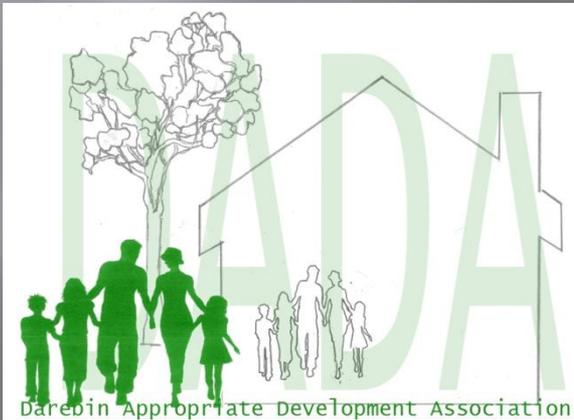


# SUBMISSION TO AMENDMENT C138, LOCAL PLANNING POLICY FRAMEWORK



From: Darebin Appropriate  
Development Association  
(DADA)

# Who is DADA?

- ❑ Since 2005; Darebin Appropriate Development Association is a group of residents of Darebin concerned with inappropriate development. It is NOT anti development.
- ❑ DADA provides assistance to residents who might feel unheard and powerless when inappropriate development is happening near them.
- ❑ DADA is not for profit
- ❑ DADA acts to preserve the nature and character of our community and influence council planning to ensure appropriate future development
- ❑ DADA meets monthly
- ❑ DADA organizes community actions and forums
- ❑ DADA support and work with other Darebin and state community and resident groups.
- ❑ DADA website <http://www.darebinada.org/about-dada>

# Statewide Groups include:

- ▣ Planning Backlash
- ▣ Save our Suburbs
- ▣ Protectors of Public Lands Victoria Inc
- ▣ Residents 3000
- ▣ Carlton Residents' Association
- ▣ The Yarra River Keepers Association
- ▣ Yarra Coalition of Groups
- ▣ Boorondara Residents Action Group

# Darebin Groups include:

- ▣ South Preston Residents Association
- ▣ St Georges Road Residents Action Group
- ▣ Hill Street Action Group
- ▣ Darebin Community Network
- ▣ Darebin Ethnic Communities Council
- ▣ Darebin Progress Association
- ▣ Preston Progress Association
- ▣ Darebin Ratepayers and Residents Association
- ▣ Darebin Climate Action Now
- ▣ Bicycle Users Groups
- ▣ East Preston Sustainability Street
- ▣ Save Bundoora Park Group
- ▣ Comas Hill Residents Group

# What do we look like?

- ▣ DADA is open to any like minded Darebin residents

Members include:

- ▣ Retirees, Families, Young Couples, Singles
- ▣ Home owners and renters
- ▣ People from multiple ethnic backgrounds
- ▣ People from varied sexualities
- ▣ People from a variety of political groups
- ▣ People from multiple religious groups







Residents from Harold St and Walton Ave in Preston staged a unique anti-development protest last week.

Picture: ROBERT MCKECHNIE N04PT307



Residents opposed to a development proposed for Gilbert Rd in Preston, which will be considered by VCAT next month. Picture: JOSIE HAYDEN N40PT307



Residents Keith and Marion Coffey, George Stefanidis, Ben Tatasciore, Sebastian Neri and daughter Veronica are angered by the plans.

