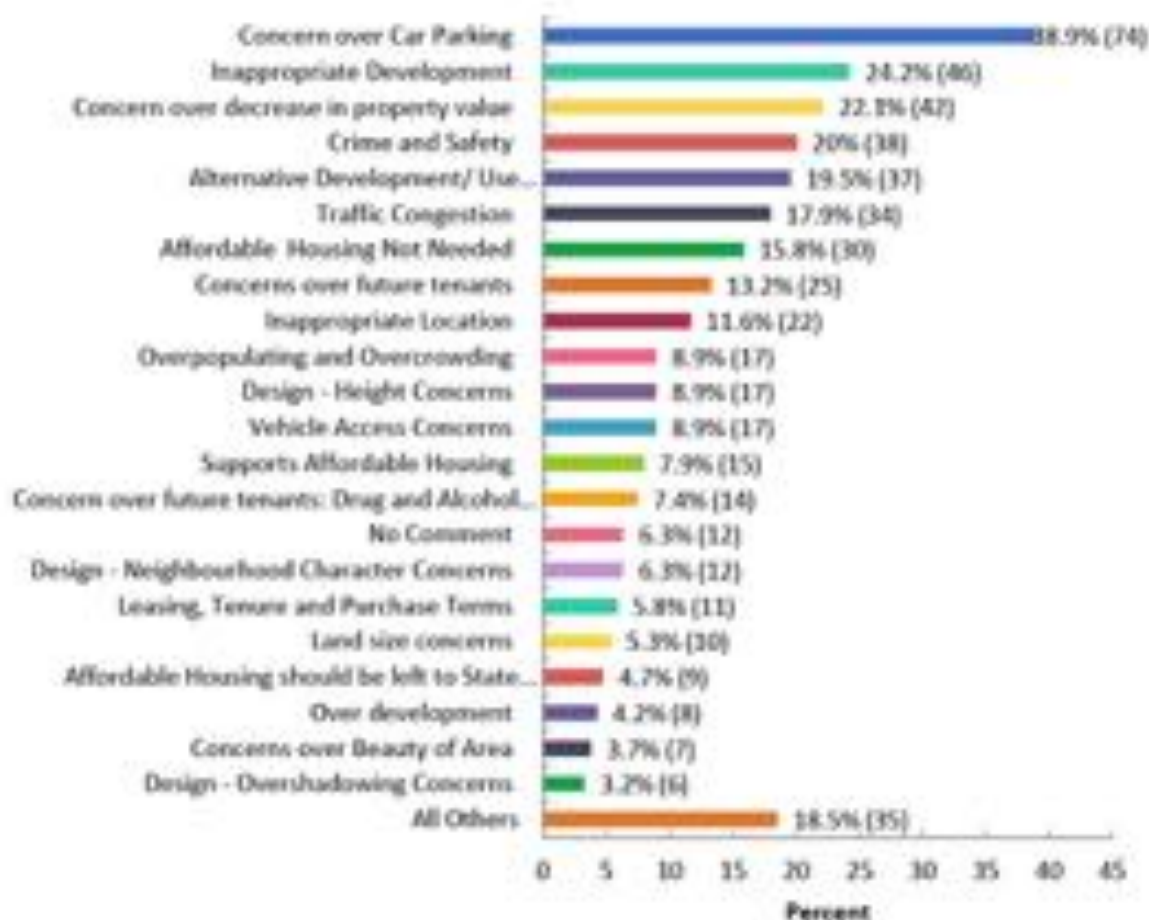


Figure 4: Dominant issues for no respondents

As can be seen in Figure 4 above, car parking was the most common issue raised in submissions that were not supportive of the proposal. Other dominant themes included 'inappropriate development'; this included concern that any proposed development would not be in keeping the scale, character or amenity of the neighbourhood. Concern over decreases in property value was also common, as was a perception that affordable housing would impact on crime and safety in the area. A number of submissions suggested alternative uses for the site (including parkland, continued use solely as car parking, community facilities or commercial uses), or an alternative location for the affordable housing development.

5.3. What Council could do to gain support

The submission form asked the question "Is there anything that Council could change that would gain your support?"

154 responses were received to this question, 86 (56 per cent) of these responses indicated "No". Figure 5 below shows the most common issues raised in the remaining 44 per cent of responses.

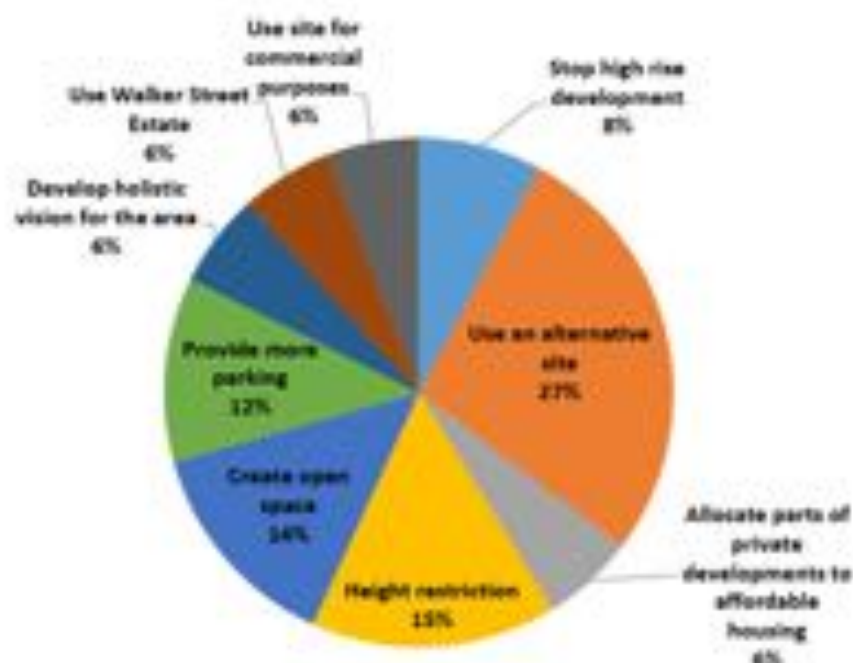


Figure 5: Common issues in response to "Is there anything that Council could do to gain your support?"

As illustrated above, the most common suggestion was for Council to use an alternative site. These responses included suggestion that areas away from activity centres, in industrial areas, in outer suburban areas, and areas other than Preston. Some specific sites were suggested.

The second most common suggestion was to restrict the height of any proposed development. Suggested heights ranged between one and four storeys.

6. Demographic information

Submitters had the option to provide information relating to their age and current housing tenure. It is noted that not all submitters provided this information, therefore the totals below do not equate to the total number of submissions received.

It is important to note that the findings of this consultation process cannot be considered a representative sample of the Darebin population. This is explored further below.

6.1. Age and tenure results

Figures 6 and 7 show the responses broken down by tenure and age. As can be seen in Figure 6, just over half of respondents owned their home outright, and 30 per cent were paying off a mortgage on their home.

Figure 6: Housing tenure of submitters

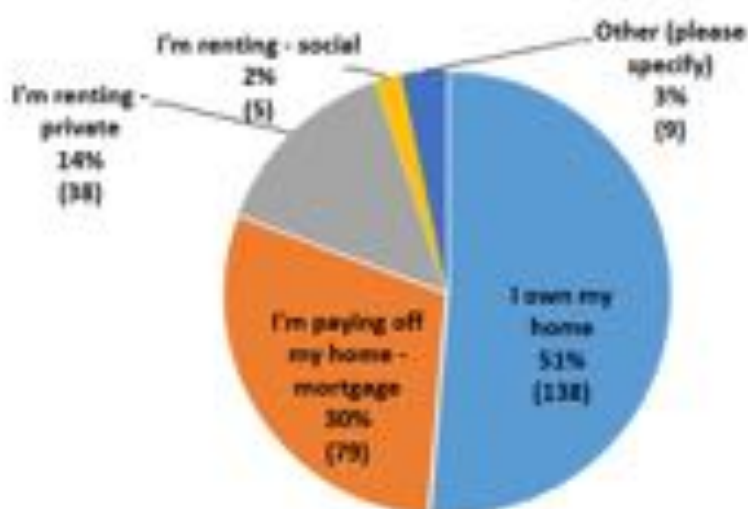
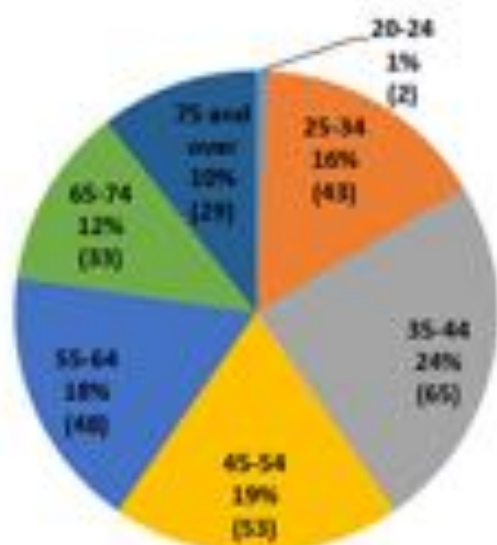


Figure 7: Age of submitters



6.2. Yes and no respondents by age and tenure

The following tables show the breakdown of yes and no respondents by age and tenure.

Do you support Council's proposal to lease land at 52-60 Townhall Avenue for the purpose of Affordable Housing?			
	Yes	No	Row Total
Which of the following best describes the current situation of your household?			
I own my home			
Frequency	36	102	138
Row %	26.1%	73.9%	51.3%
I'm paying off my ...			
Frequency	35	44	79
Row %	44.3%	55.7%	29.4%
I'm renting - priv...			
Frequency	32	6	38
Row %	84.2%	15.8%	14.1%
I'm renting - social			
Frequency	5	0	5
Row %	100.0%	0.0%	1.9%
Other (please spe...			
Frequency	3	6	9
Row %	33.3%	66.7%	3.3%
Column Total	111	158	269
			100%

Table 1: Yes and no respondents by tenure

As can be seen in Table 1, 100 per cent of social housing tenants and 84 per cent of private housing tenants supported Council's proposal, while 74 per cent of those who owned their home outright and 55 per cent of those with a mortgage did not.

Do you support Council's proposal to lease land at 52-60 Townhall Avenue for the purpose of Affordable Housing?			
	Yes	No	Row Total
The following questions will help us to understand more about you and are optional. The demographic information you provide on this form will not be linked to your personal details as it will be aggregated and used for analysis purposes only.			
What is your age group?			
16-19			
Frequency	0	0	0
Row %	0.0%	0.0%	0.0%
20-24			
Frequency	2	0	2
Row %	100.0%	0.0%	0.7%
25-34			
Frequency	24	19	43
Row %	55.8%	44.2%	15.8%
35-44			
Frequency	28	37	65
Row %	43.1%	56.9%	23.8%
45-54			
Frequency	16	37	53
Row %	30.2%	69.8%	19.4%
55-64			
Frequency	25	23	48
Row %	52.1%	47.9%	17.6%
65-74			
Frequency	12	21	33
Row %	36.4%	63.6%	12.1%
75 and over			
Frequency	5	24	29
Row %	17.2%	82.8%	10.6%
Column Total	112	161	273
			100%

Table 2: Yes and no respondents by age

As can be seen in Table 2, responses varied by age cohort. The majority of those under 34, as well as those aged between 55 and 64, supported Council's proposal. The majority of those aged between 35 and 55, as well as those aged 65 and above did not support Council's proposal.

6.3. Analysis of demographic information

The demographic data collected provides an opportunity for analysis and contextualisation of the submissions received. It was not the intention of the consultation process to produce a representative sample of the Darebin population, and the consultation approach targeted owners and occupiers within a 500 metre radius of the subject site. Nevertheless, it is useful to compare the demographic profile of submitters with the broader Darebin population, to contextualise the responses and understand which groups are being over- or under-represented.

6.3.1. Tenure

The results relating to tenure show that those in social and private rental are overwhelmingly supportive of the proposal (at 100 per cent and 84 per cent respectively). This could be related to these cohorts being those that are most likely to benefit from more affordable housing being provided. Notwithstanding this, those in social and private rental are under-represented in the submissions responses, when compared with the greater Darebin population. As shown in Table 3 below, private renters account for 31.5 per cent of the Darebin population, but only 14.1 per cent of submission respondents. Similarly, social housing tenants make up 4.3 per cent of the Darebin population, but only 1.9 per cent of respondents.

While attempts were made to reach groups that could reasonably represent the views of potential future residents, the response results indicate that this was not achieved. This reflects similar outcomes in other affordable housing projects in Melbourne².

Tenure type	Submission Respondents (%)	Darebin population (%)	Difference (%)
Own their home	51.3	28.7	+22.6
Paying off their home	29.4	26	+3.4
Private rental	14.1	31.5	-17.4
Social rental	1.9	4.3	-2.4
Other	3.3	9.1	-5.8

Table 3: Housing tenure of submitters compared to Darebin population

The majority of those who either owned or were paying off their home did not support the proposal (at 74 per cent and 56 per cent respectively). In contrast to those who are renting, existing home owners are less likely to benefit from the additional supply of affordable housing. In contrast to renters, home owners are over-represented in the submission responses. While only 28.7 per cent of the Darebin population own their home outright, this group accounts for 51.3 per cent of submitters. Those who are paying off their home are

² Press, M 2009, Community Engagement and Community Housing: Lessons and practical strategies for Local Government for responding to contested community housing proposals, prepared for City of Port Phillip, available at http://www.portphilip.vic.gov.au/Final_report_version_4_Sep09_i31.pdf

slightly over-represented in the responses received, at 29.4 per cent, compared to 26 per cent across Darebin.

6.3.2. Age

As with tenure, when comparing the age of submitters to the Darebin population, certain groups are over- and under-represented. As can be seen in Table 4, those aged below 34 are under-represented, while those aged above 35 are over-represented.

Age is particularly important in relation to tenure and affordable housing discussions. This is because young people are disproportionately impacted by the lack of affordable housing, and rates of home ownership among people under 39 have been steadily declining since 2001³. Recent research indicates that home ownership is increasingly influenced by the wealth of an individual's parents⁴. Rates of home ownership are declining among all Australians under the age of 65⁵.

Age	Submission Respondents (%)	Darebin population (%)	Difference (%)
20-24	0.7	7.7	-7
25-34	15.8	19.4	-3.6
35-44	23.8	15.6	+8.2
45-54	19.4	13.1	+6.3
55-64	17.6	9.3	+8.3
65-74	12.1	6.4	+5.7
75+	10.6	7.8	+2.8

Table 4: Age of submitters compared to Darebin population

Research from both Australia and overseas indicates that the typical demographic profile of objectors to affordable housing developments is older people that are home owners, wealthier, better educated and more likely to advocate for their interests⁶. It is important that the views of all people, even those that are not represented in community engagement processes, are considered in decision making.

7. Conclusion

This report has summarised the consultation process, submissions received, dominant themes in submissions and attitudes toward Affordable Housing. Council responses to the main issues identified will be in the Council report. The consultation process generated significant community interest and a high volume of submissions.

Broadly, the issues raised through the consultation process are similar to those raised in other developments in Darebin, and other Affordable Housing developments in Melbourne. Common themes among those supportive of the proposal included a recognition of the need for Affordable Housing, support for Council's leadership and recognition of the importance of

³ Wilkins, R 2017, The Household, Income and Labour Dynamics in Australia Survey: Selected Findings from Waves 1 to 15, the 12th Annual Statistical Report of the HILDA Survey, Melbourne Institute: Applied Economics and Social Research, University of Melbourne, available at https://melbourneinstitute.unimelb.edu.au/_data/assets/pdf_file/0010/2437425/HILDA-SR-med-res.pdf

⁴ Daley, J., Coates, B., and Wiltshire, T. (2018). Housing affordability: re-imagining the Australian dream. Grattan Institute, available at <https://grattan.edu.au/wp-content/uploads/2018/03/201-Housing-affordability.pdf>

⁵ Ibid

⁶ Press, M 2009, Community Engagement and Community Housing: Lessons and practical strategies for Local Government for responding to contested community housing proposals, prepared for City of Port Phillip, available at http://www.portphilip.vic.gov.au/Final_report_version_4_Sec02_131.pdf

diversity and inclusion. Common themes among those that were not supportive of the proposal included concern over car parking, the scale and form of a future development, the perceived impact on property values, and perceived impact on crime and safety.

Certain groups were over- and under-represented in the submissions received. People aged under 35 were under-represented, while those aged over 35 were over-represented. Renters of private and social housing were under-represented, while home owners were over-represented.

8. Appendix 1: Explanation of themes

Issue	Explanation	Example from submissions
Supports affordable housing	Supports the concept of and need for affordable housing. Acknowledges that there is a need for this type of housing in Darebin.	"We need more affordable housing in this area." "Any increase in affordable housing is greatly needed to assist those in need"
Concern over car parking	Concern over the loss of car parking, the increased parking demand resulting from the development and where existing car parking is inadequate.	"No parking means no business, no customers. On the peak hour, very often, my driveway is blocked by car parking"
Inappropriate Development	Concern that the scale, height, form or impact of any development would not be appropriate for the area.	"Inappropriate development for the area, and does not integrate with current landscape"
Concern over decrease in property value	Concern that the proposal will cause the property values to decrease	"My interest is to improve/increase the value of land in Darebin. This is not achieved by the development of so called affordable housing."
Crime and safety	The perception that an affordable housing development will result in increased rates of crime and decreased sense of safety.	"increase in crime and violent behaviour, and decrease in community cohesion." "crime is already an issue in the area and I fear this kind of housing will only lead to more."
Alternative Development/ Use Proposed/ Different Location	Proposes an alternative use such as multilevel car parking, open and green space, community hub space, more council space, child and disability centre or adopt the nightingale concept. Others have suggested a different location for affordable housing.	"Council should build and I.T hub linked to the library. Hub will include I.T hardware for all local residents to enjoy." "More parks, more green spaces, more playgrounds for Preston. And act now before there's absolutely zero space left to reclaim"
Traffic Congestion	Concern that the development will increase traffic congestion, that the area is already congested. Concern that congestion could impact productivity of Preston Central and reduce access.	"We have enough traffic its chaos in area as it is" "The Preston area over the years especially the past year or so has become so congested with cars and people everywhere making even a simple trip to nearby stores an ordeal."

Affordable Housing not Needed	There is enough/too much affordable housing in the area already. Or that the current use on the land outweighs the benefits of an affordable housing development therefore are generally unsupportive of the development.	"we have enough affordable housing. There is too many high-rise/apartments at Preston now." "The area does not need affordable housing as it does not fit in with the good standing of neighbourhood or/and the price of the properties in the area."
Supports Council and their leadership	Supports council's stance on affordable housing and applauds council's leadership in leading the way for other councils.	"The Darebin Council should be commended for this project." "More Councils taking a lead to utilise their land for affordable housing is very welcome and is expected to show what is possible for other councils and communities."
Inappropriate Location	That the proposed development is in a location that will have a negative impact on Preston Central's primary amenities such as High Street, Preston Station, Preston Market and the impact the suburban feeling of Preston, or that the location is not a suitable one for Affordable Housing.	"The location is inappropriate as it cannot support the increase in numbers as things are already strained." "Preston is not a suburb suitable for affordable housing. Not enough parking in the area as it is. Preston is a family based suburb and a very safe place to live."
Diversity and Inclusivity	The area should be affordable and inclusive to everyone regardless of their background and socio-economic status. Places value on diversity and inclusion in communities.	"Inclusiveness keeps communities vibrant and strong." "We want people of all incomes and backgrounds to be able to afford to live in our municipality."
Design - Height Concerns	Concern regarding potential height of a development and the perceived impact of this on the amenity of the area.	"I do agree with Council supporting affordable housing for Darebin. But I do not support a five storey development in a quiet back street, it would be different if it was on a main road. I would think that no more than 3 storeys is better suited to that area" "We do not support a possible 5 storey site being built in a small and tight area."

Concerns over future tenants	<p>Concern regarding the behaviour of future tenants, or holding particular beliefs regarding the attributes of these tenants.</p> <p>Council notes that some of the language used in these submissions is not respectful of the human dignity of people and groups. Council upholds its duty to protect individuals and groups from inhuman and degrading treatment.</p>	<p>"residents in affordable housing are known to cause trouble. This scares me as I live alone"</p> <p>"Unfortunately, low-cost affordable housing may attract the wrong kind of people for Preston."</p>
Leasing, tenure and purchase terms	Residents question the level of negotiation, monitoring and management over the lease and tenure of the development and whether or not the development can meet the objective of affordable housing with many hoping that Council can provide a positive outcome through their terms.	<p>"Council has a strong role in negotiating and monitoring property and tenant management."</p> <p>"A lease is preferable to sale because it will maintain an asset and ensure that the use meets an objective"</p>
Overpopulating and overcrowding	Development will overpopulate and overcrowd the area that will introduce issues surrounding parking, traffic congestion and undesirable people.	<p>"Firstly- overcrowding of flats in Preston - you are allowing the area to be overflowed with flats. We do not want our beautiful suburbs to be overcrowded with drug addicts, drug dealers, ex prisoners"</p> <p>"Preston is already crowded, needs more parking space. "</p>
Housing is unaffordable	Recognition that housing is unaffordable in Preston Central, with many supporting the development, many realise the rapid gentrification and increase of housing prices in the area make Preston a inaccessible area.	<p>"Increasing house and cost of living expenses result in debt stress on individuals and families, leading to negative situations for those affected. No-one is immune to the potential of such situations."</p> <p>"I think the cost of living and house affordability is ridiculous."</p>
Vehicle Access Concerns	Concern regarding the impact on accessing driveways through the right of way with the development blocking one accessway, increased difficulty finding off-street parking for residents leaving on the street and driveways blocked by parking.	<p>"Cars are always parking in front of my house, blocking my driveway "</p> <p>"The parking at Townhall Avenue is already a nightmare as majority of the households do not have driveways and rely on off-street parking."</p>

More Open and Green Space	There is a need for open space in the area. Suggests that the site should be an open space.	"There is No park at all near us for them to play in. If you want to get rid of the carpark how about do something we residents actually want, like a park!" "Integral green space and recreation for residents should be included."
Concern over future tenants: drug and alcohol use	Perception that future tenants will be substance abusers and impact the safety of the neighbourhood.	"Will entice drug addicts, drug dealers" "I do not want any sort of people who are not trust worthy, suitable, non reasonable, aggressive alcoholics, druggies living my area and we need more carpark."
Appropriate location	Location of the development is appropriate due to its proximity to amenities and services such as public transport, and Preston Central.	"It's a great location for it. Close to all facilities" "The planned site is a good location close to shops, public transport and other services."
Design - Neighbourhood Character concerns	Proposed development is not in keeping with the character of the neighbourhood.	"The character of homes in the City of Darebin is slowly eroding" "An apartment lot will ruin the street landscape and doesn't fit within the existing character of the area"
Land Size Concerns	Perception that the size of the land is not sufficient for a development of five storeys, or where more land should be dedicated to Affordable Housing.	"It would appear to me that the block of land is too small for the size of the development" "Why are we using a carpark, the smallest parcel of land."

Sub #	Y/N*	Can you please explain your answer? (identifying information redacted)	Is there anything that Council could change that would gain your support?
1	Yes	We need more affordable housing in this area. Many tenants are under rental stress, paying more than 30% of their income in rent. Any increase in affordable housing is greatly needed to assist those in need.	
2	Yes	Due to the length of this response, it is included in a separate page at the end of this attachment.	
3	Yes	My answer is a yes and no, but mostly a yes. I think long term leasing has a number of issues as it is often handed down within families/friends and is very hard to regulate. Another option to consider is the Nightingale model http://nightingalehousing.org/model/	
4	Yes	What does this mean? Who will lease the land and supply the affordable housing. There needs to be more information about how this can and will occur. I fully support social and affordable housing but there are many many ways this can occur. More information required.	
5	Yes	Affordable housing is a very important issue and council should do all it can to support more.	
6	No	The area is prime real estate property. You will lower the value of neighbouring properties with housing commission. Sell it off and lower rates. Look after your residents that pay rates.	Stop turning the Darebin suburbs into slums. The quality of residents has diminished in the almost 50 years I've lived here. My parents were disgusted with how the suburb changed from when they first built in the 1950's 1960's. And if you are a Green Council stop wood fired heating. The suburbs are stinking, people burn their rubbish like they did in days of old with an incenerator.
7	Yes	Affordable and accessible housing would be an asset for the local marginalised and disabled community, proving them with actual options to live everyday and typical functional lives. With the introduction of the NDIS Specialist Affordable Accomodation, this provides Darebin Council with the opportunity to be pioneers in the field and provide housing for marginalised and disabled young people to move out of nursing homes and live more fulfilling and functional, typical of their peers.	
8	No	I think the sentiment is very nice but I don't believe that council land in this area should be left open access for everyone in darebin	Find another site to lease that is not in a largely used community hub.
9	No	too many houses ; huge traffic congestion	1) make more wider roads 2) change the old rubbish collection principles (1990 systems) council uses- some areas you cant keep bins far apart for collection and also not be able to find a place to put your bin for collection due to large number of street parked vehicles.
10	Yes	We need to ensure Darebin remains inclusive. We still need pod design though it shouldn't be a developer free for all.	
11	Yes	Managing housing by a organisation that both has the land to use and not the need to generate the biggest profit works well for people in need of housing	
12	No	Our area has way to much congestion as it is and Council has done nothing to slow it down and now you lot want to build even more (and effectively a Housing Commission under a different name)	Leave the space alone, work with Developers on their site to allocate parts of their buildings to Commission House Projects
13	No	Although I understand the need for affordable housing I strongly disagree with this location. As a resident of XXXX I am extremely concerned with the amount of traffic and limited parking space we already have in this street. The street has already become basically one way with the amount of build up and street parking. It is becoming quite dangerous and I fear it is only a matter of time become a serious accident occurs. This parking space as it stands takes some pressure off of the street parking as it stands. I'm also concerned with the breach of security this would cause to the Police Station. Due to the fact this site shares a fence with the police station anything higher than a single story would look directly into the police station and provide easy access for anyone wishing to target or hold surveillance of the police. I'm concerned this proposed development will also bring down the value of houses in the area if this site turns into like so many other unsightly, vandalized, dumping areas that other housing sites have turned into. There must be a much more suitable site location with a lot more area and less impact caused to the current residents.	No. I do not agree with this proposal site at all.
14	Yes	I support the increase in public housing but all the sites proposed must provide for parking for both residents and also provide a separate public car park and also provide support services nearby for the public housing residents. In addition the housing must be for public housing tenants not for social housing which is a different category of tenant . The Lessee's must have strong KPI's to meet to ensure the maintenance of the site is upheld and there are contact number made public on the sites for complaints and for help for the residents .	
15	Yes	The need for affordable housing are widely accepted and outlined in Council's supporting documents. I support the lease of Council land because of the control over the project for it to proceed within Council guidelines and ambitions for residents. A lease is preferable to sale because it will maintaining an asset (land) and ensure that the use meets an objective (affordable housing).	
16	No	I object to the proposal on the basis that this specific area is already overcrowded and extremely busy. The police station, Townhall and library all attract an extensive amount of traffic to the location and creating another structure on that site is nonsensical to me. Further to this I don't support the placement of an "affordable housing" project right in the centre of the suburb. There are many other locations that would be better suited. Why council believes adding more congestion is a solution is beyond me and one I categorically don't support. I've seen the area grow and change over the 40 years I've lived there and have no appetite for seeing more high rise and quite frankly aesthetically unappealing buildings go up let alone one that is also going to be at the bottom of my street. The last thing that I would like to submit for your consideration is that I only found about this from a neighbour that was walking past me and decide to seek my opinion. He had surveyed the people in the street that we know collectively and only two people had received the notices. If you can always get my rate notice to me how is it that you can't get me a letter notifying me of a proposed building that will impact on me and my family. I normally support progress and I am all for social justice but this site is not the place for it.	Not in relation to this matter. There is nothing that can be done to the plan as long as it is for that site that would make me support it.

17	Yes	I think it's important for affordable housing in areas with good access to public transport and other amenities.	
18	Yes	everyone should be able to have a home and be able to afford one	
19	No	Crime is already an issue in the area and I fear this kind of housing will only lead to more.	No
20	Yes	Everybody should have the opportunity to have a safe home to live in - this will give that opportunity to a few more people :) Also I am sure there will be more demand for close, affordable housing with the high school opening up nearby soon.	
21	Yes	This allow middle-class families like us to afford house in Victoria as well. Darebin decision on providing housing land can make our dream of owning a house in australia true. Thanks in advance - we would try to prove our eligibility to build the house on our cost.	
22	Yes	I am wholly supportive of any move by the Council to increase the availability of truly affordable housing. However I believe any development that occurs on this, or any site in Darebin, should not simply house people in bland beige boxes, but be high quality, sustainable and designed to foster a sense of safety and community for its residents. I have lived in Darebin for 15 years and over that time have seen increasing levels of ugly, unsustainable and poorly performing developments in our suburbs. I have little faith in the planning process that has allowed these developments to be built.	
23	Yes	Melbourne housing can be unaffordable, especially for people with low incomes. This initiative will demonstrate leadership, hopefully encouraging other councils to follow.	
24	No	Preston needs more parking - not less! it's currently a nightmare and building more housing will only exacerbate the problem. I can't believe this is even being discussed.	No
25	Yes	Darebin should remain an inclusive place to live. I think public housing is a good way to make sure a diverse range of people can live in our area.	
26	Yes		
27	No	I am writing writing for (and with the permission of) my parents XXXXXX who reside at XXXXXXXX, Preston. The reasons for their concern is twofold. 1. In essence this is a narrow and very quiet residential street. However, with the demand for the use of businesses in High St and The Preston Market, many non-residents park in the street every single day. Full days on the odd side where there are no parking restrictions and on the even side where parking is restricted to two hours many drivers often overstay this time limit. Where are the vehicles that currently use the proposed site going to park if this proposal is successful? Where will the new residents of the proposed site be able to park? The parking situation is already untenable so this proposal will only further exacerbate the traffic problem. As a visitor I and other guests have often had to park many houses away from my parents home. 2. All homes on the entire street are no more than 2 stories high. The proposal states that the housing may in fact be approved as high as 5 stories. In effect this creates 'ghetto' like commission flats. History shows that this type of housing is rife with drug use and other criminal and social issues.	My parents appreciate the need for mixed housing. With this in mind they would be amenable to housing consisting of no more than 2 stories which would fit into the 'fabric and feel' of the street, however anything higher than this would be vehemently opposed for the reasons already addressed above.
28	Yes	Providing more affordable housing in a way that is integrated with the broader community is essential for building a more equitable and functional society.	
29	No	Due to value of the property in Preston.	No to go ahead with the Project RSTownhall9/7/18#1
30	No	I think it will another development of overcrowding and not enough car spaces to accommodate the residents. The idea of the development stepping down to neighbouring residential properties is concerning. Maybe council can look into an area that is more appropriate for affordable housing.	No, I feel very strong as do my neighbours and wider community that I have spoken to. RSTownhall9/7/18#2
31	No	N/A	N/A RSTownhall9/7/18#3
32	No	The whole suburb is filled with affordable housing and the prices of homes in the area are totally unaffordable. I propose doing a play centre for children in the area as there are not even 1 in Preston for children or a disability centre to help those in need. Not making the area more unsafe than it already is.	Yes making it a play/childcare centre affordable for parent's to pay. RSTownhall9/7/18#4
33	Yes	I believe in supporting a diverse community and people in need. But I am also concerned about overdevelopment. So my support would be conditional on appropriate public parking (no fees) still available, and not building too many units on site. I would like to see greater development of green space as part of the development. And adequate precautions for public safety. Would not support if there was no public parking, or too many units on the site - overcrowding, parking issues, social issuesRSTownhall9/7/18#5	
34	Yes	I agree - we want people of all incomes and backgrounds to be able to afford to live in our municipality. RSTownhall9/7/18#6	
35	No	It should be used for ratepayers purposes.	No RSTownhall9/7/18#7
36	Yes	There is a need for affordable housing. RSTownhall9/7/18#8	
37	No	City of Darebin crime rate is much higher compare average crime rate of Victoria, getting public low rent housing residents will only worse the situation. I don't want my home become next HeidelbergWest. Lots so called "low income residents" either are druggies of people taking advantage of those public housing while they earning a decent income somewhere else.	Nothing RSTownhall9/7/18#9
38	Yes	I believe we should have a integrated society and offer less fortunate people decent housing. RSTownhall9/7/18#10	
39	No	Preston is very unsafe as it is	Turn it into a park
40	Yes	Not wanting to make a specific point, but just to say, as a final year planning masters student, having just completed a housing report/research project, its just great to see a council really making a point towards the needs in this area. We need more of this kind of initiative, great work.	
41	Yes	I think affordable housing is important. I think council should take steps to address this issues. There is limited public housing stock and the current rental market means many people are having trouble accessing affordable housing. The planned site is a good location close to shops, public transport and other services. RSTownhall10/7/2018#11	
42	No	Will devalue my property - do not want commission house and will resemble Tyler Street as it was called Tyler Street. Afraid it will attract undesirables, drugs, drug traffickers as in Collingwood. Too many apartments in area.	Provide land away from centre of Preston. Preston is a beautiful suburb. RSTownhall10/7/2018#12
43	No	Overcrowding of suburb, lack of parking Devalue our homes Will entice drug addicts, drug dealers and petty crime Beautiful suburb will be spoilt - flats being developed at market, High Street and Plenty Road- too much development.	Industrial area RSTownhall10/7/18#13

44	No	The location that you propose is the gem and the heart of Preston. You have many other areas in Preston that had commission houses that were abused and demolished. We want the proposed location to increase in value and not devalue the area. I do not support this. I don't know how you cannot come up with something that will benefit and enrich the area to make it a sought after area. This is not the place for cheap housing.	No, it is a ridiculous idea. I have been a resident for over 50 years, Don't cheapen the jewel of Preston. RSTownhall10/7/2018#14
45	No	I am not against affordable housing. My concern is the already restrictive parking in my area. As is I do not have a car space in my complex and Council will not give me a parking permit as my complex was built after 2006. Continuously building more high rise buildings and not allowing for adequate parking for residents is creating more problems for people that live in the area. I am also concerned how the screening of the people applying for affordable housing would be done?	Yes, allow parking permits to residents in the area. Build to 4 levels rather than 5. Proper screening process, ensuring people coming into the area are honest and happy to contribute to the community and be a part of it. RSTownhall10/7/2018#15
46	Yes	I agree with the urgent need for low cost housing and the location is central. RSTownhall10/7/2018#17	
47	Yes	Council should be applauded for having a consultative process for considering the use of its assets for social good. I am supportive of building social housing - in terms of access of affordable housing and diversity within community. Housing should be well designed-high energy rating - attractive and sympathetic in scale to neighbourhood. Also adequate parking. Supportive - housing should be well designed, appropriate in size and scale to neighbourhood and diverse in size to accommodate spectrum of ages, gender and incomes- both Centrelink and low waged people. RSTownhall10/7/2018#18	
48	Yes	Want to see more affordable housing in City of Darebin. RSTownhall10/7/2018/#19	
49	No		RSTownhall10/7/2018#20
50	No	-Lack of open space (sit around and playground) within the area to support density development, therefore an public open space is need as part of this development -Lack of parking to high street and add more pressure to the existing streets -height res	only permitted 2 storey maximum height requirement and provide additional parking to support the growing catchment
51	Yes	I am a low income earner, working part-time with long term illness. Finding affordable housing is almost impossible in Preston. This suburb is my home. If I have to move again, I fear I will need to move to Campbellfield or further out. I strongly endorse council to provide affordable housing. RSTownhall10/7/2018#21	
52	Yes	Affordable housing is more useful than a car park	
53	Yes	Affordable housing is in short supply in Darebin. It would be great to see council show some leadership on this issue. RSTownhall10/7/2018#23	
54	No	Decrease property values in the area. RSTownhall10/7/18#24	
55	No	Parking is a huge issue in Preston. This will not help. We have residential parking at our house- Council cannot look after 5 houses that pay for a permit. Developers would push for less parking units happens everywhere. I would dislike living there if happens (word indecipherable) everywhere.	NO RSTownhall10/7/2018#25
56	Yes	We need lots more affordable housing and the location is near public transport and many services.	
57	No	over development	more parks, swimming pools or leisure centres
58	No	Preston is a beautiful suburb - very multicultural and consists of hardworking citizens and pensioner citizens. Firstly- overcrowding of flats in Preston - you are allowing the area to be overflowed with flats. We do not want our beautiful suburbs to be overcrowded with drug addicts, drug dealers, ex prisoners. We want our suburb to stay beautiful. Also it will devalue our properties.	Sell land that not close to houses - open far away areas. RSTownhall10/7/2018#26
59	No	Preston is already crowded, needs more parking space. No parking means no business, no customers. On the peak hour, very often, my driveway is blocked by car parking. NO to Housing Commission Highrise.	NO
60	No	Already lack of parking in Preston Murray Rad and High Street are too congested. Crime rate will increase.	No RSTownhall10/7/18#27
61	Yes	Great opportunity use existing council-owned land to increase affordable housing supply.	
62	No	Preston is already filled with affordable housing. Much prefer this be used as parkland for children to play.	Parkland - more of it. RSTownhall10/7/18#28
63	No	Preston has become overcrowding area.	RSTownhall10/7/18#29
64	No	We do not support a possible 5 storey site being built in a small and tight area- where there is hardly any parking space or green space to the local residents to enjoy. The area does not need affordable housing as it does not fit in with the good standing of neighbourhood or/and the price of the properties in the area.	Personal consultation - face to face and being more transparent. I've been here since 1972.
65	No	The greatest need in the area is for free public parking. I do not have confidence in the Building Division of Council to ensure public parking at the same level is maintained in any proposed development. History shows that exemption from parking provisions is regularly granted by Council.	NO RSTownhall11/7/18#31
66	Yes	Because I believe that everyone is entitled to have a roof over their heads. RSTownhall11/7/18#32	
67	No	Increased traffic in an already congested area. Parking issues. Increased crime. There are already High Rise Government housing on Elizabeth Steet.	No RSTownhall11/7/18#33
69	No	Please stop your social justice agenda. It is not councils responsibility to use land for public-housing. This is a state government issue, and it is up to public to vote on policy.It is easy to be generous with other people's money. What I would suggest to you, is that you offer your own homes in and rent out your rooms at a affordable rate instead!	RSTownhall11/7/2018#36
70	No	What's really needed in Preston, especially the Preston central area is more parkland. This will add immeasurably to the quality of life for those living in the area and the many more moving in. A housing development at this site is well intentioned but will be a mere dent in the growing need. And I believe that the impending glut of small apartments in the area will provide cheaper housing for those wanting to live in the area. More parks, more green spaces, more playgrounds for Preston. And act now before there's absolutely zero space left to reclaim. The council will get massive support from residents I believe. It's plain as day to me.	RSTownhall11/7/2018#37
71	Yes	why not, as long as they get a fair market-based rent coming in, and as long as they commit to using these funds to reduce rate rises in future.	
72	No	Preston is not a suburb suitable for affordable housing. Not enough parking in the area as it is. Preston is a family based suburb and a very safe place to live. Many residents are totally against this as soon as it became known. Would increase safety concerns in the area. It would drive house down in prices making Preston less attractive. Would reduce people wanting to buy/invest in Preston in the future.	No- do not support this at all. Not enough parking as it is and Preston is not a suburb suitable for affordable housing. RSTownhall11/7/2018#38

73	No	You're overpopulating the area in an already overpopulated space/area. The subject site has more benefits to be used as it is now as public car park in area where parking is restricted.	Move the subject site to another council owned area. RSTownhall11/7/18#39
74	No	Preston overcrowded as it is.	Probably not. RSTownhall11/7/2018#40
75	No	To whom it may concern As a long term homeowner of Preston I recently heard about Darebin council's plan to initiative to build on Towhall ave and I am deeply disappointed. Whilst I agree we need to do more about affordable housing. Why we are using a car park à €" the smallest parcel of land. Yet the council city offices has three times this land size. The council are saying they are committed to increase the supply of affordable housing. We seem to have the perfect solution Walker st estate but the council is only interested in selling to private investors (at the expense of the tenants. If we have the option to rebuild why aren't we doing it properly.) so I disagree with this initiative	RSTownhall11/7/2018#91
76	No	An already congested area that will already have to absorb the increased pressure from the towers development at the Preston Market. A really ridiculous proposal .	Yes use the waste of land that no one ever uses on the corner of Bird Ave and St Georges Rd Thornbury or all the land that people were kicked off behind Bell St and Oakover Rd
77	No	The proposal for the Townhall Tower is absurd. I am a resident and have been born and bred in Darebin, lived in XXXXX for over 23 years. I vote NO! There is too much going on in that area as it is and it will limit parking EVEN MORE and make it very difficult to access the lane. I also (from my work and experience) don't think that housing commission towers work, much better to spread people who are in need out across the community instead of lumping them all together. Intergration works way better. You need to work harder to solve the public housing crisis.	Build it somewhere else and lobby Ged to keep her promise and look into better public transport for the area.
78	Yes	We desperately need more social housing.	
79	No	The rate of development in Preston, especially high density housing, is ruining the area as a place to live. It is not just the disruption of the building process itself, which is exruciating, it is the pressure of traffic, parking, increase in crime and violent behavior, and decrease in community cohesion	Stop high rise development
80	No	With incomes of \$127,000 (families) I do not believe these groups need affordable housing.	Incomes to be lower RSTownhall12/7/2018#41
81	No	Multiple storey building spoil the beauty of Preston area especially on this site. It attracts all kind of people like commissioner housing. A single room units would be more appropriate for elderly people to live and can easily access to their needs surrounding.	As partly mentioned in Q2, single storey units for old age, like retirement village will be great.
82	No	Will devalue properties in the area.	No RSTownhall12/7/2018#43
83	No	There is already enough public housing in the area. There will be an increase in congestion. Increase in crime. Decrease in carparks where there is already limited spaces.	No RSTownhall12/7/2018#44
84	No	The proposal will not improve the amenity of the area. It is generally not in keeping with surrounding uses and streetscape.	RSTownhall12/7/2018#45
85	No	I personally do not like the idea of more low socioeconomic status residents around the Preston Town centre, which already has enough issues in the main streets with drug-affected individuals as well as youths and young adult gangs and groups causing trouble.	No RSTownhall12/7/2018#46
86	No	In our opinion it will devalue everybody's property in the area.	RSTownhall12/7/2018#47
87	No	This particular position is in the centre of buildings used for public and cultural purposes. For community use the area requires: The open land space The open air space The open visual space	In the near future Preston will have excess of apartments. Find a way to make use of this. RSTownhall12/7/2018#48
88	No	It will devalue my property	No RSTownhall12/7/2018#49
89	No	The area is already congested and overdeveloped. Parking is scarce and the area over-crowded. We are letting go of areas that should be used to bring communities together for more high rise housing. Explore a solution that requires developers of apartment blocks to have an allocation to social housing. Mixing social housing is a more effective option and eliminates ghetto style developments. There is an abundance of research from this style of housing being developed in the private sector in US, Canada and Sweden.	Stop all the high rise development.No, I will not change my view on this as it is also a small street that becomes congested with cars all the time. RSTownhall12/7/2018#50
90	No	Local area might increase in poor occupants Lack of parking as this is currently a problem.	Clean up the current area before considering changes. RSTownhall12/7/2018#51
91	No	Overpopulating an already populated area. Area better to be used as carpark to assist with restricted parking.	No -free up all areas to park. RSTownhall12/7/2018#
92	No	The introduction of more affordable housing in Preston to people on low incomes, particularly very low incomes would potentially create negative and poor effects/influences on the livelihoods of families/ elderly and children already existing within the area. There is also a large concern that an influx of tenants on very low-low incomes public and community housing would reduce the value of existing properties in the area.	RSTownhall12/7/2018#53
93	No	We have enough traffic its chaos in area as it is. To make it easy and deliver affordable housing reduce rates.	Fix the traffic problem provide more parking RSTownhall12/7/2018#54
94	No	Help people in the community by providing for the homeless. We should open our eyes to how many people are suffering in the City of Darebin. Rates are high, maybe affordable housing will help a small amount of people.	Many changes need to be made. RSTownhall12/7/2018#55
95	No	At this point in time Preston has only just started to increase in value including property and the right community, With the location and low income families I'm ok with but the culture and the council having no say around how the property is managed (ie - a closed community) this can open up to the bad reputation of community housing. Leads to commission housing.	No, at this stage there isn't enough being done to support the current low income communities rather than bringing in a 3rd party to do some or worse. RSTownhall12/7/2018#56
96	No	I strongly believe that at Preston. we have enough affordable housing. There are too many high-rise/apartments at Preston now, which can offer affordable housing.The high density development at Preston will not stop, as more high rises/apartments are at the pipeline of completion very soon. This overcrowded will put more pressure on city liveability, traffic and car parking issues and out of character for our neighbourhood area.	No RSTownhall12/7/2018#57
97	No		RSTownhall12/7/2018#58
98	No	Overdevelopment will cause the safe problem.	No RSTownhall12/7/2018#59
99	No	Nobody helped us when we needed and were working hard and struggling to pay off our home.	Sorry but no. RSTownhall12/7/2018#60
100	No	Your taking away parking that is required and the area does not need another highrise especially in a residential street. Preston has plenty of government housing tenants. There is no need for more.	RSTownhall12/7/2018#61
101	Yes	Everyone should have a home	

102	No	Affordable housing is the responsibility of state and federal governments not local councils who have no expertise in this field.	You need to look at the whole site including the old police station, court house and council offices and car park along with the subject site and come up with a Precinct structure plan for the entire site. There is an excellent opportunity for the council to make some great for the community on this site but it needs a vision and right plan.
103	No	If we open up the housing to people from lower economic strata that is not fair to people who are doing the right thing by working hard. If they cannot afford the house how can they pay rates and taxes.	No
104	No	Many residences in Townhall Avenue and Roseberry Avenue have no driveway access from the street, the only access is via the lane way, designated on the title as a right-of-way and shown on some GPS maps as a street. These houses must have access to the street at the Western end as there is not sufficient space to turn a vehicle around meaning that in whichever direction you enter, is the same direction you must leave. Most of the new units being built in both streets have only lane way access to parking areas and the lane way is already becoming congested. Townhall Avenue is already one of the most congested residential streets in Darebin, especially on market days. There are already major issues with a lack of parking in the street which results in people parking outside of designated parking bays including in the carpark in question causing disruption to residence. Townhall Ave is used by many as a rat run to Plenty road, despite the congestion caused by parked cars. Many (including some vehicles departing the council depo) travel down Townhall Ave at speed. The addition of a large housing complex will lead to increased congestion and traffic in the street resulting in increased danger for residence of which many are elderly or have young children. The size of the proposed building is completely inappropriate for this location. There are no buildings in Townhall Ave taller than 2 stories, a 5 story complex will be out of character for the area and will significantly affect natural light for existing properties which were not constructed to deal with such an imposing structure. There is no open parkland nearby, the closest parks are Zwar Park and Wood Street. Any development of this size on this block would mean residents will have no green space nearby. Although not a direct concern with the development of this site I would also like to raise the fact that I am extremely disappointed by the process that has been undertaken to notify residence of the proposal. Only my husband received a letter addressed to him specifically regarding the proposed construction. I find this quite offensive and antiquated as I too pay rates and am listed with the council as a resident.	Proposal of a much smaller development with adequate parking and green space for residence and the general public as well as guaranteed 2 way access to right of way during construction and once the project is complete would be acceptable.
105	No		
106	No		
107	No	This directly affects me as will be XXXXX. The size of the buildings will overshadow my house parking in my street is already a major issue, this ill get worse, when these residents will need to park, we already have a lot of affordable housing in Preston. Historically, residents in affordable housing are known to cause trouble. This scares me as I live alone.	No RSTownhall16/7/2018#62
108	No	Parking already a huge problem in Darebin.i.e Preston area. If housing is built, where are all the cars who use this area now go?	Ensure more parking available in Preston area. RSTownhall16/7/2018#63
109	No	I would prefer that the land is used as a community hub for all ages rather than affordable housing.	No RSTownhall16/7/2018#64
110	No	To put it simply, would mean that this future development would likely mean that our privately owned property price could be affected in a negative way.	No! Being an elderly citizen it is within our right to feel safe within our community. RSTownhall16/7/2018
111	Yes	Rents are too expensive and there is an extreme lack of affordable housing. Landlords make too much money and do so little for it - the real bludgers and it means people spend a lot less in all forms of business. Housing is a right, not a money making game. Create tiny home village with community gardens to eat out of. Our society is a shattered community thanks to land profiteering. PS I would love to manage such a project RSTownhall16/7/2018#66	
112	Yes	I believe housing is a basic human right. RSTownhall16/7/18#67	
113	Yes	Affordable housing is essential for our community, the site is currently underutilized and well positioned. I believe a mix of social housings at a medium density for low income individuals and families would be preferable. Security of tenure with support services closes by is valuable. Integral green space and recreation for residents should be included. RSTownhall16/7/2018#68	
114	Yes	I do support what is greatly needed RSTownhall16/7/2018#69.	
115	Yes	I came to Preston 1958 own our house, we find it the best place to raise our family. We support council. RSTownhall16/7/2018#70	
116	Yes	I believe we don't have enough affordable housing for the community. Far too many people are struggling and some are homeless. Giving people, safe affordable housing can help them make a good start and turn their lives around for the better. I would like Preston to be an inclusive community that cares for people who have been disadvantaged or going through tough times. RSTownhall16/7/2018#71	
117	Yes	Council has a responsibility to help supply affordable housing. Make sure its tall enough to get full value! Current land use as a carpark is highly underutilized compared to value to be gained from affordable housing. A great initiative hopefully the first of many. RSTownhall16/7/2018#72	
118	Yes	RSTownhall16/7/2018#73	
119	Yes	It will benefit the community. RSTownhall16/7/2018#74	
120	No	The land at 52-60 Townhall Avenue is in a distinct 'government administration' zone and housing at that particular site would be short-sighted and lock the area into a battle for office space, given the current non-compliant status of many of Council's buildings, the land is a prime site for development of new Council buildings that comply with Disability and other regulatory building standards.	No - the land could be used to design and develop a new Preston library integrated with a purpose-built intercultural centre and maternal health centre as well as house new council offices. The state of those three current buildings is appalling and our residents deserve more.
121	Yes	I believe local councils have a role to lead the way toward setting an example to the community and state and federal government by providing affordable housing.	
122	Yes		
123	Yes	It will help with homelessness. RSTownhall17/7/18#76	

*Yes or No response to "Do you support Council's proposal to lease land at 52-60 Townhall Avenue for the purpose of Affordable Housing?"

124	Yes	Its a great location for it. Close to all facilities I support and encourage diversity and inclusivity in my neighbourhood With Preston's rapid gentrification and soaring house prices it is important to lock-in affordable housing in our community asap. RSTownhall17/7/18#77	
125	Yes	The waiting list for affordable housing is enormous. RSTownhall17/7/18#78	
126	Yes	Affordable housing is at crisis point and its great that Darebin is doing something about it. The position is ideal.Safe, near the police station and handy to many main transports- bus, tram and train. RSTownhall17/7/18#79	
127	Yes	Yes, as long as the building is designed with aesthetics in mind. In other words don't build an unattractive concrete box but something that enhances the local streetscape. RSTownhall17/7/2018#80	
128	Yes	RSTownhall17/7/18#81	
129	Yes	I believe those I need deserve suitable housing. RSTownhall17/7/18#82	
130	Yes	Because there is so few affordable houses/units for people on low and even moderate incomes, it makes good sense to offer council owned land. Please ensure that all sustainable options for passive, energy efficient building materials, applicants are used. RSTownhall17/7/18#83	
131	Yes	We have a housing affordability crisis in Melbourne and I am please that my municipality (Darebin) is prepared to make a strong contribution towards alleviating this crisis. RSTownhall17/7/18#84	
132	Yes	Diversity in the community is a strength. The proposed location is close too many services and public transport. RSTownhall17/7/18#85	
133	Yes	It will be good for the community. RSTownhall17/7/18#86	
134	Yes	Yes- I am very poor, I have struggled to find affordable accommodation since moving to Melbourne in 2011. I currently pay over 90% of my income to rent not including bills. I struggled week to week and rely on help still from my parents. I have had a long term injury and back at school to hopefully change my career and earn an income that I can simply support myself. I have been waiting since 2013 for an affordable housing waiting list - I am single female 40 years old. RSTownhall17/7/18#87	
135	Yes	It looks like there's is no interference with surrounding homes. RSTownhall17/7/18#88	
136	No	Effect our character of neighbourhood The site locates the centre of Preston, where cold be built some public facilities much better for the community and more attractive for the people who running businesses, so that it is good for the economics of this suburb, and provide more opportunity of jobs.	No. RSTownhall17/7/18#89
137	Yes	There is a need in the area. RSTownhall17/7/18#90	
138	Yes	There is affordable housing on my street and it is fine. I'm glad people have somewhere to live and its great for increasing the diversity in my area. RSTownhall17/7/18#92	
139	Yes	A shortage of public housing. RSTownhall17/7/18#93	
140	Yes	I am on DSP and pay half my payment in rent - affordable housing would help - I am on a low income, some weeks I find it hard to buy the food I need. Being and having diabetes and high blood pressure and few other health problems paying for medications is also hard. RSTownhall17/7/18#94	
141	Yes	Right thing to do - right location. RSTownhall17/7/18#95	
142	No	This area is already crowded. This area need car parking places for the businesses on High Street. No parking places, customer will leave Preston. Cars are always parking in front of my house, blocking my driveway - I already paid too much for council rate. Please think about that. RSTownhall17/7/18#96	
143	No	Reduce value of current properties. Increase risk of crime in the area.	No RSTownhall17/7/18#97
144	No		RSTownhall17/7/18#98
146	No	I do not want any sort of people who are not trust worthy, suitable, non reasonable, aggressive alcoholics, druggies living my area and we need more carpark.	RSTownhall17/7/18#100
147	No	Council should build and I.T hib linked to the library. Hub will include I.T hardware for all local residents to enjoy. RSTownhall17/7/18#101	Don't consider any affordable housing in the City of Darebin.
148	No	We are against the use of this land for affordable housing as we do not want to bring the area down any more and don't want to encourage more "commission" style housing in Preston. There is already too much.	No, we don't want this in Preston. RSTownhall17/7/18#102
149	No		RSTownhall17/7/18#103
150	No	There has been to much development which has been allowed to be erected in the municipality ad the council have had very little disregard to the factor of parking. If these buildings are to be approved the issue of parking needs to be addressed. As residents we don't have access to parking in front of our houses because of the increased number of people occupying the area.	No - because all the council is interested is in rates, not residents interests. The whole area is becoming less liveable and enjoyable because of all the high rise buildings. RSTownhall17/7/18#104
151	No	Preston and surrounds is starting to look like the city. There are too many apartments in this area. We need to remember that this is the suburb and therefore should have a suburban feel and not like the city.	Build less apartments. RSTownhall17/7/18#105
152	No	I think it is up to residents in the immediate area to decide on tall multi storey buildings going up near them. I could have a multi- storey go up next to me and I wouldn't like it	RSTownhall17/7/18#106
153	No	I would not support the building of accommodation which is up to five storeys high. To ghetto like, too many people and creates an ugly skyline. RSTownhall17/7/18#107	If the housing was single or double storey.
154	No	As a land owner and rate payer, my interest is to improve/increase the value of land in Darebin. This is not achieved by the development of so called affordable housing. I therefore oppose the proposal to lease land at 52-60 Townhall Avenue for the said purpose.	Council owned land should be developed in a non-skewed way and in accordance with the usual market forces. RSTownhall17/7/2018#108
155	No	It will unfortunately allow migrants and undesirable people being allowed to live in the area. They would be better served living in the Hume municipality.	Listened to the ratepayers for once. Stop wasting money on bullshit open space projects. RSTownhall17/7/2018#109
156	Yes	I am proud to be living in a community in which the council values the diversity of its community. I think providing affordable housing will assist in preserving the diversity of peoples in the City of Darebin, which in turn will continue to demonstrate the City of Darebin's commitment to all members in our community. Inclusiveness keeps communities vibrant and strong. RSTownhall17/7/2018#110	
157	No	The street is already overcrowded. A development if this size would further congest the area, where there is not enough parking already. It would also impact negatively on High Street shops were parking is limited.	Turn the old RSL site into a multi level carpark to replace loss of existing parking. RSTownhall17/7/2018#111
158	No	We need this parking when doing business at council.	No RSTownhall17/7/2018#112
159	No	Do not agree to giving away our assets	RSTownhall17/7/2018#113

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160	No	This will bring the value of property down in the Preston area. I do not want to own property or live near a housing commission area.	NO RSTownhall17/7/2018#114
161	No	It is hard enough to find parking already the way it is. We don't want it to be even harder.Thank.	Not to build housings. RSTownhall17/7/2018#115
162	No	We don't want to degrade our area with public housing. We are trying to protect our investment and sense of established community worked hard to earn their homes. Residents needs to earn the right to live here. Inappropriate development for the area, and dose not integrate with current landscape. Over crowding in one of the most congested streets in preston. Inappropriate development for the area, and dose not integrate with current landscape. Over crowding in one of the most congested streets in preston.	No, we do not support this in any way. RSTownhall17/7/2018#132
163	No	To Whom It May Concern, I recently received a letter re affordable housing at Townhall Ave, Preston. My views re the council proposal to build at Townhall Ave is OBJECT. Whilst affordable housing is a major community concern and needs to be addressed, I believe the Townhall proposal is not addressing this. I believe a suitable alternative arrangement is the Walker Street estate in Northcote. However the Council wants to sell this to private investors therefore, relocating the current residents and their range of programs and community services. Why I ask? The current issues that I can see are: Lack of parking at Townhall and other streets such as High Street and will certainly add more pressure to the existing streets. The parking at Townhall Avenue is already a nightmare as majority of the households do not have driveways and rely on off-street parking. An apartment lot will ruin the street landscape and doesn't fit within the existing character of the area and potentially over shadowing 48 and 50 Townhall Avenue. Lack of Open Space. The Townhall proposal also needs to address the social mix model to ensure affordable housing tenants can interact with the private occupants on the street. Both Townhall Ave and Roseberry St are usually California bungalow and Victorian style houses. I believe an apartment lot will definitely ruin the height and the street landscape. It certainly doesn't fit within the existing character of the area and potentially over shadowing the existing home of 48 and 50 Townhall Ave. The Townhall Ave neighborhood is quite quiet and holds lots of beautiful charm and would be destroyed with the proposed affordable housing. Parking at Townhall is already a nightmare, with the majority of the households do not have driveway and rely on off-street parking. The lack of parking on High street has already added pressure to Townhall Ave parking. The proposed apartment lot will just increase the traffic and parking needs in Townhall Ave and needs to be addressed especially since the old site is already a parking lot which is currently used up. Therefore I ask, where will people who park at Townhall going to use? The library parking is always full so that's not even an alternative. I do sincerely hope that the council does not support this project for the sake of the Preston community and the residents of Townhall Ave.	The council can continue with the alternative arrangements at the Walker Street estate in Northcote. RSTownhall17/7/2018#117
164	No	My concern is the type of tenants that it will attract. Who will vet the tenants staying there? There are anti-discrimination laws to consider in this process. What power does the council have to remove undesirable tenants? Unfortunately, low-cost affordable housing may attract the wrong kind of people for Preston.	RSTownhall17/7/2018#118
165	No	Previous bad experience with public affordable housing being developed. I don't believe low income housing is necessary and it will have an effect on surrounding house prices.	RSTownhall17/7/2018#119
166	Yes	Too much homelessness, need more affordable housing for people struggling everywhere including Darebin. RSTownhall17/7/2018#120	
167	Yes	Priority to be given to families with children so they don't have to sleep in cars. RSTownhall17/7/2018#121	
168	Yes	It is important that everyone, especially children, are able to access housing. RSTownhall17/7/2018#122	
169	Yes	Lack of affordable housing is clearly a social issue that needs to be addressed. Local government, as the level of government most closely connected to the community, is well placed to help,or even take a lead in responding to this issue, so I support Darebin Council's proposal to considering 52-60 Townhall Avenue, Preston on a long term lease, for the purposes of community housing. My only comment in terms of the actual built form of the housing is to ensure quality, best practice design that fits with the character of the area and is not overcrowded. Also the future tenants should be involved in the design process and in establishing future management arrangements for the development. RSTownhall17/7/2018#123	
170	Yes	I am in support that the council should be helping those in the community - especially with the staggering numbers provided in the letter. My main concern is the generalization that public housing is often associated with crime but I hope that the proposed location next to the police station and council buildings will deter this. RSTownhall17/7/18#124	
171	No	RSTownhall17/7/2018#125	
172	No	Negative experience with affordable housing. Bad experience with affordable housing and development in this area.	RSTownhall17/7/2018#126
173	No	Previous negative experience with development in this area, and development of public housing in other areas.	RSTownhall17/7/2018#127
174	No	Not keen on more development and more housing without infrastructure upgrades in the area. Also affordable housing from previous experience has not been managed well.	RSTownhall17/7/2018#128
175	No	Increasing density will increase overcrowding of car parking and placing extra strain in facilities. Public Housing will introduce more crime in the area, including drugs. we would like to maintain our clean street (word indecipherable) without the above overpopulation. This development will affect surrounding properties. Please improve the community value, not decrease value.	No, please build public housing in the outer suburbs where land is cheaper, state government job not council. RSTownhall17/7/2018#130
176	Yes	I support the use of the land for specialized accommodation for younger single people with profound disabilities who need single, supported housing (not in group homes.) Focus on under age pension age. It is impossible for these people to be allocated social housing due to waiting list. Need accomodations for one person plus an unrelated cases 24/7 RSTownhall17/7/2018#131	

177	Yes	Public car park must be equal or more than current spaces. Resident car spaces-at least same number as residences. Residents: a mix of single, couples and family(1-3) bedrooms. Social and financial mix of very low to medium income levels cited. Not on Social Housing Register. No grouping - a mix of all types throughout, including disability. All ground floor units designed for wheelchair use & access. Mix owner occupier & rental. Lift of sound quality installed, fit wheelchair +3 min.. Quality construction & design, last 50 years + before renovation required.	
178	Yes	I support the development of affordable housing in all communities. RSTownhall18/7/2018#135	
179	Yes	Preston needs to ensure ongoing equity. RSTownhall18/7/2018#141	
180	No	'Affordable housing' is a term synonymous with low income housing, filled with drug addicts living in squalor, scaring off investment. I believe by building 'affordable housing', Preston may become the next Heidelberg Heights.	No RSTownhall 18/7/18#134
181	No	First its an eyesore. All the buildings around the area are single or double storey. Second of all it will increase the crime rate in the area and the area is made up of an older generation. Thirdly, why in a parking area when the court house and police station need parking for their activities. Fourthly why don't you build it in Bell Street where there's the same public transport and more space.	Build near the old PANCH Hospital more room for parking and there are tall building in the area. RSTownhall18/7/2018#133
182	No	Increased congestion.Reduce house prices.	No
183	No	I do not support the decision. There are many other areas in Preston that could possibly support the idea. Why do you want to destroy the value of the heart of Preston. I am a resident of Darebin for over 50 years and want the value to increase and be a quality place to live. If you cant afford the place go to a cheaper place. My kids had to move that way so can the others.No no no.	No -who ever thought of this should be stood down. RSTownhall19/7/2018#136
184	No	Being so close to Preston market - traffic plus parking is already an issue by demolishing the existing parking we are only creating more issues and no parking relief. By creating a max 5 level apartment this will change the height - street scape. Especially since Townhall and Roseberry Street has been predominately a residential zone. If apartments need to be built it should be capped to 203 levels with deck parking for residents and visitors.	There seems to be a suitable/ideal solution - Walker Street estate in Northcote. Residents are happy (not to relocate) and they have suitable community programs and services. Yet council is planning to sell to private developers. RSTownhall19/7/2018#137
185	No	The reason that I disagree because the people and children who lives in this area will make the are worst more trouble in the area. I have lived in Richmond Housing Commission for 22 years I know it well. Please do not let them build housing for these people here. More trouble makers in the area, druggies and so on.	Why don't we build entertainment places like play table tennis, badminton and some other sports activities. RSTownhall19/7/2018#138
186	Yes	Yes, as it caters for another demographic in our area. RSTownhall19/7/2018#140	
187	No	We moved into this area on the assumption it would remain as it is. I feel my home will be devalued if this build goes ahead. I will not feel safe in this area. The character of homes in the City of Darebin is slowly eroding.	Yes, build it somewhere else. RSTownhall19/7/2018#142
188	Yes	Victoria desperately needs more public housing and the government is doing little about it. I totally support Darebin Council's ethical approach. People need help now that housing and cost of living itself is going up expotentially and wages stagnant. It is an opportunity for council to take leadership and may inspire other councils. RSTownhall19/7/2018#143	
189	Yes	So many people are looking to buy a house and are being priced out of the market. When you say "lease" does this indicate the possibility of "Public Housing". I know the list waiting for this assistance is enormous. RSTownhall19/7/2018#144	
190	Yes	As it is only being used as a car park I think it would be good for affordable housing as there are many people sleeping in cars and on the street. RSTownhall19/7/2018#145	
191	No	As the owner of a business in Darebin (at Preston Market) I believe the loss of car parking will be detrimental to the market and the High Street Precinct.	More car parking like other Melbourne councils supply. RSTownhall19/7/2018#146
192	No	Its overcrowded as it is with not enough parking or infrastructure. Crime will increase and over populate in the area.	No. RSTownhall19/7/2018#147
193	No	A multi storey apartment block will bring an undesirable element to our suburb. It will increase crime and urban stress to our community. ie- parking, transport, health facilities. A commission highrise will devalue the value of our homes.	There is too many multiple dwellings in Darebin. You need to preserve our suburb and our standard of living and safety. RSTownhall19/7/2018#148
194	No	Our application for a residential parking permit was rejected because our house was built in 2005. Building low cost housing on the site of the car park is going to make parking in our street even more difficult. Also, there would seem to be evidence to suggest that low cost housing leads to reduced property values.	Allow us to pay for the privilege of parking on the street outside our hose. RSTownhall19/7/2018#149
195	No	Areas with affordable housing typically have higher rates of crime, drug-offences and less productive members of society. Preston has a large elderly community, these vulnerable citizens are subject to the above offences. I own a property nearby, would the decrease in property value be compensated. Decrease property value Increase in non-productive members of society Increase in crime rate	No. RSTownhall19/7/2018#150
196	No	Parking is a problem as a retired person that needs caring, parking is already very difficult for my carers. Multi raised towers for pubic and community housing will become the slums of the future and draw a lot of undesirable people to the area and perhaps decreasing property values.	Supply parking and single storey building - not multi level tower which I am sure will become a slum. RSTownhall19/7/2018#151
197	No	To close to Central Preston, too crowded and noisy for the people who live in. Think about move it Reservoir (close to train station)	RSTownhall19/7/2018#153
198	No	Providing land for/making provision for Affordable Hosing is not a primary role for Local Government. I am being asked to pass judgement on a half baked proposal which contains too many uncertain. A building applications is currently underway for the site of the Preston Market, City of Darebin has been involved with this development under a number of guises. Would it not be possible to negotiate a couple of floors of the development for community housing?	Doubt it! Above are just three of my concerns - there are a plethora of others. I would like, however, to congratulate Council on seeking the views of all its rate payers including businesses who pay the rates but do not own the building from which they operate. RSTownhall19/7/2018#154
199	No		RSTownhall19/7/2018#155
200	No	Firstly, I'm glad its not next door to me! 5 storeys seems excessive and I am concerned about Preston becoming a ghetto - this type of development adds to this possibility. Car parking is already in short supply, development in the market will further compound this issue. Inner city infrastructure is not keeping pace with population growth-this needs to be addressed.	Reduce scale to max.3 storeys, ensure sufficient car parking. Develop infrastructure vision/plan. RSTownhall19/7/2018#156
201	No	This area is already quite dense, traffic issues and population too much.	Improve traffic flow and care park and public transport. RSTownhall19/7/2018#157
202	No		RSTownhall19/7/2018#158

203	Yes	This is a noble endeavor. Everyone should have access to housing they can afford. Darebin will be culturally diminished if it loses it lower income residents. RSTownhall19/7/2018#159	
204	Yes	RSTownhall19/7/2018#160	
205	No	I disagree - not building for housing	RSTownhall19/7/2018#161
206	No	It will devalue the area.	No! RSTownhall19/7/2018#162
207	No	I am the carer for my mum at XXXXXXX. On a daily basis I find it difficult to park in and out of the driveway as it gets blocked by cars who are trying to fit into any possible parking space. This proposal for building is completely irresponsible for home owners in the street. Council is completely out of touch or has no regard for existing homes who cannot park in or in front of their homes and this includes current parking spots provided by council. This is a residential street, theres no place for apartments. What are you thinking! Start doing your job and place these apartments where is appropriate.	No, council has disregarded numerous problems this development would create for existing homeowners in the street. Council needs to leave the car park where it is. RSTownhall19/7/2018#163
208	No	I just bought in the area, because of the fact that it has the market, station and adequate parking. Adding more houses will only congest the area even more. Why cant they be built in new areas where land is plentiful, create new suburbs and give the already expanding Melbourne some relief. Australia is one of the biggest countries in the world, why cramp people together when they don't have to.	Add more greenery, more grassland, parks, tress, dog parks as around High Street there is not that much. RSTownhall19/7/2018#164
209	No	This will devalue my property among with other people's property in the area. The market value of my property will decrease. This will block our backyard and be significantly visible in our backyard and will feel uncomfortable. It is already a very congested residential street in Preston along with other very congested streets nearby. I have been living in XXXXXXX for 42 years and will be very sad and disappointed if this proposal goes ahead. There are already a number of new apartment complexes being built in Preston & we don't need another one.	No, I am strongly against this proposal. I will be very disappointed if this goes ahead. RSTownhall19/7/2018#165
210	No	There are enough commission properties in Preston! Audit those that are in the current ones and you'll find they should not be provided with housing. everyone is doing it tough.	No more affordable housing. RSTownhall20/7/2018#166
211	No	The Preston area over the years especially the past year or so has become so congested with cars and people everywhere making even a simple trip to nearby stores and ordeal. Building Commission highrise housing would increase this problem and more to an extent that it would create an atmosphere and situation that is no longer family friendly but would fee like you are living in the middle of the city. Parking is already very difficult as it is and would get worse. Surely there is another site somewhere in the vicinity but a bit more out of the way that could be found.	No RSTownhall20/7/2018#167
212	Yes	Houses are way to expensive in Preston. I wish we had support like this earlier. RSTownhall20/7/018@168	
213	No	No	No RsTownhall20/7/2018#169
214	No	Any sort of market should be free market of economy, including housing market. Market will adjust it by itself, human intervene too much only will make it worse. For people cam afford or not, he should find a way to suit the market. Free market, free economy. Short term, you see how many people you help. Long term, you damage the tax payer money, worse than benefits.	RsTownhall20/7/2018#170
215	Yes	I think the cost of living and house affordability is ridiculous. RsTownhall20/7/2018#171	
216	No	Too much congestion for the area affecting parking and also brings in a certain element of people in the area, Not an appropriate spot for such a dwelling.	No RsTownhall20/7/2018#172
217	No	Council should get market rate returns for leasing of such assets.	Yes explain market rate % discount to be given. If reasonable, may change mind. RsTownhall20/7/2018#173
218	No	Definitely not needed and would "cheapen" the area of Preston. RsTownhall20/7/2018#174	
219	Yes	All for additional affordable housing, more efficient use of land with easy access to central Preston (groceries/market/supermarket/services). Housing affordability (or lack thereof) and homelessness are a massive problem.	
220	No	It would appear to me that the block of land is too small for the size of the development. The disruption to the street during any construction would be a nightmare for residents, many of whom are now elderly and at risk of crossing the street. As a resident of XXXXXX, this street is already congested with residential parking; with workers from High Street parking in the all day parking on the southern side of the street; with people parking and walking to the library activities; and with many cars using the street to avoid the traffic lights at the corner of Gower St/Plenty Road. There is a boxing gym which operates six days a week and this adds to the volume of traffic. Police cars also whizz up and down the street 24 hours a day. As a resident without a driveway, access to the right of way, in both directions, is needed 24 hours a day to enable parking in our garage and from the sketchy plans it would appear that the right of way may no longer be there. When the Police Station was being developed, I wrote to the then Council with concerns about the right of way and was assured that access to properties would never be affected. I hope that this will still be the case. It was mooted that there would be development on the Ex-RSL, The Old Court House and Old Police Station Sites. Is this development still to go ahead?	No
221	Yes	I represent a group of residents from Melbourne western suburbs that is highly supportive of an increase in affordable housing and who is actively seeking to encourage local government to proactively support and facilitate outcomes such as this. More Councils taking a lead to utilise their land for affordable housing is very welcome and is expected to show what is possible for other councils and communities.	
222	No	No doubt the government should play a role to ensure that its people have access to housing, other basic necessities and a social safety net. However it should do so in a manner that has minimal interference with the free market. Rather than the current proposal, a rental subsidy in the form of vouchers can be provided, and the council needs not be on the other side of the tenancy as a housing landlord. The current proposal is a highly inefficient way to provide the subsidy because, when households shrink as children grow up and leave, or spouses separate or die, the remaining members tend to stay in the same unit, paying little or nothing for rental, resulting in underused properties. Old habits of the past should be abandoned "public housing" should be replaced with "Public Rental Vouchers", provided based on regular declarations of income, assets and household size of the recipients. This would be by far more efficient so I am urging the council to reconsider its proposal thank you.	No

223	No	Overdeveloped	More public facilities, eg swimming pool, parks, shops etc
224	No	The only access I have to my driveway is via the right of way laneway. This proposed building would block the access to the laneway and make it difficult for me and any tradesmen that I need to attend my property to leave and enter the laneway. It is already a problem when they have small trucks which cannot negotiate the turn at the other end of the laneway as it is so narrow. Council has allowed the building of the townhouses with two garages next to the police station at the end of the laneway and another development is occurring which will also have rear lane access for the residents. It is already a busy right of way and to suddenly decide that the laneway will not have access from both ends as a normal street does will make it more difficult for residents that rely on the laneway to access their properties. In addition I bought in XXXXXX as I did not want to live in a street near any high rise buildings or have them visible from my yard.	No
225	No	Our view is that a multi-level "affordable housing" building is not appropriate in one of the best neighbourhood streets in Preston Central. In particular if the idea is for every dwelling within the building to be provided for public housing. The obvious risk is that these tenants engage in anti-social behaviour directly affecting the existing residents & obviously the value of our existing asset would be compromised.	The only way we could support this idea is if the percentage of subsidised housing within the development is no greater than 20%, this would better represent our demographic. - The other point that council should consider is the real lack of green space in this pocket of Preston, where can our kids play and run about? It would seem obvious to us that a childrens playground in close proximity to the Library would be excellent use of this area.
226	No	1. The proposed development would not respect neighbourhood character of Town Hall Avenue or the immediate area and is considered over bearing and out of character for the area. 2. The density and type of development will have an adverse impact on street parking, and will likely attract a higher number of vehicles than can be accommodated on site, therefore spilling into the adjoining streets. 3. On an average day, Town Hall Avenue has very limited parking spaces available on the street, which already creates traffic congestion and parking issues., and will be further exasperated with the loss of the existing car park as a result of the proposed development. 4. Increased congestion on the neighbourhood as a result of this development will present a hazard for waste collection given the current congestion problems and limitations to be able place bins on nature strips to number of vehicles currently parked in adjoining streets. 5. The proposed development would most likely result in a loss of property values in the immediate area due to the visual appearance and over development of the site. Increased noise generation may also cause a significant loss of amenity to levels that are unacceptable in a neighbourhood and residential area. I do not support the proposal and believe that the site should remain as a public car park for use by the local community and adjoining residents.	No
227	No	Townhall Avenue will be overloaded with this housing proposal. It is congested with traffic and parking is difficult and often unavailable with the overload of Preston market and Hugb street. The location is inappropriate as it cannot support the increase in numbers as things are already strained. There has been no consultation with the residents of Townhall Avenue. The timeline from announcing the proposed development to the decision date has been very quick and that raises concerns. This proposal needs to be reconsidered.	No.
228	No	I've grown up on Townhall Avenue with my family since I was a child, and we have grown to love the community that is Preston and how peaceful and iconic the suburb is - the library is around the corner, the police station, Preston Market and High St. To consider placing commission high rise will significantly impact the peaceful and iconic suburb I grew up in - in fact I think it would deter people from wanting to explore Preston as a place to live. It will also impact house pricing which is unfair on those who have lived in the neighbourhood for years. If something is broken, there is no need to fix it. I strongly oppose against this.	No.
229	No	This is a car park vital for High Street traders, Preston Market, Library. Why haven't you indicated this in your submission. Leave the car park alone, which is also next to the Police. IN Darebin at the moment there are multistory apartments going up everywhere destroying Preston. What about the XXXXXX next door to this monstrosity that you want to put up. There are currently vacant ex-housing commission to put up. There are currently ex housing commission blocks which have been now vacant for years which need to be developed now. (behind Maccas on Bell Street and Penola Street, Preston.	No- because Council doesn't care about the little people who live next door to this development and looks after developers. RSTownhall23/7/2018#181
230	No	I believe the proposed development would depreciate existing properties/apartment. Recent development has already flooded the local area causing depreciation of apartments in the area beforehand. Removal of an existing carpark and no plan to replace with some number of spaces will cause further problems with parking, especially with shops and a market nearby. Where is the local opportunity for these new occupants to go? To socialize, I anticipate/forsee social issues associated with lack of activities in the area.	No RSTownhall23/7/2018#175
231	No	Townhall Avenue is a beautiful street and situated in the central of Preston. On the end of the street, on one side is the library and on the other side is the police. We are at the back of the City of Darebin. All the residents get on well together. Why on earth you like to spoil the Central of Preston. Thank you. XXXXXXXX	RSTownhall23/7/2018#176
232	Yes	We have a responsibility to support everyone in society. Increasing house and cost of living expenses result in debt stress on individuals and families, leading to negative situations for those affected. No-one is immune to the potential of such situations. Consideration must be given to street parking solutions if the housing development proceeds. RSTownhall23/7/2018#177	
233	Yes	There are no public housing close to the proposal site, therefore it is a good idea to lease the site out for affordable housing. RSTownhall23/7/2018#178	
234	No	A public car park is a big issue in the Preston. We need more spaces for the public car park particular in the business areas.	Provide more public car park areas. RSTownhall23/7/2018#179
235	Yes	Preston is fast becoming unaffordable for those of lower socioeconomic circumstance. This development will in part address this for some. RSTownhall23/7/2018#	

236	No	Great another ghetto. Who's knuckle headed idea was this? And the Council see's this as another exciting opportunity to squander rate payer assets and money. Wouldn't you want to maximise the rate payers asset and put the money back into improving amenities rather than passing them off 'at very low cost'. 50 years is not a practical term lease for this type of development we would be inheriting back a block of slums. Public and low cost housing is the framework of the Victorian State and Federal Government and the council shouldn't stick it's beak in State and Federal Government politics. Singles earning \$60.510 and couples on \$127.080 don't need subsidising from Darebin rate payers and rate paying pensioners. What the Council wants is NOT what the rate payers want you should be doing what's best for the residents, rate payers and Preston. The development on the site will be controlled by the Darwin Planning Scheme by allowing a 5 storey concrete box slap bank in the middle of a single level suburban housing. Is this the same mob responsible for the Thornbury junction Plenty Road High Street high rise BRONX? The car parking on the site works fine and takes parking pressure off the main drag and is a convenience for businesses in the area and for residents as well as contribute to anti social activities associated with this type of establishment. 'It ain't broke it dunna needa fixin'. You can't manage the graffiti, the filthy lane ways and streets (David Street in particular) let alone the assets of rate payers. I've lived in Preston for 69 years, a once great WORKING class suburb, a suburb of WORKERS and battlers who worked when didn't have a job and made a go of it. We don't want it to finish up like our once great footy team The Mighty Bullants replaced by a load of drop kick drongo's The Northern Blues another of our great assets sold out cheap.	Resign RSTownhall23/7/2018#182
237	No	I say no because I don't believe councils are developers,they should be focused on ratepayers concerns. How do propose to fund this? Who are you leasing the land from? Why hasn't there been more than one site being investigated.	No I think council has been shortsighted in delivering this proposed development to Townhall avenue residents and surrounding residents
238	No	I am objecting to the erection of tower behind Preston police station on the grounds that there would be too much congestion going on. Problems with tenants and cars it would be a problem for Preston police station having to come out all the time to fix up problems because tower was built at the back of the police station. I am sure Preston police would have better things to do and putting people in this tower would cause problems for tenants living there small place big problems bad idea.	RS23/7/2018#183
239	No	Preston has cleaned up a lot recently. A lot of "commission" areas have transformed. I don't want to see a reintroduction of it, particularly in central Preston. The site should continue to serve its existing purpose as parking is already scarce in central Preston.	No.
240	No	Townhall Ave is so congested as it is. There is such a lack of parking. People are getting angry and I have witnessed road rage over parking space.	I would suggest an underground parking complex where the shire can charge a minimal to park. As well as free parking for the shire workers to park in this space and reduce the congestion in the area that is taken up by shire workers. Then put a lovely greenscape park on top of the car park at ground for all to enjoy. As there a no parks withing walking distance for our children/grand children to enjoy.
241	Yes		
242	Yes	I am a keen supporter of government playing a key hand in supporting/facilitating affordable housing. In the period after World War 2, public housing was funded as something to help average people. Since that time, public and other social housing has become chronically underfunded and is in terribly short supply. If Darebin council wishes to introduce affordable housing in the area following a careful and thoughtful process, ensuring that there are no substantive negative impacts resulting from the development, then I am pleased to support it.	
243	No	We don't have a problem with public housing but it must be planned by experts and done very well for the people that need them. We don't think the council has the expertise, we would not like to see little ghetto created which would be bad for the area and very bad for the people who would be house	Proper planning which would include other developments as well as housing in all council areas. Preston has great potential, please don't mess up the opportunity. Darebin - the place to live, please keep it that way. Proper planning please. RSTownhall24/7/2018#199
244	No	The site is one of the few car park available for shop owners and employees to park. When the building I am a tenant in was built money was paid to the council for car parking. All the carparks are full and therefore more cars will clog local streets causing residents more distress.	Yes - open the council carpark to shop owners and staff as obviously your staff can find alternative parking. RSTownhall24/7/2018#184
245	Yes	I feel this is an important issue that affects all Australians in some way. The Darebin council should be commended for this project. RSTownhall24/7/2018#185	
246	No	This is the most ridiculous idea possible. Why would you continue to condense an already congested neighbourhood. Its ludicrous in the amount of multi-level apartments/condensed living currently going on in Preston, now the council wants to bring it inside our small suburban streets. We already have major problems with parking, couldn't imagine the further chaos it will cause to lack of public parking, not to mention congestion in and around the neighbouring streets. The frustration of neighbours and City of Darebin residence will be immeasurable.	Absolutely not. RSTownhall24/7/2018#186

247	No	Townhall Avenue is already so busy that I sometimes can't get a car park within 10 houses of my place, and as I am getting on a bit this is really hard when I am carrying my shopping or other things inside. The council workers and the Boxing Gym already all take all of our parking spots every day anyway and now you want to build a big block of flats?? Do you even know what Townhall Avenue is like? Have you been down from your desk to have a look? This block you want to build on is ridiculous. Commission houses are not the job of a council. They are the job of the State Government. You are acting outside your areas and should focus on actually doing the jobs that ratepayers pay you to do, like maybe install some speed humps in townhall avenue to stop the insane speeding that happens all the time, or put in a park for the kiddies. There is No park at all near us for them to play in. If you want to get rid of the carpark how about do something we residents actually want, like a park! And speaking of park€; what are the kids who end up in these flats going to play in? They won't have a backyard, that's for sure. Are they expected to walk to Zwar Park to find some grass? You want to keep housing affordable? Get rid of negative gearing and stop foreign investment. THAT is what is making housing unaffordable. You can't fix that by building commission houses. I have done a doorknock to talk to people at this end of Townhall Avenue and Roseberry street and I have not found ONE person who wants this to go ahead. YOU NEED TO LISTEN TO THE RESIDENTS CONCERNS! Everyone I talked to (A LOT OF PEOPLE!) do not want this in our street! You have given us less than a month to talk about something that is going to really negatively impact our street and probably drop the house prices. How about the councillors with all the bright ideas put some commission houses in their streets? Yeah, I will bet that never happens. A lot of houses and units in Townhall Avenue and Roseberry Avenue have no front driveway from the street and have to use the laneway. How is this going to work? You can't block that off, it would be madness getting in and out. It is already ten times worse that it was a decade ago with all the new units using the lane now. This whole project is a terrible idea and needs to be abandoned, or moved to a location that is actually suitable for this size development.	Abandon the stupid idea altogether.
248	No	Data from RIEU and ABS highlight that Preston has the highest level of social housing in the City of Darebin in both the number and percentage of dwellings. Analysis available on Domain.com.au highlights that house priced drop by \$72,104 by each 100m in proximity they are to a housing estate. Domain Group Chief economist Andrew Wilson has stated that Government needs to be mindful of creating harmonious neighbourhoods - "the higher proportion of public housing, the higher impact on property prices". In comparison, Preston has 29 social houses for every 1 in Fairfield (another suburb in the City Of Darebin) This does not include the recent State Government decision to invest a further \$20 million in social housing in Preston. Any future allocation of new social housing should be distributed equally across the municipality to ensure fairness for all residents	No RSTownhall24/7/2018#187
249	No	The proposed site does not seem of sufficient size to build numerous units/apartments. If a high rise is built to accommodate more apartments, it would devalue surrounding properties, of which are located in a very sought after and prime pocket of Preston.	No
250	Yes	Affordable housing is vital for the Darebin Community no simply because ethical reasons but also to maintain the diversity of the area as it gradually gentrifies. RSTownhall24/7/2018#188	
251	Yes	RSTownhall24/7/2018#189	
252	Yes	Housing is an important social determinant to health and affordability and equal opportunity are important values to me. I'm proud to own a home at 29 in the City of Darebin and more than happy to support this proposal. RSTownhall24/7/2018#190	
253	No	Removal of off-street parking would place pressure along street parking capacity. I don't believe housing is the responsibility of local governments.	Identify better locations for this which wouldn't affect local businesses and residents. RSTownhall24/7/2018#191
254	Yes	We need more affordable housing, so that we can start to combat homelessness numbers in each council area. RSTownhall24/7/2018#192	
255	Yes	Darebin needs more affordable housing on offer. This is very important to confined growth in the area and addressing the greater housing crisis in Victoria. RSTownhall24/7/2018#193	
256	Yes	I believe it is most important for everyone to have access to affordable housing. RSTownhall24/7/2018#194	
257	No	It is unsuitable because it will unnecessarily create a trouble spot. The probability of crime like drugs, violence and other forms of (indecipherable) chronically increase. There will be increased tension (the haves vs the have notes). People that will live in it will come with many baggages. Also the safety of the new build is a problem with examples of recent five tragedies like the Grenfel Tower.	Unless there is special dipensations to cover the value offset against the median/mean apartment value. RSTownhall24/7/2018#195
258	No	I absolutely oppose this idea. Housing affordability is a complex issue and best left to Federal and State policy levers. Darebin Council should focus its energies on providing value to ratepayers, residents and businesses in Darebin. - rates, roads rubbish, parks, etc. The proposed development will not solve the so called "crisis" and it is not a local government issue. I have seen Council's EOI advertisement so this "community consultation" sees disingenuous to me and tokenistic.	Yes, retain a pubic carpark to access the Police Station and library. RSTownhall24/7/2018#196
259	Yes	I am very supportive of any proposal to increase the stock of affordable housing in Darebin. Members of my extended family have personal experience of the long waiting list for social housing. Any initiatives that assist vulnerable members of our community and commendable. RSTownhall24/7/2018#197	
260	No	Having witnessed affordable housing development in the past, namely the Melba Flats in Canberra. In this case there was a dramatic rise in crime rates in the area, the units themselves were abused and the area became a ghetto. Melba housing prices dropped comparatively to surrounding suburbs, since the flats were torn down and redeveloped in 1991, it has taken 15 years for the suburb to recover its reputation of safe and inviting place to live. I do not want to see Preston going down this same road - and I believe that it cannot be guaranteed if this development goes ahead. Coming from Canberra I also saw similar occurances of Stuart Flats and Burine Court- these have also been removed.	A 'peppering' of medium affordable housing across the suburb, avoiding a focus of one area/site. RSTownhall24/7/2018#198
261	No	It is expected that the proposed development would lead to increased traffic congestion and lack of parking. The latter is already an issue on weekdays during business hours for close proximity to access the businesses along High Street, Preston Market and Preston Library. The site does not appear to be a sufficient size for the proposed development and if a high rise apartment is to be built it may significantly reduce the value of surrounding properties.	Not at this time.

262	Yes	I live in regent and two houses recently sold for 1.5 million dollars. This is farcical when it comes to you honest working joes ability to afford living in their own home in Darebin.	
263	Yes	I think it's a great opportunity to help those who need it in a very practical way that I don't think will cost the community too much.	
264	No	This proposed site is already a very congested area with both Townhall Ave and Roseberry Ave currently experiencing parking issues and high traffic volumes on a daily basis. It is not uncommon to have people parking over the entrance to our driveway. I also feel it is not the role of council to be involved in social housing projects. This should be handled by State and Federal Governments who have the expertise to run such projects. Focus on making our streets more secure and safe (speed humps in Town hall ave and Roseberry ave would be a huge benefit to the community and yet for some reason council will not consider them) Why not build something the residents actually want like a park area with bbq facilities and maybe a cafe that serves locally sourced produce. There is a severe lack of green space around Townhall Avenue, and this development will just make that worse. A five storey block of flats totally disrespects the current character of Townhall Avenue, not to mention the fact that the block is so small. Adjoining neighbours will be eclipsed by such a building. This site is totally inappropriate for such a development. Is entrance to the laneway going to be kept open at both ends? So many houses and units use the lane now, there is no way you are going to be able to block that off. There is also the issue of potential problems associated with commission housing can bring to an area, especially on a large scale like this. You can't even tell us what sort of housing it will be? How are we supposed to make a decision on supporting something like this when we have no idea what sort of residents you plan to plant in our neighbourhood?	No
265	Yes	Yes, it would be good to have more affordable housing and next to a Police Station should provide added safety. It's better than it being a car park. The only thing I'm concerned about is access to green space and making sure there are really good environmental outcomes in the building.	
266	No	SPIKE CRIMES AND ANTI-SOCIAL BEHAVIOURS BRING DRUG DEALERS TO THE AREA INCREASE UNEMPLOYMENT RATE TO PRESTON SUBURB ALL THESE ABOVE PROBLEMS WILL MAKE THE AREA BECOMING UNSAFE AT DAY AND ESPECIALLY AT NIGHT AT PRESTON MARKET AND TRAIN STATION. ALSO AFFECTING AREA PROPERTY VALUE. TYPICAL EXAMPLES ARE RICHMOND, CARLTON, BRUNSWICK HOUSING COMMISSION.	NONE
267	Yes	Rental and housing prices are increasing in this area, therefore this will be beneficial for low income people by saving funds to buy a house.	
268	No	I have lived near affordable housing and unfortunately it can bring its own troubles, not by all residents but many residents.	No RSTownhall25/7/2018#199
269	Yes	To help the homeless and low income earners a place to stay. RSTownhall25/7/2018#200	To persue all applicants, to reduce crime.
270	No	There is enough affordable housing in the area already.	No RSTownhall25/7/2018#201
271	No		RSTownhall25/7/2018#202
272	Yes	Affordable housing is crucial for the wellbeing of people. RSTownhall25/7/2018#203	
273	No	It was reported, by a DADA member, that council has already voted to go ahead with the plan though I could not find this in the minutes. Is the Townhall Avenue site the first example or have other council parcels of land been signed off for the scheme? We are very pleased to see Darebin Council use their own definition of affordable housing for this project. At DADA we find it annoying to be asked to spend our precious time to make a response to council, but only within the perimeters that council set, either through rigged surveys or by having to answer a question in only one of two ways, just so our other, more meaningful, comments will be considered. It is unfortunate, that in this case, DADA does not support the affordable housing proposal in the current form, though we would like too. This is because, among other things, there is no assurance the scheme will provide suitable family housing, even though the need is clearly expressed in the council housing policy and supported by ABS statistics. This is a failing of the planning scheme that, as yet, no Darebin Council is prepared to change to provide a framework to better meet the needs for housing in Darebin, right now and in the future. If you want meaningful consultation with the community then show you listen to what we have to say. We would be concerned if any of the land was leased or sold to any for-profit organization or developer and support that not-for-profits are targeted for involvement. We wonder how Darebin Council will ensure an appropriate mix of apartment size, that reflects the needs stated in the housing policy, is included in the design of the dwellings. It is critical that the project goes some way to redress the loss of three bedroom dwellings in Darebin and is able to provide much needed housing for families with children. We would like to see incorporated into the design of the dwellings the notion of universal housing, so that the dwellings are flexible to meet the needs for the broadest range of occupants, including the disabled and elderly. We would want to see the dwellings designed and built to the highest sustainable rating to ensure the best possible living at the lowest possible ongoing cost for the tenants. We would want to see garden space at the correct orientation for growing food either in individual or shared plots. We think neighbours should be appropriately protected from overshadowing and overlooking.	Final, we would like to see Darebin Council compulsorily acquire the Preston Market site for such a scheme. Our view is that it is the perfect site to supply the much needed mix of affordable with other types of dwellings and allows the space needed for a salt and pepper mix of inhabitants rather than the separating by demographic as with the current proposal. It could also allow the council to ensure better protection of the key heritage market values the community loves. We would have liked to see more detail of the proposal for a more detailed response but hope this covers most of our concerns and ideas.
274	Yes	As the XXXXX ofXXXXXX, a Not for Profit Homeless and Housing organisation with offices in XXXX Preston, we are supportive of the need to deliver more social and affordable housing across Preston and all of Melbourne.	
275	Yes	As I live in government housing there is more need for affordable housing in our area of Darebin as there is inadequate stock of housing for the public on low income and an ageing population.	

276	No	The impact of the proposed development at 52-60 Townhall Avenue will have significant negative impacts on the amenity of the local area. The limited information provided to date indicates that the development will be up to five storeys high. Irrespective of the intended use of the development, any building or combination of building nearing this number of storeys is highly inappropriate. The immediate area is highly congested and is used as a rat-run by many road users traveling between High Street and Plenty Road. The entrance to the council offices carpark and use of parking along the street further intensifies this congestion and adds to the already excessive traffic volume on the surrounding residential roads. Although the council states that public parking would remain available on the site, it is difficult to see how the current number will be maintained. There is a general lack of carparking in the area, the combination of the development bringing more cars into the area and the lost carparking due to the development will have significant consequences on access for residents and visitors, particularly on market days. Any design of any development will need to allow for access at the Kelvin Grove end to the laneway running parallel to Roseberry and Townhall Avenue to be maintained. Access for the lower end of the laneway is critical for many residents who rely of the right of way to exit and enter their property. Many of the property entrances onto the lane have been designed to provide easier manoeuvring into and out of properties when traveling from the Kelvin Grove end. Access from the Plenty Road end is also somewhat challenging due to the tee intersection at the end of the laneway. Considerations such as the lack of local parks and potential locations for greenspace within the development do not appear to have been considered. Numerous studies have demonstrated the advantages of providing communal and private greenspaces within developments on the mental and physical health of residents. Although somewhat limited, the vegetation currently onsite does provide habitat for a range of birdlife that use the trees and shrubs for food and shelter. Habitat is such a valuable commodity in the highly built environment that surrounds the site. Any habitat loss is likely to have consequences to the fauna and will reduce opportunities for residents to appreciate and connect with elements of the natural environment.	The process undertaken by council to date has not considered the concerns of local residents and lacks transparency. The timelines are rushed and do not allow for due diligence or constructive conversations with the community to evolve. Analysis of the selection criteria and comparative tables between sites has not been made readily available. No concept designs for the site demonstrating how council's objectives will be reached have been made available. Similarly, no examples of similar initiatives in operation, demonstrating living examples of the concept in action have been provided. The provision of the above information while considering the concerns raised above will allow local residents to provide informed feedback that can potentially produce improved and positive outcomes of the community while addressing the lack of affordable housing in Darebin. A long-term vision and approach to any developments is required in order to maintain liveability within Darebin.
277	Yes	Using vacant air space above a public car park for high rise affordable housing with additional car parking for residents and guests that is well designed, has interesting architectural qualities for higher density housing is a great concept.	
278	Yes	I do agree with Council supporting affordable housing for Darebin. But I do not support a five storey development in a quiet back street, it would be different if it was on a main road. I would think that no more than 3 storeys is better suited to that area. If a five storey development went in at that location it would set precedence for other developments. I am sure that the developers would argue that it is not viable if there is less units, but there needs to be a balance so that the site is pleasant to live in and not overcrowded for existing and new residents. I do not live in this street but am familiar with the location.	
279	No	Dear Darebin Council, My name is XXXX and I am 9 years old. I would like to tell the Darebin Council why they should not be building a large apartment block at the end of my street. My brother and I already can't play in our street because the traffic is too busy and too fast. We have not got a park anywhere near our place and we have to walk to Wood street or Zwar Park if we want to play in a park. Putting a big building at the end of our street is just going to make the cars worse than they are now. Why can't you build a park for us in that spot instead of an apartment block? We don't want big buildings in our little street please.	
280	No	As the street is close to High Street, car parking is more beneficial. A five storey car park could be built on site.	No RSTownhall26/7/2018#199
281	No	This is a great site to be part of a civic zone for the benefit of the community. For now car parking on the site is greatly appreciated.	No. RSTownhall26/7/2018#200
282	Yes	We need to support people of low income. I would also like to see the homeless with a place to live. Perhaps council could work on this more actively.	
283	No	I am writing about your proposal to build affordable housing in Townhall Ave. My family has resided in XXXXXX for 47 years. Through these years, we saw what was quite a quiet street to become one where parking was impossible for the residents. As you are aware 90% of the homes in our street have no driveway access, and as the street is so close to the Market, High St, Council Offices, The Post Office, The Police Station, The Library, The Health Sister, Trams, Trains & Buses, it is USED by other locals as a parking area. Within the last few years, it was disappointing to see that our Library was "chopped" for parking lots, and homes in the area of which you anticipate to build this accommodation were knocked down to create parking. At that time, the owners were intimidated to sell up to create this. This still has not fixed the "parking" and "congestion" issue that we face on a day to day basis. By removing this parking allotment would definitely make things a lot worse. Thus, as you can see over the last few years, the council has "identified" a parking issue in the area, and (a) has created this parking lot & (b) chopped the library greenery to make more parking spots. By adding affordable housing, which I am sure would accommodate multiple families, with perhaps an allocation of one car spot each, would mean that our street will be congested on a full time basis with "permit residents". In addition to that, we feel that there are many areas of Preston/Darebin, that would better suit this sort of accommodation. Whilst I agree that this is necessary, there are other less congested areas that can be of interest. Congestion "ALL DAY" is currently caused by: Council Staff using street for Access- morning, throughout the day & after work Police staff Library Staff Local business staff Activity staff & customers (at the Scout Hall) Library members People needing Police services People needing Council services People needing Health Nurse services People needing to park for easy access to High Street People using street to park vehicles to access the public transport into the city (thus making there zone One) Permanent residents of the street (allowing at least 2 vehicles per household, and taking into consideration that MOST homes do not have a driveway Visitors for the permanent residents On a security/safety note, over congestion of this street, would make it almost impossible for any emergency vehicle to safely park and attend to an urgent matter. Already we are seeing that Ambulance officers, are parking in "other" peoples driveways, or double parking to attend to emergencies. Your attention and consideration of this matter is urgently required, and reconsideration of this proposal sought.	No RSTownhall26/7/2018#207

284	Yes	I'm absolutely in support of Darebin Council leasing land to a community housing provider for the development of affordable housing. However it's essential that Council has a strong role in negotiating and monitoring the property and tenant management policies and procedures of the successful provider. Its highly likely that neighbours of the proposed development will be resisting the project and will be more supportive if reassured that Council will have an ongoing role in influencing good management of the site. RSTownhall26/7/2018#208	
285	No	To Whom It May Concern, I recently received a letter re affordable housing at Townhall Ave, Preston. My views re the council proposal to build at Townhall Ave is OBJECT. Whilst affordable housing is a major community concern and needs to be addressed, I believe the Townhall proposal is not addressing this. We seem to have a suitable alternative arrangement on Walker street estate in Northcote. Yet the council wants to sell this to private investors, therefore, relocating the current residents and their range of programs and community services. Why I ask? The Townhall proposal also needs to address the social mix model to ensure affordable housing tenants can interact with the private occupants on the street. Both Townhall Ave and Roseberry St are usually California bungalow and Victorian style houses. I believe an apartment lot will definitely ruin the height and the street landscape. It certainly doesn't fit within the existing character of the area and potentially over shadowing the existing home of 48 and 50 Townhall Ave. The Townhall Ave neighborhood is quite quiet and holds lots of beautiful charm and would be destroyed with the proposed affordable housing. Parking at Townhall is already a nightmare, with the majority of the households do not have driveway and rely on off-street parking. The lack of parking on High street has already added pressure to Townhall Ave parking. The proposed apartment lot will just increase the traffic and parking needs in Townhall Ave and needs to be addressed especially since the old site is already a parking lot which is currently used up. Therefore I ask, where will people who park at Townhall going to use? The library parking is always full so that's not even an alternative. I do sincerely hope that the council does not support this project for the sake of the Preston community and the residents of Townhall Ave. As a long term homeowner of Preston I recently heard about Darebin council's plan to initiative to build on Towhall ave and I am deeply disappointed. Whilst I agree we need to do more about affordable housing. Why we are using a car park "the smallest parcel of land. Yet the council city offices has three times this land size. The council are saying they are committed to increase the supply of affordable housing. We seem to have the perfect solution Walker st estate but the council is only interested in selling to private investors (at the expense of the tenants. If we have the option to rebuild why aren't we doing it properly.) so I disagree with this initiative	No RSTownhall26/7/2018#209
286	No	What's really needed in Preston, especially the Preston central area is more parkland. This will add immeasurably to the quality of life for those living in the area and the many more moving in. A housing development at this site is well intentioned but will be a mere dent in the growing need. And I believe that the impending glut of small apartments in the area will provide cheaper housing for those wanting to live in the area. More parks, more green spaces, more playgrounds for Preston. And act now before there's absolutely zero space left to reclaim. The council will get massive support from residents I believe. It's plain as day to me.	No RSTownhall26/7/2018#211
287	No	We recently a letter re affordable housing at townhall ave, Preston. My views re the council proposal to build at townhall is OBJECT. Whilst affordable housing is a major community concern and needs to be addressed I believe the townhall proposal is not addressing this. We seem to have a suitable alternative arrangement - walker st estate in Northcote. Yet the council wants to sell this to private investors. (with minimal housing to those who need it). Relocating the current residents and their range of programs and community services. Townhall proposal also needs to address the social mix model to ensure affordable housing tenants can interact with the private occupants on the street. Townhall ave and Rosebery st are usually California bungalow and Victorian style houses. I believe a 5 level height apartment will ruin this height street scape. Parking at townhall is already a nightmare. Since majority of the households do not have parking and rely on off street parking. A 5 level apartment will increase the traffic and parking needs in be addressed especially since the old site is a parking lot. (where are people who park at townhall going to use?)The library parking is always full so that's not even an alternative .	No RSTownhall26/7/2018#212
288	No	Increased traffic in an already congested area Parking issues Increased crime There are already high rise government building on Elizabeth Street	No RSTownhall26/7/2018#213
289	Yes	I support it because housing should be more equitable and location should not be reserved for the most wealthy in society, so long as it is not more than 5 stories high. The concrete apartment tower abhorrence that is the intersection of High st and plenty rd is a prime example of how it should not look.	
290	No	Due to the length of this response, it is included in a separate page at the end of this attachment.	The relocation of the development to an appropriate site.
291	No	I disagree with Darebin's plans to develop a large apartment block on this site. The location is completely inappropriate for a project of this size. Townhall Avenue and the surrounding streets are already overly congested due to the number of people using the streets for parking and as a rat-run between Plenty Road and High Street. Any housing development larger than the existing properties in the street is completely out of character and a serious imposition on neighbouring properties. Many of the residents who live at that end of Townhall Avenue are older and have little English (including the XXXX who lives XXXX). I truly hope you have fully briefed them in their native languages about what you are planning to do. While I do agree with the idea of social housing, I am concerned that Darebin are acting outside their area of expertise and responsibility here for no good reason. Social housing should be the responsibility of State and Federal Governments, not that of a local Council. This project is short sighted and has not been given anywhere near the appropriate level of community input required for something that will change a neighbourhood so drastically.	Not really. Think about a location that is actually suitable.

292	No	<p>1. I, like many others, have my only vehicle access to my property via the right-of-way between Roseberry Ave and Townhall Avenue. It is impossible to turn either in the right-of-way or my property so I must have access from both ends. From the drawings available there appears there is no access through the development. 2. In 1976, I was the first person to develop a new double story residence to the east of High Street between Gower Street and Murray Road. The contract price was seven times my annual salary so I did much research including consulting the then Municipality council regarding future plans for properties in Townhall Avenue. At the time I was assured there would be no plans for council development except for the building of the Library. I believed Townhall Avenue was to be a residential street so I went ahead. Having a five story building totally alters the character of the street in which I live. 3. I live opposite the Scout Hall which I am happy is in regular use but if parking was not difficult due to patrons of the Preston business district, it is much more difficult when the Boxing classes are running. The proposal will not only remove current parking space, but the additional residents will undoubtedly create greater demand for parking spaces. Similarly the road traffic will increase in Townhall Avenue, a narrow thoroughfare that attracts not only police, council staff & residents but drivers trying to avoid the Gower Street & Plenty Road traffic lights. 4. My father was instrumental in raising money for the then Methodist Church which is now leased to the Department of Housing and on which low rental accommodation has been built. Unfortunately there appears inadequate management of these units to the distress of surrounding residents. How can similar problems be avoided in this case?</p>	It now has been discovered that the Darebin Council has been in negotiations with the Lord Mayor's Charity fund, none of which was shared with residents in what was publicised as consultation. Before I support the proposal, I would need assurances that the issues raised above have been addressed and that there has been a level of honesty not so far shown.
293	No	<p>Spike crime and antisocial behaviour. Bring drug dealer to the area. Increase unemployment rate in the area. All the above problems will make current peaceful central Preston become unsafe, out of control and affecting property value of the area. Typical example: Richmond, Brunswick housing commission.</p>	None RSTownhall30/7/18#207
294	No	<p>Spike crime and antisocial behaviour. Bring drug dealer to the area. Increase unemployment rate in the area. All the above problems will make the area unsafe at day and night. Affecting livelihood of Preston market and property value. Richmond, Carlton housing commission is an example of drug and crime. WILL SPIKE CRIMES SUCH AS THEFTS, ROBBERS, DRUG DEALING. SPIKE ANTI SOCIAL BEHAVIOURS SUCH AS DRUNK, OVERDOSED, PHYSICAL ABUSE, VIOLENCE (AFRICAN GANG IS AN EXAMPLE). INCREASE UNEMPLOYMENT RATE TO THE SUBURB. ALL OF THE ABOVE PROBLEMS MAKE THE AREA BECOMING UNSAFE AT DAY; AND MORE AT NIGHT AT PRESTON MARKET, TRAIN STATION AND HIGH STREET SHOPPING/ RESTAURANT STRIP. RICHMOND NEW HOUSING COMMISSION IS AN TYPICAL EXAMPLE: NO PRIVATE OWNER BOUGHT ANY NEW APARTMENT AS PLANNED. END UP MOST UNEMPLOYED PEOPLE LIVING THERE. AND THE AREA BECOME HOT SPOT FOR DRUG DEALING.</p>	None. RSTownhall30/7/18#208
295	Yes	<p>Lack of affordable housing in the area. I think being next to the police station may make it a good location for women and children who have previously experienced family violence. RSTownhall30/7/18#209</p>	
296	Yes	<p>Inner city needs to be accessible to people of all cultures and economic backgrounds - it makes for a richer community. RSTownhall30/7/18#210</p>	
297	Yes	<p>Affordable housing is critical. It adds diversity and makes Darebin a great place to live and work. From a business owners perspective it's critical to have affordable housing to help maintain diversity. RSTownhall30/7/18#211</p>	
298	No	<p>My answer explained in the attached page with heading question 2 - to provide vision for the expanding Central Preston Business Area. See next page. Leadership is about providing a vision for the city, properly manage the public assets for the benefit of all rate payers. Council (used to) has a plan to develop the Preston Central Area to become a hub of leading business, community activities centre for Northern Melbourne surrounding area. Including creating a walkway through the Post Office laneway from High street to Kelvin Grove, with businesses, shops, community meeting places along the walkway. The subject site is one of the only few large enough and most expensive site available in the Centre Preston Business Area. Council (and rate payers) should use the subject site to forge the vision to make Preston Central Area becoming a vibrant business, community function/event activities centre. And most importantly create local jobs in this area (this is what is lacking in this area at the moment). With the trend of opening more and more business, shops/restaurants in the Preston Central Area in the last 10-15 years (to the credit of hard working local businesses), there will be higher demand for spaces of this kind for the next 10-20 years, otherwise it may drive businesses elsewhere. If the subject site is giving away (at a nominal cost and locked away for 50 more years) for us of affordable housing, Council and Central Preston Area is at risk of losing the opportunity of a vision to make the area a leading activity hub for northern surrounding area. Because what is lacking now and into the future for Preston Central Area is jobs, business activities, meeting places for all ages in the community. Council can cooperate with state and other housing authorities to use other public land in the municipality for this type of affordable housing. There are some empty public housing sites such as the East Reservoir housing area (near Darebin Community Health Northland), public housing sites in Penola St, Stokes St in Preston and many other sites in the municipality for affordable housing. In conclusion, it is not only use the public assets in the cost-effective way, but also create functional activity cluster for the city now and into the future by properly manage the limited public asset for the benefit of all in the city of Darebin. This site should not be used for affordable housing stock!</p>	<p>Only the site is developed into mix use of commercial/office suites/shops will be supported, which in this way will be enhanced the function of activities hub of Central Preston Area and no residential development. RSTownhall30/7/18#212</p>
299	Yes	<p>I believe strongly in the value of a fair go for all and understand that housing is a critical need for every person seeking a dignified life. It's important to provide a range of housing options so that all people are able to secure the basics for a decent life and enabled to be contributing members of our community.</p>	

300	No	Please accept this late submission given our proximity to this proposal and it's potential impact. We have also been managing a new family additional which has made timing difficult. I do hope you accept this beyond the 5pm deadline. As residents and owners of XXXXXXXXX, we currently do NOT support the Council's proposal to lease the land at 52-60 Townhall Avenue. We have arrived at this view based upon the following: - A lack of clarity regarding the proposal and what indeed the Council does mean by way of 'affordable housing' - the reference to the Planning and Environment Act 1987 does not clearly outline what the proposal's actual description is as intended. What is the anticipated relationship and structure regarding property developers, tenants (or owners?) and the council? - There is no clarity given with regards to the potential impact to the surrounding area such as traffic congestion, rubbish and waste implications. What impact analysis has taken place and when will the local community receive access to this information? - We do not believe a building behind the High Street thoroughfare of FIVE stories is in keeping with the surrounding area nor the general impact (see point 2) of how many additional people this may have to the local area. - There has been a lack of communication to date regarding what the proposal is and it's impact. We are not against the concept of affordable housing in general however we believe the proposal as outlined to date does lack clarity and the required impact analysis that should be expected of such a proposal. We do expect this to have occurred prior to any consultation and feel the consultation process has been minimal to date. Can you please advise that you have received and accepted the above submission.	N/A
301	No	Not clear of the purpose of affordable housing!?!? - how high up the floor? - how many units, apartments? - how about the parking?	Not to lease the land RSTownhall31/7/2018#213
302	No	Concerned about our home property value dropping. Also not fair that hard working families cannot afford to buy in Preston but yet giving away to other people. I had to live far away from city when I started out as it was all we could afford on two incomes.	No RSTownhall31/7/18#214
303	Yes	Thank you for your letter dated 2 July 2018 seeking Yarra City Council's views about developing affordable housing on land owned by Darebin City Council at 52-60 Townhall Avenue Preston. Yarra City Council recognises the chronic shortage of affordable housing in inner Melbourne and believes disadvantaged households should have access to the robust job markets, public transportation and social infrastructure of inner Melbourne. Our Councils must be strong advocates if we are to have municipalities that are socio-economically diverse, now and into the future. The state government is the largest land-holder of affordable housing and as such has the lead role to play in expanding supply, provision of affordable housing has not kept pace with the growing needs in our communities. We therefore support your proposition and wish you well in securing appropriate partnerships to deliver the best housing outcomes. Yarra City Council undertook a similar process in securing a long-term lease of its property at 239 Brunswick Street back in 2011 and we would be very happy to share our experiences of bringing this project to fruition. The Yarra City Council invested more than AUD1.5 million and granted a 40-year lease to the former Yarra Community Housing to develop a four-storey building with 14 studio apartments to support affordable housing in the area. The project received funding approval under the Australian Government's Nation Building Economic Stimulus Plan. In 2017 and 2018, we have developed our new draft Housing Strategy which describes our vision to expand supply of affordable housing. Yarra's 'Affordable Housing in Private Developments Policy Guidance Note' aims to secure a minimum 5% affordable housing on all sites to be rezoned that is likely to yield 50 or more dwellings. We have also had success in securing allocations of affordable housing through the Section 173 agreements for 5% affordable housing on the Amcor site in Alphington as well as commitments by developers to develop affordable housing on re-zoned sites including the GTV 9 site in Bendigo Street, and 81-95 Burnley Street and 462-482 Swan Street. There are many lessons to learn on the economics of developing affordable housing in private developments and any efforts to donate land to keep the costs down can only help the viability of such developments. As a neighbouring Council, we wish you every success in developing more affordable housing in the City of Darebin.	
304	Yes	Housing is no longer affordable for people on regular wages. -here is not enough public Housing and too many people are on waiting lists. These people are desperate. These people end up homeless. Newstart is totally inadequate. We need to be and care for the most vulnerable. Development is too much about making money for the few, whilst driving out those less fortunate. Inequality is rampant. Housing should not be a luxury or a means for wealth creation, but a right in a wealthy country. RSTownhall2/8/2017#215	
305	No	There is routinely cars parked across our driveway due to the lack of parking - and you want to take what little there is and remove it. For 'strategic planning' - there is no strategy or planning involved with this proposal. Your ability to plan what should be an 'activity centre' is currently not living up to what it needs to and you want to further erode this - this is plain ridiculous and lazy. Whilst this may sound severe your recent planning decisions have not given me any trust in your abilities. I would recommend you actually do something worthwhile for the citizens of Preston - who constantly pay the ever increasing rates. And on that topic - put something like this in your key activity area and we are going to end up the disaster that is Dandenong.	Come up with something that isn't affordable housing/commission housing and you might have a chance. Stop doing things that make you feel better and start making some proper economic decisions which has the current citizens in mind as well. RSTownhall2/8/18#216
306	No	The proposed site is very close to a childcare centre and the soon-to-be-opened Preston High School. It is a reality that low cost housing will inevitably attract some undesirable residents to the area. Although they will be a minority, this poses a safety risk to the children and community. The reputation of Preston as a safe, family-friendly community suburb would be tarnished.	Change the proposed site location to somewhere further away from Central Preston. RSTownhall3/08/2018#217
307	Yes		
308	Yes	Housing is a universal need and right - it is the foundation of all families and communities. We are distressed by the increasing disparity between the rich and poor and by the trends in Federal, State and Local policy to allow private/commercial sector to determine social outcomes. We strongly believe Darebin and other local gov authorities should play a larger role in ensuring affordable housing is available to those in need.	If the level/proportion of affordable housing is nominal/minimal and the primary beneficiary is a developer. RSTownhall9/08/2017#218
309	Yes	As a community, something has to be done about affordable housing in this country and we should start with us. RSTownhall10/8/2018#219	

Appendix A – Submissions received - additional information

Submission #2 Response to Can you please explain your answer?

There is a desperate need for more housing to meet the needs of very low and low income earners in Darebin. Rising house prices across Darebin are putting increasing pressure on the ability of lower income households to remain in Darebin. The private housing market is not meeting the needs of many lower income and vulnerable households. Government, including Council, has a social responsibility to care for all of its citizens. A just community addresses housing stress and homelessness and the impacts of gentrification and rising rents. I live in XXXXXX, Preston, a few doors down from the affordable housing complex on XXXXXX. This development was being built as I moved into the area 11 years ago. The people who live within this building add so much to the community I live in. There's the single mum whose daughter goes to school with my children. She left a situation of domestic violence. She has no extended family in Australia and was shunned by her community when she left her violent husband. When we hear about women and children in situations of domestic violence we say 'Why don't they just leave?' Well they need somewhere to go and in this case, this woman and her child did have somewhere to go thanks to Darebin Council's involvement in providing affordable housing. Then there's the elderly woman who walks up and down my street with her wheeley walker, to the market and supermarket. She is able to maintain her independence because she lives within 2-3 blocks for many services and facilities. We all read about increasing homelessness and social isolation for older lone women and think 'someone should do something about that.' For this woman, someone did. The affordable housing complex in my street is her home. Then there's the man in his 30's or 40's who walks up and down XXXXX to the shops many times each day. He has an acquired brain injury as a result of a motorcycle accident. We all see people sleeping rough as a result of mental health or other health challenges and think 'someone should do something about that.' In the case of this man, someone did. He has a secure home and is able to live independently. He is well known to residents of XXXXX and staff at the local shops he frequents. He has a supportive community around him. Then there's the man with a physical disability. He moves up and down my street on his motorised scooter. For those seeking to support themselves on a disability pension there are limited housing options. The affordable housing development in my street provides accessible housing to this man at a price he can afford. Then there's the woman with an intellectual disability. She walks along my street daily with a carer and is always up for a happy chat. Disability as a result of illness or injury or potential homelessness as a result of domestic violence or significant life challenges, could be ANYONE of our future selves. I sit on my front verandah each day with a cup of tea or a glass of wine. There is a constant stream of people walking along my street because very few of the people in the affordable housing complex work and almost none of them drive. These people enliven my street. They mean my house is less likely to be burgled while I am at work and these people are the eyes on the safety of my children when they are out and about in our neighbourhood. Like the site in XXXXX, the site between the library and the police station is ideally located to provide housing for vulnerable people at a price they can afford, in a place which enables them to optimise their independence without a car. I have seen the poster which has put up by opponents of this project who appear to live in Townhall Avenue. It is full of factual inaccuracies. I find the position taken by these residents abhorrent. Anyone can become vulnerable and need support with secure affordable housing. The Townhall Avenue proposal is NOT 'Housing Commission'. I'd have no issue if it was, but the poster seeks to drum up concern based on misinformation. In fact if state government investment in public housing had kept pace with need, Darebin Council would not need to be looking at the contribution it can make to housing low income people. Nor is the proposal 'high rise'. This opposition poster includes an image of an 8 storey building on one of the DHHS estates. I strongly support the Townhall Avenue proposal at any height, but

Appendix A – Submissions received - additional information

the ultimate outcome is more likely to be mid-rise than high-rise. The proposed building height is not stated in consultation material so statements by opponents that 'high rise' is proposed, is emotive fear mongering. The Townhall Avenue site has an adjacency to only one residentially zoned property. This property is ideally situated for three storey medium density redevelopment, so the more affordable dwellings on the Council land, the better. The Council owned site is in a Priority Development Zone and citizens might reasonably expect this land to be developed in an optimal way. Neither Townhall Avenue or Kelvin Grove are 'congested'. Both streets have high rates of utilisation of on street car parking, as you'd expect in the heart of a principal activity centre, but neither street is congested. My experience of a development like that proposed in Kelvin Grove, is that the people who live in affordable housing are very unlikely to drive or own cars. If they do, parking will be provided within the development and the streets have plenty of capacity to accommodate these traffic movements. Finally the opposition poster claims that the proposal will have a 'massive long term impact'. On this point I hope they are correct. Like the similar complex within my street, I hope it provides secure housing for decades of vulnerable members of our community and stands as a testament to our compassion.

Submission #290 Response to Can you please explain your answer?

I live in XXXXX and have many concerns regarding the proposed development of the site at 52-60 Townhall Avenue. The three main areas I have issues with are as follows: TRAFFIC / PARKING / CONGESTION / SAFETY As it stands, Townhall Avenue is already incredibly congested for a residential street. There are major issues with a lack of parking and speeding traffic due to the volume of people using the street. The on-street parking in Townhall Avenue is regularly used by council workers, Boxing Gym clients and High Street and market shoppers. We have no speed control measures in place, and the extra traffic and congestion a development of this size will bring will add to an already dangerous environment. I cannot let my children cross the street in Townhall Avenue without an adult due to the volume and speed of traffic. This should not be the case in a residential street with a 40kmh limit. Many residences in Townhall Avenue and Roseberry Avenue have no driveway from the street. Their only access is via the right of way at the rear of their properties. Most of the new units being built in both streets have laneway access and it is already becoming more congested than ever. The western exit through the existing carpark must be maintained, which will further cut into an already under-sized block. LACK OF TRANSPARENCY AND COMMUNITY INPUT Residents have been provided with very little detail regarding the proposed size of the development, however the limited information Council has shared suggests this could be a five-storey apartment block. A development this size completely disregards the existing neighbourhood character of Townhall Avenue and the surrounding streets. A large apartment block of ANY size is completely inappropriate for this location. Council are offering an unreasonably short timeframe for community input and discussion about the proposal, and the feeling in the community is that Council have shown an unacceptable lack of transparency. It seems that this may be in part due to the \$1 million LMCF grant that expires in February. \$1 million is NOT a large enough pot of money to risk the liveability of a large residential area by rushing through a poorly thought-out solution. A thorough and transparent discussion and review of the appropriateness of the site needs to be conducted with local residents. We are the ones that will be living with this in the future – not the councillors. There has also been a total lack of transparency in the procedures and selection criteria that council have used in deciding on the Townhall Avenue site. The first time residents knew anything about it was late June. According to the documents on your website, Council began exploring three locations in 2016 for potential use for affordable housing, including Townhall Ave, Robinson Rd, Reservoir and car park of Northcote Plaza. Why weren't the residents consulted during this process? It seems incredible that a two-year

Appendix A – Submissions received - additional information

study could be conducted and a location chosen without consulting the community. I have been unable to find a copy of this report, and I would be very interested to know what criteria made Townhall Avenue a more suitable location than the other two sites. Would it be possible to have a copy of this report emailed to me please? On the surface it seems obvious to me that Northcote Plaza would be an ideal location with its proximity to High Street, the Plaza, All Nations Park and public transport. Space is no issue there, allowing both more room for building as well as a much larger buffer to existing residents. LACK OF EXISTING GREENSPACE / PARKLAND The lack of local parks and greenspace is also a huge issue. There are no parks or greenspace anywhere close to Townhall Avenue. This pocket of Preston desperately needs more green space. The closest parks to us are Zwar Park and Wood Street. Any development of this size on this block would mean potential residents will have no easy access to green space. It is hard to see an apartment block on such a small piece of land incorporating any private gardens. There have been many studies over the years that link mental health and wellbeing with natural surroundings. Adequate green space needs to be catered for in any public housing development, particularly as a development like this would more than likely house many children. You will be taking people who are potentially at-risk members of society and placing them at further risk of mental health issues. If you haven't already, may I suggest you have a look at the following documents supporting this? They have been prepared by Parks Victoria and The World Health Organization respectively.

https://parkweb.vic.gov.au/__data/assets/pdf_file/0008/693566/Guide-to-Healthy-Parks-Healthy-People.pdf <http://www.euro.who.int/en/health-topics/environment-and-health/pages/news/news/2016/11/who-report-shows-urban-green-spaces-deliver-multiple-health-benefits>

APPENDIX B

HCA LETTER TO COMMUNITY REGARDING PROPOSED DEVELOPMENT NOVEMBER 2021

APPENDIX C

**COPY OF PUBLIC NOTICE OCTOBER
2021**

VICTORIA'S BIG HOUSING BUILD



PROPOSED COMMUNITY HOUSING DEVELOPMENT: 52 – 60 TOWNHALL AVENUE, PRESTON

The \$5.3 billion Big Housing Build is the largest social and affordable housing building program in Victoria's history. This project is funded by Big Housing Build and is undertaken by Housing Choices Australia. The land at 52 – 60 Townhall Avenue Preston is owned by the City of Darebin and will be developed by Housing Choices Australia on a leasehold basis.

The proposed development comprises 39 community housing units (one and two bedroom apartments) within a six storey building. The ground floor will retain 28 public car parking spaces and one car parking space for Housing Choices Australia. Apartments are designed to 'Liveable Housing' Silver Level compliance, 5 star Green Star and 7 star NatHERS.

The development will be managed by Housing Choices Australia. Housing Choices is an independent, national, not for profit housing provider that delivers high quality accessible and affordable housing for people who struggle to find a suitable home in Australia's challenging private rental market.

We are seeking the community's feedback on our proposal, which can be viewed at <https://www.housingchoices.org.au/townhall-avenue>. Feedback can be provided to townhallave@urbis.com.au until 15 November 2021. Scan the QR code for more information.



APPLICANT
PROPOSAL

Housing Choices Australia

Construction of a 6 storey apartment building under
Clause 52.20 of the Darebin Planning Scheme

MORE INFORMATION
INFORMATION SESSION

<https://www.housingchoices.org.au/townhall-avenue>

Online, 9 November 2021 5:30 – 7:00pm AEDT

WRITTEN FEEDBACK

townhallave@urbis.com.au Closing Date, 15 November 2021

APPENDIX D

PUBLIC SUBMISSIONS TO PROPOSED DEVELOPMENT

[REDACTED]

From: [REDACTED]
Sent: Thursday, 4 November 2021 6:41 PM
To: TownHallAve
Subject: 52-60 Townhall Ave Preston

To
James Henry,

I definitely think the housing development planned for 52-60 Townhall Ave is a wonderful initiative, for affordable housing in the City of Darebin.
I live just around the corner at [REDACTED] Roseberry Ave Preston.

Yours thankfully,
[REDACTED]
Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 10 November 2021 1:05 PM
To: TownHallAve
Cc: [REDACTED]
Subject: 52-60 Townhall Avenue, Preston

Hello

Could we please have a copy of the recording of the information session on this development that was conducted yesterday evening?

We note that the recording will be posted to <https://www.housingchoices.org.au/townhall-avenue> but that this has not yet happened and given that submissions on the proposal close cob Monday 15 November - just 3.5 business days away - time is of the essence for those interested in making a submission informed by the presentation content. Many local residents will not have been able to attend the session.

Could you please also:

- confirm when the recording will be posted to the website
- confirm that the recording will allow access to the 'chat' feature, which was used during the meeting to submit a wide range of questions on the proposal, to which Housing Choices has committed to responding, and
- advise when responses to the questions posed in the chat feature during the presentation will be posted to the website.

Many thanks and kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 25 October 2021 9:41 PM
To: TownHallAve
Subject: 52-60 Townhall Avenue, Preston - Feedback

Hi,

The proposed building at 52-60 townhall avenue is a gross over development of the site, the sheer scale has no place in a residential street with a streetscape dominated by single storey detached dwellings. The sheer walls which run along Townhall Avenue are not consistent with the general street setbacks.

The proposed materials illustrated in the 3D renders appear heavy and cheap. Facades are dotted with small windows which add to the bulk of the building. Setbacks from 50 and 48 townhall ave seem to have not been considered. The proposed landscaping is really non-existent.

Although I completely support the need for more social housing, a concentration of 39 apartments across six levels is completely inappropriate in this context. Carparking has also not been addressed. Planning scheme clauses used in the Traffic report that support the lack of parking are completely irrelevant.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 27 October 2021 7:35 AM
To: TownHallAve
Subject: 52-60 Townhall Avenue, Preston

Re: parking

Hello,

I am enquiring about the proposed development at 52-60 Townhall Avenue, Preston.

When I read the document on the website it appears that the proposal only includes 1 dedicated car park for the entire complex, but access to public car parking. Perhaps I've missed something, is that correct?

Will the people that live their not have their own dedicated private car park assigned to each unit?

If not, I would like that to be changed. It seems very unfair to the people that will live there as well as anyone else who lives around here. There are already parking issues in the area.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 15 November 2021 9:06 AM
To: TownHallAve
Subject: SECURITY AND SAFETY CONCERNS FOR THE PROPOSED LOW INCOME SIX STOREY DEVELOPMENT OF 52-60 TOWNHALL AVENUE PRESTON

To James Henry
General Manager Development
Housing Choices Australia

Dear James

My name is [REDACTED] I live at [REDACTED] Townhall Avenue Preston with my wife [REDACTED]. My employment background has been a Security Guard and a Taxi Driver, my wife was a refugee boat person from Vietnam and has lived with her family in the Housing Commission Towers in Elizabeth Street North Richmond as we both know these Towers are for people who are on low income.

The reason I bring this up is as a Security Guard and Taxi driver I have frequented low income housing and would visit my wife's family at the Housing Commission Towers in Richmond.

What I have observed is most people are OK and do not cause any trouble but there is a percentage of these poor people would be on drugs, have alcoholic problems and would be escaping family domestic violence and so it would encourage other people who do not live in these residences like drug pushes, ex partners from violent relationships and displays of Alcoholism in the outside streets. With the below ground car park at the Richmond Towers in the past my own wife's car had been damaged. As a Taxi driver if I had to pick someone up from the Richmond Towers, we were told not to leave the car and not collect the passenger from their residence, but toot the cars horn. For those drivers who left their vehicles in the past had their cars broken into or stolen.

I know the Housing Commission do have Security but they are fighting a losing battle when it comes to illegal drug taking as they have now got a safe injection room on the Lennox street side of the block of the towers. The residents in the area are experiencing open drug dealing and even a person who has overdosed and died in the street which has been seen by children.

As I can see similarities and fear that history would repeat its self if your proposal is successfully granted in this smaller area in our street. In Townhall avenue we have residents ranging in ages from very young children to a number of residents who are aged in their 70s 80s and 90s to 100 years of age.

I was originally told by one of Councillors from Darebin Council that having the building next to the Preston Police Station that any problems arising from the tenants in your building would be dealt with. As a Taxi Driver I have seen first hand that most crimes are committed near a Police station as Police are usually on patrol in other areas or have a small crew working in the Police Station themselves. A good example of this was the residence at number 46 Townhall Avenue which is close to your proposed site in the past has been broken into and robbed. Have you considered residence at number 50 right on the corner of the car park? There is an elderly widow living there and naturally she is worried and has limited ENGLISH, can you guarantee that you will not have the same problems as I have outlined above when it comes to the low income Housing Commission Towers in Richmond? Does your company care for her WELFARE?

As we both know that there is a laneway adjoining the car park running parallel between Townhall Avenue and Roseberry Avenue, in the past we have had fires lit in the lane way and residence have like my wife had to take direct control to extinguish the fire as it has been hard get a Fire Appliance quick enough as the fire spreads very fast in a small area. Can you guarantee that outside people who could be associated with your residents would not cause the same problems in that small area like what is happening in the Housing Commission Towers in North Richmond? I fear that someone could overdose and be found dead in the Laneway.

You may say that people like myself who live in Townhall Avenue are selfish, remember your residence will not be paying rates as we do. As I told you at the beginning of this email my wife and myself have come from a low income background working myself in the past as a Security Guard and a Taxi Driver and my wife coming to this country with only cloths she was wearing on her back. To live in this street both of us had to do without like not drinking and smoking myself renting a small one bedroom flat also renting a room in someone's house with no Government assistance or charitable assistance.

I feel that this area is too small and should in an bigger car park like Northcote Plaza.

I know you will not take us seriously as you stated in your letter " Not all issues raised in consultation may be able to resolved to the satisfaction of the person raising the issue however Housing Choices is required to demonstrate how issues will be considered "

Let's be honest you have already made up your minds as all ready I see a backhoe sitting in the car park ready to be used before the proposal has been approved. I do not have anything against your companies quest to look after low

income people . By putting this building in a very small inappropriate area you I feel your company is not considering the welfare of our the people in our area .

James I would appreciate your response to this email please do not sweep me under the carpet. Please respond ASAP.

I will be forwarding this email to the Darebin council to the Minister for Energy ,Environment and Climate Change , to my State Local Member Robin Scott and if they are interested 3AW .

yours Faithfully



Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Thursday, 4 November 2021 6:39 PM
To: TownHallAve
Subject: Disapproval of 52-60 Townhall Avenue, Preston

Hello,

I am writing to express my disapproval of the proposed building at 52-60 Townhall Avenue, Preston. As a local resident I have not received any formal notification of this design previously and I disapprove of this proposal.

There is nothing approaching six stories in this local area. The building proposed is far too tall and not in keeping with local area. It is significantly out of character with the local single and double story houses in this residential community.

The proposal of a six story, 39 unit structure is ridiculous and imposes overlooking and restricting day light from local residents backyards in Townhall Avenue in Roseberry Avenue. The terrace will overlook people's property and impact privacy.

A six story structure in this location must exceed the permitted size for a residential street in this area and would pose great impact on the local infrastructure.

The existing block is small and the proposed building is not set back from the street, ill proportioned and running vertically the building will be far too imposing.

Large-scale design of the building and no resident parking included will impact access to the laneway which is my only access to my garage and rear garden. Due to Location and turning circle of my garage I can only access and exit in one direction, meaning I require access to the laneway at both ends at all times including in the construction of the building.

As a local resident I would like to see the building reduced to the maximum of a three story structure appropriately designed and sized to the local architecture, including parking for the residents of the building.

Thank you and kind regards.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Saturday, 13 November 2021 6:47 PM
To: TownHallAve
Subject: Feedback - Town Hall Ave

To whom it may concern,

My partner Michael and I live on Roseberry Ave on the southern side of the street. We are nearby the proposed development on Town Hall Ave and wish to provide comment.

While we support the community housing development we have concerns and questions about the specifics of the plan which we have reviewed.

1. We're concerned about the height of the proposed development. 6 storeys seems very high given the surrounding properties. We assume the upper storeys will overlook houses in Town Hall Ave and Roseberry Ave and they will also shadow existing properties. Our preference would be for the building to be no more than 4 storeys.
2. Our neighbours who use the lane way between Roseberry Ave and Town Hall Ave to access their rear garages are concerned about this access being impacted. We gather from the plans that anyone exiting the lane way at the market end will need to travel through the car park for the development, is this true? Will there be continued access
3. We understand that public car parks will be reduced as a result of the development. We notice that some parking will be kept but would prefer a smaller development and therefore fewer lost car parks.
4. There is already a high population density in this area, with pressure increasing on local amenities. Again, we support the development but would prefer to see it reduced in scope - the height of the building seems to be the most logical place to reduce the impact.

It's great to see many trees will be protected. We hope that with some modifications this development will have a positive impact on our community. We're concerned that at 6 storeys the impact will be too great, and negative.

Regards,

[REDACTED]
Roseberry Avenue, Preslon

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 10 November 2021 2:14 PM
To: TownHallAve
Subject: Feedback on proposed development at 52 - 60 Townhall Avenue, Preston

Hello,

As residents who live in Roseberry Avenue not far from the proposed development, we wish to provide our feedback on the proposal:

1. In general, we support the provision of affordable community housing, but we have concerns about impacts on residents of the area which will be generated by the proposal in its present form
2. The height of the proposed development is a major concern, as the upper floors will overlook a significant number of nearby houses. There will also be some problems with shadowing. Overall, it would be better for the height of the building to be reduced, preferably by two storeys.
3. There will be a net loss of public parking spaces caused by the development. While it is pleasing to see that efforts have been made to provide as much public parking as possible, the impact of the net loss of parking could be reduced by reducing the size of the development
4. There is already a high population density in this area, which puts pressure on amenities such as public transport, roads, parking, and shops. This is another reason why it would be preferable to substantially reduce the size of the development.

We are pleased to note that the proposal has many features which are consistent with sustainable development, but we very much hope that it can be modified to take our concerns into account.

Yours sincerely,

[REDACTED]
Roseberry Avenue, Preston



From: James Henry <james.henry@hcau.org.au>
Sent: Tuesday, 16 November 2021 10:49 AM
To: [Redacted]
Cc: TownHallAve; Melissa Palframan
Subject: RE: SECURITY AND SAFETY CONCERNS FOR THE PROPOSED LOW INCOME SIX STOREY DEVELOPMENT OF 52-60 TOWNHALL AVENUE PRESTON

Hi [Redacted]

Thank you for your email and for expressing your concerns., which will of course be included in the Community Consultation Report we are preparing for the Department of Environment Land Water and Planning, as a requirement of the project application approval.

Further, we take seriously concerns raised by neighbours and local residents. I have asked my colleague, General Manager - Operations, Melissa Palframan, to respond to you directly on the matters you have raised. Melissa and her Housing Services team deliver all services to our residents and will be actively involved, on a day to day basis, with residents and the local community should the project be approved.

I have cc'd Melissa on this email. If you could provide her with a telephone number she would be happy to call you as well, to explain in more detail how we operate and manage our buildings and communities, and help allay some of the concerns you have.

Thanks for getting in touch.

Kind regards

James Henry
General Manager Development VIC, TAS, SA, SHG

+61 3 8636 9445

Housing Choices Australia Limited

ABN 23 385 731 870



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From: [REDACTED]
Sent: Monday, 15 November 2021 1:22 PM
To: TownHallAve <Townhallave@urbis.com.au>

Subject: Re: SECURITY AND SAFETY CONCERNS FOR THE PROPOSED LOW INCOME SIX STOREY DEVELOPMENT OF 52-60 TOWNHALL AVENUE PRESTON

Hello again James Are you going to answer my email ?
[REDACTED]

On 15 Nov 2021 09:05, [REDACTED] wrote:

To James Henry
General Manager Development
Housing Choices Australia

Dear James

My name is [REDACTED] I live at [REDACTED] Townhall Avenue Preston with my wife [REDACTED]. My employment background has been a Security Guard and a Taxi Driver, my wife was a refugee boat person from Vietnam and has lived with her family in the Housing Commission Towers in Elizabeth Street North Richmond as we both know these Towers are for people who are on low income

The reason I bring this up is as a Security Guard and Taxi driver I have frequented low income housing and would visit my wife's family at the Housing Commission Towers in Richmond.

What I have observed is most people are OK and do not cause any trouble but there is a percentage of these poor people would be on drugs, have alcoholic problems and would be escaping family domestic violence and so it would encourage other people who do not live in these residences like drug pushes, ex partners from violent relationships and displays of Alcoholism in the outside streets. With the below ground car park at the Richmond Towers in the past my own wife's car had been damaged. As a Taxi driver if I had to pick someone up from the Richmond Towers, we were told not to leave the car and not collect the passenger from their residence, but toot the cars horn. For those drivers who left their vehicles in the past had their cars broken into or stolen.

I know the Housing Commission do have Security but they are fighting a losing battle when it comes to illegal drug taking as they have now got a safe injection room on the Lennox Street side of the block of the towers. The residents in the area are experiencing open drug dealing and even a person who has overdosed and died in the street which has been seen by children.

As I can see similarities and fear that history would repeat itself if your proposal is successfully granted in this smaller area in our street. In Townhall Avenue we have residents ranging in ages from very young children to a number of residents who are aged in their 70s 80s and 90s to 100 years of age.

I was originally told by one of Councillors from Darebin Council that having the building next to the Preston Police Station that any problems arising from the tenants in your building would be dealt with. As a Taxi Driver I have seen first hand that most crimes are committed near a Police station as Police are usually on patrol in other areas or have a small crew working in the Police Station themselves. A good example of this was the residence at number 46 Townhall Avenue which is close to your proposed site in the past has been broken into and robbed. Have you considered residence at number 50 right on the corner of the car park? There is an elderly widow living there and naturally she is worried and has limited ENGLISH, can you guarantee that you will not have the same problems as I have outlined above when it comes to the low income Housing Commission Towers in Richmond? Does your company care for her WELFARE?

As we both know that there is a laneway adjoining the car park running parallel between Townhall Avenue and Roseberry Avenue, in the past we have had fires lit in the lane way and residence have like my wife had to take direct control to extinguish the fire as it has been hard to get a Fire Appliance quick enough as the fire spreads very fast in a small area. Can you guarantee that outside people who could be associated with your residents would not cause the same problems in that small area like what is happening in the Housing Commission Towers in North Richmond? I fear that someone could overdose and be found dead in the Laneway.

You may say that people like myself who live in Townhall Avenue are selfish, remember your residence will not be paying rates as we do. As I told you at the beginning of this email my wife and myself have come from a low income background working myself in the past as a Security Guard and a Taxi Driver and my wife coming to this

country with only cloths she was wearing on her back . To live in this street both of us had to do without like not drinking and smoking myself renting a small one bedroom flat also renting a room in someone's house with no Government assistance or charitable assistance.

I feel that this area is too small and should in an bigger car park like Northcote Plaza .

I know you will not take us seriously as you stated in your letter " Not all issues raised in consultation may be able to resolved to the satisfaction of the person raising the issue however Housing Choices is required to demonstrate how issues will be considered "

Let's be honest you have already made up your minds as all ready I see a backhoe sitting in the car park ready to be used before the proposal has been approved . I do not have anything against your companies quest to look after low income people . By putting this building in a very small inappropriate area you I feel your company is not considering the welfare of our the people in our area .

James I would appreciate your response to this email please do not sweep me under the carpet. Please respond ASAP.

I will be forwarding this email to the Darebin council to the Minister for Energy ,Environment and Climate Change , to my State Local Member Robin Scott and if they are interested 3AW .

yours Faithfully



Sent from my iPad

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[REDACTED]

From: [REDACTED]
Sent: Sunday, 14 November 2021 10:13 PM
To: TownHallAve
Subject: My project

Hello,

My name is [REDACTED], I'm a year 9 student at Preston High School. I'm currently undertaking a project about improving social housing in Darebin. I read about the possible Townhall avenue development in year 7 and upon reading about the project again this year believe it to be extremely relevant to my investigations, I was wondering if it would be possible to get me in contact with one of the leaders of the project to chat to them about their roll and what impact they are having on social housing.

Regards [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 28 October 2021 6:30 PM
To: TownHallAve
Subject: Preston Town Hall Development - Feedback

Hi,

We're nearby home owners and Preston residents, located at [REDACTED] Gower St, ~150m away from the site of the proposed development.

Our biggest concern is the size of the development and the target range of people who this is being offered to - this has the potential for over-population within the immediate area and considering the target group, could result in an increase in crime within the neighbourhood and change the local demographic considerably.

39 units is a massive development in the context of a development of this nature, situated in a prime part of central Preston within proximity to all the shops and amenities. We paid a considerable amount of money to live here (and continue to pay), for a long term home to raise our family, in a neighbourhood we feel is safe, with low crime and a multi-cultural and largely family orientated demographic.

The proposal has the potential to change this mix considerably within the pocket of Preston we live in. We believe the size of the development should be scaled back, and strict criteria should apply in respect to the applicants i.e. no previous criminal offences, rental issues etc...

Look forward to hearing from you.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sunday, 14 November 2021 7:47 PM
To: TownHallAve
Subject: Proposed development at 52 - 60 Townhall Avenue Preston 3072

To Whom It May Concern,

I am a resident on Townhall Avenue and a resident of neighbouring property, and object to the current proposed development at 52-60 Townhall Avenue, Preston.

Some of my concerns are as follows:

Firstly, the existing design plan includes a six-storey community housing. Whereas the initial proposal suggested at Darebin council was at five stories. Why has this changed? Even at five stories, local resident had concerns and strongly encourage the proposed height to be no more than 3 to 4 stories development. Anything higher would be completely out of character within the neighbourhood. The current proposed height would create overshadowing and intrude on privacy onto neighbouring house and the discard for the architecture design of the area.

Secondly, parts of the building encroach the Australian regulation for height restrictions and is definitely not consistent with neighbouring character of Darebin council of max 3 to 4 stories high (please refer to diagram 1). Therefore, I feel that this has not met to legislative code.

Thirdly, part of the building only has a 3000 setback. A setback should be at minimum of 4000 without balcony encroachment. You can see those other properties on Townhall Avenue such as number 46, 48 and 50 Townhall Avenue all have a setback. Unfortunately, this proposed development didn't adhere to this. Why this is development any different from the other properties on Townhall Avenue. Good setback from the street should be considered, and in line with the existing street landscape. Similarly, even the local Preston library – the building opposite this proposed site has maintained this setback.

Fourth, there are mature trees at the back of this building and trees play a vital aspect to the urban character of the Darebin council. Therefore, it's important that these mature trees should be maintained.

It seems like the council has made a fair few exemption to allow this design to get approval, such as the height of the build, removal of trees and set backs of the building. If the building height is needed to be increased to produce a yield great enough to get grant approval then would this mean the land is not suitable for this type of development? If the council is wanting to provide affordable living for low income people why not build 4-6 town house that will look more natural for the area. This leads me to ask is this being done to get grants or is this being build for affordable living?

Before putting this design up for approval has the council thought or care about how this will affect the local residents? The street is already over crowded with cars, having a multiple level apartment with limited parking will make matters worst. I know the council are saying these apartments are target for people without cars but how can this be guarantee? If the council are so sure about this and believe there will be not negative effect I would like to see this put in a statement and have them sign their names to say they guarantee this with their names. As once this contraction starts it will be the local that will have to deal and live with all these issues.

If there is no issue with this development why is the council in such a hurry to fast track this project for approval. Not only is it being fast track, it is being approved on a state level which does not even give residence a chance to object to the build. All the studies and meeting so far has purely been done to tick boxes to get this project approved, everything that's been done has purely been for show. Example of this is there is only one disable car park for 39 apartments. When question about this being for disadvantage family the response was we meet legislation, this response definitely sounds like we are only doing things to be legal and get the grant.

Therefore, I object to this development.

Kind regards,

[REDACTED]

Concerned resident

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 10 November 2021 5:38 PM
To: TownhallAve
Subject: Re: concerns for success!

To whom it may concern,

Thankyou for the opportunity for feedback regarding this development.

1. Can I please acknowledge the work that 6 degrees has put in collecting ideas for materials from other relevant buildings, primarily the Preston library, for the building to fit into its environment. This is to be commended.
2. Unfortunately the scale of the building does not fit into its landscape and is too high for its neighbouring suburban street homes. The drawing are misleading as they suggest high developments around the proposed apartment complex, which is inaccurate. The building is flanked by single/two storey buildings on all sides.
3. I totally support the provision of affordable community housing, and want the standards of living to be fair, and this will not be realistically achieved by the size of the building. 39 apartments with no garden space is not desirable. The design is relying on community shared assets for outdoor space, which seems negligent considering the lessons learnt from high rise apartment living through a pandemic. If this is to be a successful place to live and belong for the residents, it needs to be reduced in size.
4. The area is already highly populated, which puts pressure on amenities such as public transport, roads, parking, and shops. This is another reason why it would be preferable to substantially reduce the size of the development.

We have lived in the area for nearly 20 years, and welcome this initiative and want it to succeed. To do so, please reduce the level by 2 storeys, and respect those that live in the area, and those that will.

Yours sincerely,

[REDACTED]
Roseberry Avenue, Preston

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: Friday, 12 November 2021 10:22 AM
To: TownHallAve
Cc: planningservices@darebin.vic.gov.au; [REDACTED]; info@hcau.org.au
Subject: Re: ATTENTION Sophie Jordan, Strategic Planner. Re: 52-60 Townhall Avenue, Preston

Thank you for the reply.

There was also a commitment to responding to all the questions posted to the Zoom chat; will these be published online today so that we can consider them before submissions are due on Monday?

Regards

[REDACTED]

Sent from my iPhone

On 12 Nov 2021, at 8:39 am, TownHallAve <Townhallave@urbis.com.au> wrote:

Good Morning [REDACTED]

Further to your enquiry please see link below to the presentation and the recording of the Community information sessions as requested.

<https://www.housingchoices.org.au/townhall-avenue>

The recording of the information session is posted about half way down the page.

If there are any issues with accessing that please let me know.

MICK MEYER
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OLDERFLEET, LEVEL 10, 477 COLLINS STREET
MELBOURNE, VIC 3000, AUSTRALIA

Urbis recognises the traditional owners of the land on which we work. Learn more about our

Reconciliation Action Plan.

From: [REDACTED]
Sent: Thursday, 11 November 2021 2:37 PM
To: planningservices@darebin.vic.gov.au
Cc: [REDACTED]; info@hcau.org.au; TownHallAve <Townhallave@urbis.com.au>

Subject: ATTENTION Sophie Jordan, Strategic Planner. Re: 52-60 Townhall Avenue, Preston

Good afternoon

Further to my husband's email from yesterday (below), I am just following up to see if we can have a number of questions answered regarding consultation on the proposed development at 52-60 Townhall Avenue.

The Housing Choices website states "If you wish to speak to someone about this proposed development, please contact Urbis on (03) 8663 4888 or email townhallave@urbis.com.au".

However, the email address appears to be unattended and the phone number is simply the main switchboard number for Urbis Melbourne (and the Urbis receptionist could not identify any project for Townhall Avenue, Preston and was only able to take my number to see if she could find someone to call me back).

The Council website, meanwhile, lists Sophie Jordan as "who's listening", but the number provided for Ms Jordan, (03) 8470 8768, leads to a recorded message saying "Your call cannot be completed, please hang up".

Is there any way for a stakeholder to contact anyone from Urbis, Housing Choices, or Darebin Council in relation to this project?

Regards

[REDACTED]

Begin forwarded message:

From [REDACTED]
Date: 10 November 2021 at 1:04:41 pm AEDT
To: townhallave@urbis.com.au
Cc: [REDACTED]
Subject: 52-60 Townhall Avenue, Preston

Hello

Could we please have a copy of the recording of the information session on this development that was conducted yesterday evening?

We note that the recording will be posted to

<https://www.housingchoices.org.au/townhall-avenue> but that this has not yet happened and given that submissions on the proposal close cob Monday 15 November - just 3.5 business days away - time is of the essence for those interested in making a submission informed by the presentation content. Many local residents will not have been able to attend the session.

Could you please also:

- confirm when the recording will be posted to the website
- confirm that the recording will allow access to the 'chat' feature, which was used during the meeting to submit a wide range of questions on the proposal, to which Housing Choices has committed to responding, and
- advise when responses to the questions posed in the chat feature during the presentation will be posted to the website.

Many thanks and kind regards,

[REDACTED]

From: [REDACTED]
Sent: Thursday, 11 November 2021 11:02 AM
To: TownHallAve
Subject: Re: Community Information Session - 52-60 Townhall Avenue, Preston

Hi there, I'm just confirming that you received my email about this proposed development. If not, I have concerns regarding lack of car parking for the residents. They should have at least 1 PRIVATE car park per unit. There is a lack of car parking in this area. Also, I have been made aware there is a rooftop garden proposed that will end up overlooking other residencies in the area as well as possible noise from this. I would like this rectified for the quiet enjoyment of the others that live in this area that are affected by this.

Kind regards,
[REDACTED]

On Tue, Nov 9, 2021 at 11:20 AM TownHallAve <Townhallave@urbis.com.au> wrote:

Good morning,

Thank you for your interest in the proposed development at 52-60 Townhall Avenue, Preston.

We hope you will find the session scheduled for **5.30-7:00 PM today** informative.

The link to join the meeting is provided below.

Please note:

- The format will be a presentation of the project followed by a Q & A session.
- You can use the Zoom "chat" function during the meeting to ask questions. The questions will be responded to during the Q&A session.
- The session will be recorded and made available at <https://www.housingchoices.org.au/townhall-avenue> to view at your convenience if you cannot attend today.

Time: Nov 9, 2021 05:30 PM Canberra, Melbourne, Sydney

Join Zoom Meeting

<https://us02web.zoom.us/j/8605053860?pwd=WU91VStrYUIFNFlmUGg5RXZndm55Zz09>

Meeting ID: 860 505 3860

Passcode: Access28!

One tap mobile

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+61370182005,,8605053860#,,,,*481829# Australia

Dial by your location

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+61 7 3185 3730 Australia

+61 8 6119 3900 Australia

+61 8 7150 1149 Australia

Meeting ID: 860 505 3860

Passcode: 481829

Find your local number: <https://us02web.zoom.us/j/8605053860>

[REDACTED]

From: [REDACTED]
Sent: Thursday, 4 November 2021 6:41 PM
To: TownhallAve
Subject: Re: Disapproval of 52-60 Townhall Avenue, Preston

[REDACTED]
Roseberry Avenue.

- > On 4 Nov 2021, at 6:39 pm, [REDACTED] wrote:
- >
- > Hello,
- >
- > I am writing to express my disapproval of the proposed building at 52-60 Townhall Avenue, Preston.
- > As a local resident I have not received any formal notification of this design previously and I disapprove of this proposal.
- >
- > There is nothing approaching six stories in this local area. The building proposed is far too tall and not in keeping with local area. It is significantly out of character with the local single and double story houses in this residential community.
- >
- > The proposal of a six story, 39 unit structure is ridiculous and imposes overlooking and restricting day light from local residents backyards in Townhall Avenue in Roseberry Avenue. The terrace will overlook people's property and impact privacy.
- >
- > A six story structure in this location must exceed the permitted size for a residential street in this area and would pose great impact on the local infrastructure.
- >
- > The existing block is small and the proposed building is not set back from the street, ill proportioned and running vertically the building will be far too imposing.
- >
- > Large-scale design of the building and no resident parking included will impact access to the laneway which is my only access to my garage and rear garden. Due to Location and turning circle of my garage I can only access and exit in one direction, meaning I require access to the laneway at both ends at all times including in the construction of the building.
- >
- > As a local resident I would like to see the building reduced to the maximum of a three story structure appropriately designed and sized to the local architecture, including parking for the residents of the building.
- >
- > Thank you and kind regards.
- > [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 15 November 2021 3:18 PM
To: TownHallAve
Cc: [REDACTED]
Subject: submission - 52-60 Townhall Avenue, Preston
Attachments: submission - 52-60 Townhall Ave.pdf

Hello, please find submission on this proposal, attached. Thank you.

Submission on the proposed 'Big Housing Build' development at 52-60 Townhall Avenue, Preston

15 November 2021

Introduction

We are not opposed to public or social housing development, and we think the information session on 9 November demonstrated that many local residents (perhaps even a majority) feel the same way. What is objectionable about this development, however, is that it has not been developed in a way that is respectful and sensitive to the legitimate concerns of residents and other stakeholders. This has resulted in a proposal that is clearly inappropriate and undesirable for this location. This is a bad outcome not only for existing residents but also those people who will occupy this new building.

Incompatibility with planning control objectives

The town planning report by Urbis steps through the relevant planning controls, noting that the application for approval of the development is sought under clause 52.20 of the Darebin Planning Scheme.

One of the two stated purposes of clause 52.20 is 'to ensure that development does not unreasonably impact on the amenity of adjoining dwellings'.

Key objectives of the relevant local planning policy, which are referenced in the Urbis report, include:

- ensuring that the development is appropriate to the scale of nearby streets, other public spaces and buildings;
- ensuring the protection of sunlight access to public spaces;
- ensuring adequate arrangements for vehicle access and parking for residents and visitors are provided;
- promoting active building frontages at ground level and visual and functional interaction between the footpath and the building; and
- ensuring that multi-level development minimises unreasonable overshadowing and overlooking of residential development.

Our view is that the proposed development is incompatible with achieving any of these objectives, for the reasons set out in more detail below. Put simply, it is a grossly over-sized building with inadequate car parking spaces in a typically small-scale residential street. The surrounding area already suffers from congestion and a shortage of public car-parking spaces and the development will only make that situation worse by adding further traffic and demand for car parking while reducing the number of parking spaces available.

For these reasons, we believe that, if this development were subject to the ultimate scrutiny of a court or tribunal as is usually the case for contentious planning decisions, there would be a strong legal case against it.

As this project forms part of the Victorian State Government's 'Big Housing Build' agenda, however, we understand that the Minister for Energy, Environment and Climate Change is the responsible decision-making authority and there is no power for residents to appeal the Minister's decision to an independent third party. Consequently, there appears to be little incentive for the Minister to refuse to grant approval for the development, including the issue of a permit to exceed the five-storey height limit for the relevant zone.

Likewise, it is also difficult to see that the developer can have any real interest in, or incentive to, genuinely listen and respond to residents' concerns about the proposal. We feel that the conduct of the current 'consultation' process – both in form and substance – supports this view, as does the fact that the current proposal not only fails to address key concerns raised in 2018 about height and car parking, but actually exacerbates those concerns by raising the height of the building and further reducing car parking availability, as discussed below.

A proposal that only gets worse over time

The present consultation process invites residents to consider whether we feel the project positively contributes to the neighbourhood. As demonstrated consistently in relation to the different iterations of this proposal over the years, up to and including the most recent information session in November 2021, the answer is a resounding: 'no'.

The *Outcomes of community consultation and submissions process* in 2018 reviewed 309 submissions and documented the local community's overwhelming rejection of the idea of dense social housing at the Townhall Avenue site. Residents' two foremost concerns were: (1) parking; and (2) inappropriate development (largely around building scale and height).

In response to the parking concerns, the Darebin Council commitment was clear:

*"A core element of the proposal is to retain public car parking on the site. Any development of the site would **need to provide car parking for new residents** as required by the planning scheme."* [emphasis added]

In relation to the concerns about building scale, Darebin Council noted:

*"While details of any future development and its design are not known, **Council would anticipate a building of five storeys**, which is what the planning scheme currently prefers at this site, and many others nearby."* [emphasis added]

Three years on, the revised proposal now features a building with *less parking* and an *additional storey*, and it remains unclear why Darebin Council has walked away from its original 2018 position on these two matters.

What is clear is that following the 2018 community consultation process, the two primary concerns of community stakeholders (parking and building height) have not only been ignored – the proposal has actually *worsened* in those two respects since that feedback was given.

While we understand that the planning controls have changed – in that now there don't appear to be any substantive controls over this proposal as it forms part of the government's 'Big Housing Build' – it is galling for residents' concerns to be treated with such apparent disdain.

In our view, it is unlikely that the removal of this project (and many others) from any type of independent scrutiny will achieve good outcomes for the community. We are particularly concerned that the approval of this development, including the grant of a permit for a building exceeding the current 'discretionary' five-storey height limit for the zoning, will create an unfortunate and permanent precedent that will be used in future years to justify more contentious projects in this vicinity. In this way, a building that has been subject to a heavily compromised 'temporary' planning approvals process will have a permanent and continued negative effect on the amenity of the surrounding area that goes beyond just the impact of this one structure.

Question: will the state and local governments commit to not using this building as a height precedent for future developments?

Placing "yield" above quality leads to poor outcomes

A Victorian State Government media release in the height of the pandemic committed \$5.3 billion and promised 9,300 new social housing homes. The consequence of tying of this funding to a minimum "yield" of dwellings became alarmingly clear at the information session conducted on 9 November 2021. Housing Choices revealed that for the promised funding to crystallise, a baseline number of dwellings had to be provided. This was apparently the reason for the additional storey above the five storey 2018 proposal. In other words, the Townhall Avenue proposal relies on government funding, and the most important metric for successfully securing funding is the number of dwellings delivered – irrespective of the value, quality or appropriateness of the build.

Accordingly, the proposal does not look at the surrounding area and local need and arrive at a solution that fits in scale and demography and suits those in need of affordable housing. Rather, the result has to be reverse-engineered: a certain number of dwellings must be provided to secure the funding, so the design is motivated by this number and is shoe-horned into the proposal.

This obsession with "yield" and the complete disregard of residents' views – acknowledged as legitimate and reasonable by council in 2018 – have led to a bad outcome for both existing residents of the area who want a building that is sensitive and respectful to the local environment, and prospective social housing residents, who deserve to be housed in a way that promotes their comfort and supports their relationship with the existing local community.

While social housing is an important and necessary part of any community, providing disadvantaged people with a liveable home is not just a question of churning out cheap accommodation in high numbers. It is about offering dwellings that support connection and compatibility with the local landscape, within an existing community. The lesson of Melbourne's infamous Housing Commission towers of the 1960s is that incongruous eyesores that are out-of-step with local architecture and demography do not support the well-being or self-esteem of social housing residents and do not facilitate their interaction and integration with surrounding neighbourhood residents.

It also underscores the fact that buildings such as this stand for many decades and have a continuing impact on the people who occupy them and those who live around them – it is unfortunate that this project and many others, as part of the government's 'Big Housing Build' agenda, are subject to such a compromised and inadequate planning process. The impact of this building on the surrounding neighbourhood will long outlast the term of this government and the policy priorities that have prompted this temporary amendment to the planning scheme.

Securing the services of a leading architectural firm and features such as a top environmental building rating do not compensate in any way for a building that is so cramped, out-of-scale and inappropriate for this location.

In Townhall Avenue, a social housing development that is in keeping with the surrounding streets would mean:

- medium density dwellings
- comfortable, modern, two- or three-storey townhouses (of the kind seen lately nearby on Plenty Road and Gower Street, for example); and
- pro-social, family-oriented residents.

Such a development would likely be well-tolerated, if not welcomed by most local residents and traders.

Question: why was lower-density, townhouse-style accommodation not considered for this site?

Specific concerns about design elements

After reviewing the documents related to the proposal, we remain unconvinced about many aspects of the design, and have the following specific concerns.

1. The public car park, which is currently used at full capacity every day, will be reduced by 40% and become unsafe, and difficult to see and use.

The proposal sees the existing 42 car parking spaces reduced to 25 (plus three car share spaces). This amounts to a 40% reduction in public car parking space and is a significant issue.

As Darebin Council noted in 2018, car parks at that end of the street are already in short supply and the car park is full six days per week, including spaces for people with disabilities. Double-parking in the car park can regularly be observed, due to the shortage of spaces. There is high demand because of the police station, courthouse, nearby traders and customers on High Street, the library, the council building and the Preston Market. Townhall Avenue is already negatively affected by other developments and the concessions made by Council in relation to parking (such as the new Balance North and Preston Dermatology building at the eastern end of Townhall Avenue, which has reduced public parking requirements). To further reduce the number of available car parking spaces at a time when the population of Preston is growing and demand is only likely to increase can only lead to undesirable outcomes such as illegal parking and increased congestion in the area as people circle for parks.

There can be little doubt that the reduced car parking spaces available will be further reduced once residents move into the building because not only is the proposal to reduce existing public car parking spaces but also to neglect to provide any car parks for the exclusive use of residents.

Council has suggested that the loss of the spaces will be offset by "an additional 50 public car spaces to the nearby area" (*Traffic Engineering Assessment*, p. 5). We understand this is a reference to the fact Council is imposing new parking restrictions on existing car parking spaces in Roseberry Avenue. This is not the creation of new parking, it is the re-labelling of existing parking and it does nothing to offset the loss of the free, all-day spaces currently in full use at the site.

The so-called "public" parking at the development site, meanwhile, will become extremely difficult for members of the public to use. Firstly, it will be almost impossible for someone

driving past to ascertain that this is public parking: what other examples are there of public parking underneath a residential building? A large "P" on the outside of the car park does not indicate that the spaces are for members of the public as opposed to residents. Secondly, even if a passer-by can work out that this is council parking, there is limited visibility from the road: the infrastructure in and around the car park (bicycle storage, pylons, etc) will make it very difficult to see whether there are free spaces. This will mean drivers will have to turn into the car park and drive around and (given there are 40% fewer spaces and increased competition from new residents and their visitors), those seeking a park will quite often drive out again when no spaces are available, exacerbating congestion. Thirdly, there are serious safety concerns about 24/7 public parking under a residential building with low visibility from the street. Bright lighting all night will alleviate this to some extent, but will likely have a negative impact on the neighbouring and other nearby properties.

Questions: a) how will council ensure the carpark is safe and understood to be for public use? b) where does council expect the 40% of current all-day users to park in future?

2. Residents and their guests and service providers will not have enough parking - and "alternative transport modes" are not the answer.

The development is comprised of 39 apartments, 29 of which are one-bedroom apartments and 10 two-bedroom apartments. At a minimum, the expectation must be that at least 49 residents (and probably more) will live in the building at any one time.

Car ownership statistics cited in the *Traffic Engineering Assessment* (at p. 21) demonstrate that around 60% of 1-2 bedroom apartment dwellers in Preston have a car, and even in social housing, a significant proportion (more than 40%) of 1-2 bedroom apartment dwellers in Preston already own a car. This does not include those saving for or planning to own a car in the near future. Add to that those who do not have a car but need parking for visitors, deliveries and essential service-providers (such as carers or cleaners), and it can be assumed that there will be solid resident demand for parking in the new building.

Any attempts to somehow 'screen' prospective residents so that only those individuals who are 'happy' to accept a public car park in the building rather than one for the exclusive use of the building are impractical and cannot be taken seriously. How will this be managed in perpetuity? There can be no assurance that the profile of residents will not change over time, motivating them to get a car (for example, when a couple has a baby, when a teenager becomes old enough to drive, or when a person living with illness or disability becomes unable to use public transport). Further, there is no guarantee that residents' visitors will not own vehicles and seek to use the public car park beneath the building, further exacerbating the shortage of public car parking in that location.

In an ideal world, public transport would be a clear solution. It is true that the site is close to several transport stops. However, the existence of transport services does not equate to the *availability of spaces* on those services. Prior to the COVID-19 pandemic, peak hour buses, trains and trams in this area operated at full capacity, and that does not account for the hundreds of new residents likely to move in to developments at the Preston Market site. We query whether the State Government will commit to additional services on the Mernda Line, the 86 tram and High St bus services, given the population is about to increase significantly. We have not heard any commitments of that nature. Following COVID-19, of course, public transport demand has dropped – however this is not a solution either: it is an artificial drop in demand that is based on

people either being legally required to stay at home or strongly advised not to use public transport for their own safety. During COVID peaks, residents of the proposed building will have the same reasons not to use public transport as everyone else.

Similarly, the notion in the *Traffic Engineering Assessment* (at p. 14) that car sharing schemes "provide a safety net (and fill a mobility gap) for residents...for the limited number of times that they may require a car" is a fantasy. While car share schemes are useful for occasional car-users in the limited scenario where the person knows exactly when a car will be needed and exactly when they will be back, these schemes do not work at all for a large proportion of the population, including: people with children who require car seats, people who need their car for work, people with disabilities who require vehicle modifications, people learning to drive, and people attending appointments with unclear finishing times.

Bicycles suffer from the same defect – they are simply not practical for a large proportion of the population for a range of reasons. These include the requirement for a basic level of physical ability and fitness, the inability to carry large items (such as weekly groceries or work tools), the impracticalities of using them to cover significant distances across a large city, and the vagaries of Melbourne's weather.

Questions: a) how will the developer ensure in perpetuity that no tenant has or will ever have a car?
b) how will it ensure that tenants' visitors and service providers will not need an on-site car park?

3. There will inevitably be increased traffic congestion and a 'spillover' parking effect in surrounding residential streets and lanes.

The *Traffic Engineering Assessment* is perfunctory and inadequate in its description of the current and potential future traffic and parking conditions in Townhall and Roseberry Avenues. Inaccuracies and omissions from the assessment include the following.

- The assessment dramatically underestimates existing traffic movement at the junction of Townhall Avenue and Kelvin Grove, and the potential for this to be exacerbated. While Townhall and Kelvin may appear on a map as a T-intersection, the area is effectively a multi-way junction, used not only by cars driving along Townhall Avenue and Kelvin Grove but also:
 - police cars using the gated police station car park neighbouring the proposed site on Kelvin Grove;
 - courthouse visitors using the angled parking diagonally opposite the proposed site on Kelvin Grove;
 - council cars, utes and heavy vehicles using the Council's gated car park which exits onto Kelvin Grove facing Townhall Avenue;
 - vehicles using the street parking for the library and maternal and child health building on Kelvin Grove;
 - vehicles using street parking on both sides of Townhall Avenue;
 - vehicles using the existing public car park at the proposed development site;
 - vehicles using the lane running parallel to Townhall and Roseberry Avenues which exits through the existing car park;
 - vehicles using the small staff/utilities car park next to the library, opposite the proposed development site; and

- vehicles using the larger council car park next to the library, also opposite the proposed development site.
- The assessment suggests that Townhall Avenue allows for "simultaneous two-way traffic flow". This is clearly incorrect; particularly at that end of the street (and for much of the street and surrounding streets). Kerbside parking is in demand 24/7 and oncoming vehicles in Townhall Avenue must always stop and negotiate passing because there is insufficient space for two vehicles to pass each other safely.
- The report clearly assumes that residents will use some of the public car parking available on site – this is inevitable and will further reduce the availability of public car parking spaces in that location at a time when the spaces currently available are inadequate.
- On the evidence provided in the report itself, it is clear that even if it's accepted that there is a reduced rate of vehicle ownership amongst residents of social housing, this would result in a reduced demand for car-parking, not no demand at all – this simply underlines how wholly unreasonable the proposal is.
- In assessing likely demand, the report notes simply that because the site is within the 'Principal Public Transport Network Area', no visitor car parking spaces are required or provided – this is problematic. Service providers, cleaners, family members, carers, friends etc. will inevitably visit residents in the building and at least some of these will use cars to do so.
- One of the impacts (and this may well be long-term) of the COVID-19 pandemic has been to reduce public transport usage because many people are reluctant to expose themselves to the heightened risk of infection associated with public transport usage – this is not dealt with in the report or in any of the documents accompanying the permit application.
- The assessment concludes that 'no overflow car parking demands are expected'. This statement defies logic. The current public car park is full to capacity 6 days a week, and this is going to be reduced in size and 50+ residents added to the location with no access to car parking aside from the reduced public car parking provided at the ground level of their building. It is simply inevitable that over the medium to long-term, there will be a significant and sustained increase in demand for car parking as a result of the new development in an area that is already suffering from an under-supply of accessible parking.
- While residents may not be eligible for parking permits, this will not discourage overflow parking from residents and visitors if these restrictions are not enforced and having lived in the area for some years, we have never sighted a single parking inspector in Townhall Avenue or surrounding streets – it is also the case that for a minority of individuals, parking infringements do not adequately deter illegal parking, particularly where they either refuse to pay the fine or cannot afford to do so.
- When considering the surrounding road network, as noted above, the assessment fails to note or consider the lane adjacent to the site that runs parallel to Roseberry and Townhall Avenues and exits through the current car park. That lane provides the only vehicular access to a number of properties in both Townhall and Roseberry Avenues (and will likely be the main point of access for any future townhouse developments in those streets). The lane allows for one-way traffic flow only. Accordingly, our particular concerns about the lane include:
 - increased congestion as (due to pylons, more pedestrians etc) cars will have more difficulty manoeuvring out of the car park than currently; and
 - loss of access during the construction period - while assurances were provided at the information meeting on 9 November 2021 to the effect that there would be no

disruption of residents' access to the laneway during construction, our concerns remain given the likely scale of the project and our experience of recent townhouse developments along both Townhall and Roseberry Avenues, which have resulted in residents' use of the laneway being repeatedly impacted.

We submit that the new development, while reducing car *spaces* by 40%, will dramatically increase traffic *movement* in the area, worsening existing congestion. Currently, the availability of parking is easily visible from the street, but as described above, once the new building is in place, members of the public who are aware there is a carpark under the building will need to turn into the car park, drive around it looking for a park, and in many cases, will drive out again without finding one.

Further, with around 50 or more new residents, we would also expect much more coming and going than is currently the case by users of the existing public car park. Apart from the increased pedestrian traffic of the new residents themselves, those 50+ people will also generate grocery and parcel delivery truck traffic, removalist truck traffic, taxi and rideshare drop-off and pick-up traffic. Moreover, these service providers are likely to be waiting unnecessarily due to the fact that there is only one lift in the building and no goods lift. There will also be a twice-weekly waste removal truck service. Add this to the existing movement in the area – which, as noted, is considerable because of the many public and private uses that intersect at this point – and it is easy to see why residents are concerned about congestion and parking.

Finally, we also note that the location of the proposed 'play court and pavement markings', which presumes children and young people will frolic and play ball games adjacent to an area that is both a pathway for moving vehicles and an emergency exit point for Victoria Police, is clearly misconceived. We acknowledge this point was raised and accepted at the information session, with a commitment to reconsider the idea of a play space surrounded by traffic, but we note it here merely as an indicator of the architects' obvious lack of real-life familiarity with the site.

Questions: a) how will council manage the increased demand for on-street parking in Townhall and Roseberry Avenues? b) how will council manage the increased congestion in surrounding streets resulting from this development?

4. The height and scale of the building is not appropriate in the context of nearby residences and public buildings.

Nearby residences are one- and two-storey family homes and townhouses. And Townhall Avenue itself is a relatively narrow residential street.

Large public buildings nearby – the police station, library, council buildings and courthouse - are two or three storeys at most. The grand Preston Town Hall, on which Darebin Council recently spent a large sum of money to restore the heritage façade, will be dwarfed by the proposed six-storey building behind it.

Even for the Priority Development Zone 2 in which the site is located, the development is over height and, as noted above, the six-storeys is one storey higher than the proposed development the subject of consultation in 2018.

There is no reasonable basis for approving a development in this location that exceeds the recommended maximum height.

The elevations only show the comparative height of immediately neighbouring buildings, and none of the artist's impressions of the final development include a true rendering of the scale of the building in its full context. (On the contrary, artist's impressions show the new building on an unnaturally wide street and surrounded by other tall buildings, which are not there in real life). A picture of the proposed building dwarfing community landmarks such as the police station, library and Town Hall itself would better show how exceedingly tall the building will look on approach, compared to the broader environment.

A six-storey building on this site will:

- generate significant overshadowing of adjacent and nearby properties, and Townhall Avenue as a whole, particularly that section of the street close to the development
- feature as a looming and jarring structure for nearby residents that is not integrated with, or sympathetic to, any of the existing (public and private) structures in that location, and
- act as an undesirable precedent for the approval and construction of other buildings of a similar height and scale in this area, which would magnify the undesirable impacts of this single structure.

Questions: a) apart from 'the yield metric', what are the reasons for changing the proposal from 5 to 6 storeys? b) how does this increase in height enhance the value of the building for tenants and nearby residents?

5. Upper storeys of the building, and in particular the Level 4 Roof Terrace facing east, will overlook private residences and invade privacy.

A consequence of the outsized height and scale of the proposed building is the fact that residents in upper storeys will overlook private residences, in particular the backyards of residents of Townhall and Roseberry Avenues, which stretch uphill to the east of the site. This will have a detrimental impact on existing residents' privacy. Many locals use their backyards daily: fruit-growing and vegetable patches are common pastimes in the area, and there are a number of families with small children. Being overlooked while using our own backyards will seriously affect residents' quiet enjoyment of our homes.

Of particular concern is the Roof Terrace proposed for Level 4 of the building. This is a communal area which has BBQ facilities and so will presumably be used for socialising, day and night, and in addition to overlooking the neighbourhood, has a high likelihood of generating considerable noise. Facing this terrace south (towards the library) or west (towards the council car park) would significantly reduce the travelling noise and privacy impacts for existing residents.

Question: can the roof terrace be repositioned to face south or west to reduce impact on residents?

6. The building façade – which at street level, is dominated by grey breeze blocks, bicycle storage and utilities, with glimpses of concrete pylons – is ugly, and is likely to get worse thanks to a lack of storage for residents.

The proposed building patently lacks the promised “high quality street edge”. Although a prominent firm was used, the architects do not appear to have put any effort into creating an attractive building. This is particularly so at street level, where the foyer of the building on the Townhall Avenue side is underwhelming, engulfed as it is by utilities cupboards, a bicycle shed surrounded by depressing breeze blocks reminiscent of a public toilet entrance, a comically giant

"P" sign (which still fails to make clear it is *public* parking), and a grim colour scheme. We understand it is likely there were budgetary constraints limiting the materials available, but are disappointed that the design does not have more street appeal.

We believe there is another problem that will cause the exterior of the building to look increasingly untidy over time: a lack of storage. Modern apartment buildings of this kind generally have storage cages in a common area (as well as car parking). The proposed apartments have only small, built-in wardrobes and a tiny provision of cabinetry for storage. It does not appear to be a sufficient amount of storage for the 2 or 3 people that might live there. We predict that the balconies and bikes storage area will become a 'dumping ground' for items that cannot be stored in apartments, as well as hard rubbish awaiting the next collection. While there appears to be some sort of common storage area on the roof of the building, this is unlikely to be adequate for the large number of residents who will occupy this building. Likewise, laundry on balconies will be an issue if tenants are not provided with clothes dryers.

Questions: a) can the materials specs be upgraded for a more appealing exterior (no breeze blocks)?
b) what steps will be taken to ensure common areas visible from the street will not be cluttered with tenants' belongings, over time?

Necessary changes

We submit that the foregoing problems can only be addressed by:

- reducing the number of residences;
- reducing the height and scale of the building;
- proposing instead a medium-density, low-rise (three-storey) townhouse development in keeping with styles already approved in the neighbourhood;
- providing adequate parking for residents and their guests and service providers;
- investing more time and effort in enhancing the street appeal of the building;
- if an apartment is to be retained, moving the Level 4 Roof Terrace so that it faces away from existing private properties (i.e. south or west).

Lack of genuine consultation

We would also like to query whether the current consultation process is genuine, noting:

- the short timeframe between the erection of a public notice at the site (end of October), public information session (9 November) and closing date for final public submissions (six days later on 15 November), submission of the planning application (late November) and Minister's final decision (December);
- the fact that the single information session was conducted online, despite most COVID restrictions being lifted (noting that many residents of neighbouring streets are elderly and lack the technological means to access this information session);
- the minimalist and perfunctory nature of the signage on site;
- the fact that all information was provided in English only, and not in community languages (despite the fact that over a third of Darebin residents speak a language other than English at home, and noting that a significant proportion of residents in Townhall and Roseberry Avenues speak languages other than English at home – we have several neighbours for example who speak Macedonian exclusively);

- that, as stated above, there have not been any substantive improvements to the design since the initial proposal in 2018, despite vociferous local opposition. In fact, the proposal has only gotten worse in precisely the respects that concerned stakeholders the most; and
- the fact that surveyors left markings on the site before the public information session was held, and heavy machinery has arrived on site and notification of large-scale electricity works has been provided to residents before the time period for public submissions on the project has even closed.

Questions: a) what changes (if any) will be made as a result of the current consultation/feedback process? b) will the developers commit to providing an ongoing point-of-contact for local residents to raise issues during construction (such as lorry blockage, noise etc.)?

Conclusion

Notwithstanding that social housing is necessary and desirable as an obvious 'social good', we submit that any development proposal should be arrived at following a consultation process that is:

- respectful and inclusive of existing local residents;
- sympathetic to the scale and architectural styles of existing homes;
- mindful of preserving the character of the neighbourhood and amenity of existing residents; and
- in service of the comfort and lifestyle needs of the social housing residents – including respect for their need for sufficient living space.

Thank you for considering our feedback; we only hope that it, along with the feedback of other local residents, can be reflected in the final proposal.

[REDACTED]
Townhall Avenue, Preston

[REDACTED]

From: [REDACTED]
Sent: Thursday, 11 November 2021 7:49 PM
To: TownHallAve
Subject: Townhall Ave housing development feedback

To Whom It May Concern,

I was unable to attend the latest meeting regarding the housing development in Townhall Ave (I was at the initial meeting many months ago with my husband [REDACTED]), I wanted to send my feedback regarding the proposal thus far.

I am agreeable to the idea of affordable housing for all and welcome diversity and change in our neighbourhood. However I continue to have the following concerns about this proposal:

- The building is too tall and not in keeping with other buildings in the area.
- The spot for the development is in a carpark which appears to be heavily used during the day. Where do these cars go? What happens to the cars of the residents and their visitors? There is limited parking already in the area and streets are too busy and clogged as it is.
- The size of the development would see a large growth in the immediate population. This increases the strain on public transport, traffic flow, parking, rubbish and other local infrastructure.

Thank you for taking the time to consider my feedback.

[REDACTED]
Roseberry Ave, Preston

[REDACTED]

From: [REDACTED]
Sent: Thursday, 4 November 2021 10:14 PM
To: TownHallAve
Subject: Townhall ave

To Whom it may concern

I am a resident on Townhall ave and object to the current proposed development at 52-60 Townhall ave. Some concerns I have with the existing plan includes a six storey community housing. Initial proposal suggested at Darebin council was at five stories. Why has this changed?

My next objection is per diagram 1 – parts of the building encroaches the Australian regulation for height restrictions.

My second objection is that part of the building only has a 3000 setback. A setback should be at minimum of 4000 without balcony encroachment. Properties such as number 46, 48 and 50 Townhall Ave have a setback and this development should also adhered to this. This will also maintain the current Townhall Ave landscape. Pls note that even Preston library – the building opposite this proposed site has maintain this setback.

Thirdly, there are mature trees at the back of this building and as trees are vital to the urban character of the Darebin council these mature trees should be maintain.

Thanks

[REDACTED]

Diagram 1

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 17 November 2021 4:11 PM
To: TownHallAve
Subject: Townhall Ave, Preston - feedback

Hi,

I understand my submission is late however, I hope you can still accept my feedback on the proposed social housing development at Townhall Ave, Preston.

I have recently moved to Mary St, Preston and live opposite a four storey social housing building. The building I live opposite is well maintained and shows examples of personalisation and shared gardens by the people that live there. I am yet to have develop any friendships with my neighbours who live opposite me but hope they welcome me into the existing Mary St community in time.

The Townhall Ave site has similar if not better connections to High St, the market, the train as what my new home does. So to me, it makes a lot of sense to see the proposed development go ahead. The more residents that can have such great connections to the community and less reliance of cars, the better! I fully support that the site will be used solely for social housing. We have such a significant and growing need for social housing. The proposed height and density makes sense for a site that is so close to everything great in Preston.

Based on what I have heard from other community members I see that it is important that community building be a focus once new residents build in. I hope that the surrounding neighbours soon see the benefits of new and diverse community members.

Kind regards,

[REDACTED]
Mary St, Preston
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 15 November 2021 2:56 PM
To: TownHallAve
Cc: [REDACTED]
Subject: Townhall Avenue - Feedback
Attachments: Submission - Townhall Avenue.pdf

Hi there,

please see my feedback on the development at Townhall Avenue Preston in the attached .pdf.

Regards,

[REDACTED]

15th November 2021

To whom it may concern,

RE: Submission to Housing Choices Development at 52 - 60 Townhall Avenue, Preston

This submission is made in response to the proposed development at 52 - 60 Townhall Avenue, Preston. After careful consideration of the application documents and attendance at the recent Information Session, I wish to raise the following concerns with the proposal.

Protection of access to the rear laneway

Many dwellings along both Townhall Avenue and Roseberry Avenue currently use the rear laneway to access their lots. The proposed development must ensure that residents continue to have unobstructed access to this laneway. Vehicles must be able to turn into the laneway safely, without there being a constant conflict between vehicles and residents of the proposed new building congregating in this area.

The position of the two play courts directly in the path of vehicles accessing the laneway, is not appropriate. The play courts are obstacles for vehicles and present a serious safety hazard, encouraging children to play in the direct path of vehicles. I am supportive of play areas within the development however a more appropriate location needs to be found for them upon the site. A more suitable location for these play courts may be within the pocket park.

I would ask that the Proposed Ground Floor Plan be updated with a note which clearly indicates that access to the laneway will be maintained. Whilst this matter is discussed throughout the application documents, it is not explicitly stated on the Proposed Ground Floor Plan that access between the development site and the laneway is to be maintained.

Lighting of the Car Park

It is necessary for the car park to be provided with adequate lighting to ensure for passive surveillance of the area at night. It is requested that any permit issued for the development, mandate that all areas of the car park be provided with appropriate lighting.

Access to laneway during construction

Access to the laneway during the construction of the development must be maintained at all times. There must be a clear path maintained for residents to access the laneway, with the pathway fenced off from the rest of the development. I would ask that any Construction Management Plan prepared, ensures that temporary fencing be erected which creates a clear and safe pathway to the laneway for residents that utilise this laneway, for the duration of the construction period.

We trust that these concerns will be considered and will inform changes to the proposed plans before they are endorsed.

Kind regards,

 Avenue, Preston

[REDACTED]

From: [REDACTED]
Sent: Sunday, 7 November 2021 6:13 PM
To: TownhallAve
Subject: Townhall Avenue development

Good evening,

I write today to express concern about the proposed development in Townhall Avenue Preston.

As a homeowner in Townhall Ave I have some serious and valid concerns about the size of the development. This is a residential street and this complex will be an eyesore. It is too large and optically will appear to be a concrete jungle. The proposition of a "park" is hardly sufficient green space. If the site was 3 storeys that may be acceptable but 6 stories plus car park space is far too large. This street is quite and tranquil street with limited throughfare!

Further to this, no additional information has been provide as to how this will impact

- Property values in the Townhall Avenue Street? Townhall Avenue is considered prime real estate and has been a tightly held street of long standing home owners. Even new developments have mainly maintained the current architecture of the existing dwellings. How does the local council intend to negate any loss in value of the existing properties?
- Also, there is a current problem in the area with homelessness, alcoholism and drug and social issues- how does the Council intend to ensure these issues are not going to be exacerbated in Townhall Avenue. How does the council plan to ensure the proposed "disadvantaged" residents are not bringing with them serious social issues. As a neighbour I would fear from my safety if such people are wandering up and down my street?

These are serious issues that are not addressed adequately in your plans and the Council has the onus on safe guarding the values, safety of the existing residents that live in Townhall Avenue - a prime real estate position in the heart of Preston.

I will be attending the meeting this Tuesday and expect the above issues to be addressed.

Thank you, [REDACTED]

Dr [REDACTED] (PhD)
Doctor of Exercise
Mobile [REDACTED]
Email [REDACTED]

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