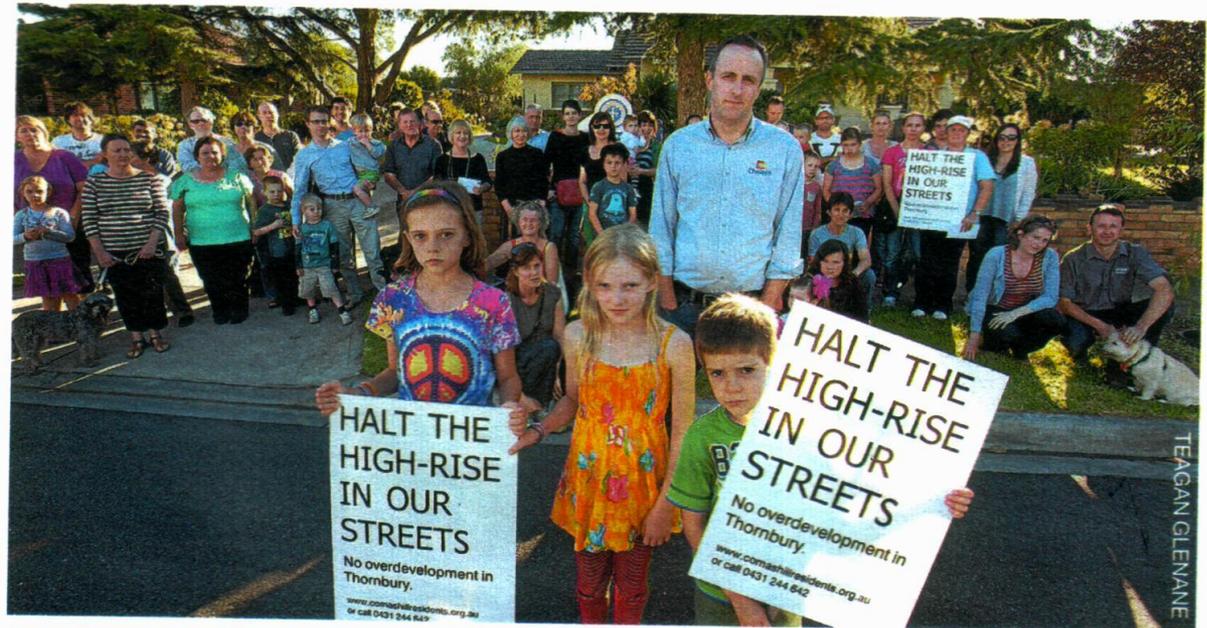
Picture: RICHARD SERONG  
N48PT302

# High-rise revolt



Darebin Appropriate Development Association protesters at 91 Pender St, Preston.

Picture: ADAMELWOOD N07PT507



Comas Hill Residents Action Group spokesman Scott Shearer at the rally

TEAGAN GLENANE

# Minimal Housing Change

- ▣ DADA thinks The City of Darebin should, like the cities of Glen Eira and Boroondara, protect at least 80% of housing stock within the Minimal Housing Change zone.
- ▣ From the Darebin website, the Community Profile 'In the City of Darebin 34% of the dwellings are medium or high density, compared to 28% in Greater Melbourne'.
- ▣ Darebin already carries a greater responsibility for housing.
- ▣ The draft amendment C138 included only around 25% of housing stock in the Minimal Housing Change zone in concentrated areas in the south and north.



## APPLIES TO

- 15,756 lots
- 25% of land that permits residential uses.

# 20 Years – 13,600 dwellings

- ▣ From Darebin Housing Strategy the projected need;
  - 27% 1 bed
  - 28% 1 bed and study
  - 11% 2 bed
  - 27% 3 bed
  - 6% 4 or more bed

Current development rates have a much higher rate of 1 bed and 2 bed room dwellings.

# Current Development Rates

- ▣ From 12<sup>th</sup> June 2012 a scan of recent applications for development shows the following average breakdown proposed by developers
- ▣ 28% one bed
- ▣ 66% two bed
- ▣ 5.9% three bed
- ▣ At this rate there is a possible lag time of two generations before lost family housing stock can be replaced

# Quotas or Protect Housing Stock

- ▣ In 2011 the Darebin profile included 37,841 separate houses. On this figure alone Darebin could zone 100% under the MHA/NRZ, allowing dual occupancy development, and still meet the projected future needs
- ▣ DADA would like to see the use of quotas to ensure the future housing needs are met, especially for families and low income renters
- ▣ Livable 3 bedroom houses are flattened to build multi 1 and 2 bedroom developments. Protecting 3 and 3+ bed homes within the MHC/NRZ is necessary

# Our Community Character

- ▣ DADA does not want an exclusive Darebin but one which maintains the key characteristics of community and family focus, that cares for the elderly as they age in place, is inclusive of low income families and singles in rented properties, and enables a healthy and productive lifestyle for all.
- ▣ Our communities are multi cultural but there is a concern that with the increase of medium and high density development we will see an increase in mono cultural communities.

# Renters priced out in Darebin

- ▣ DADA argues that the loss of older housing stock to new medium density developments is increasing housing value and pricing out renters in our community
- ▣ **Nick Toscano**, in *The Age*, 24 Feb, 2014
- ▣ “Preston's increase in house rents outstripped Brunswick in the same period. The suburb was singled out as one of the "least affordable" areas for low-income renters in a new report from the Tenants Union of Victoria revealing rents right across Melbourne are no longer within reach of many households.”
- ▣ <http://www.theage.com.au/victoria/melbourne-renters-face-harsh-home-truths-as-gentrification-creeps-north-20140223-33akr.html>

# Green Space

- ▣ A BBC News: Science and Environment article of 12 January 2014
- ▣ Living in an urban area with green spaces has a long-lasting positive impact on people's mental well-being, a study has suggested.
- ▣ Co-author Mathew White, from the European Centre for Environment and Human Health at the University of Exeter, UK, explained the study built on the findings of a study that showed people living in greener urban areas were displaying fewer signs of depression or anxiety.
- ▣ [http://www.bbc.co.uk/news/science-environment-25682368#?utm\\_source=twitterfeed&utm\\_medium=twitter](http://www.bbc.co.uk/news/science-environment-25682368#?utm_source=twitterfeed&utm_medium=twitter)

# Backyard Green Zones

- ▣ Darebin has fewer green spaces than other cities and we have lost approx 25% of our canopy vegetation with the increase of over-development.
- ▣ **Melbourne's hottest suburbs a health risk**, *John Masanauskas, Herald Sun* February 05, 2014 8:00PM
- ▣ "We found key factors that raised the risk of sickness or death in heat waves included older people living alone, ethnicity and the proportion of land covered by buildings that leads to excess urban warmth."



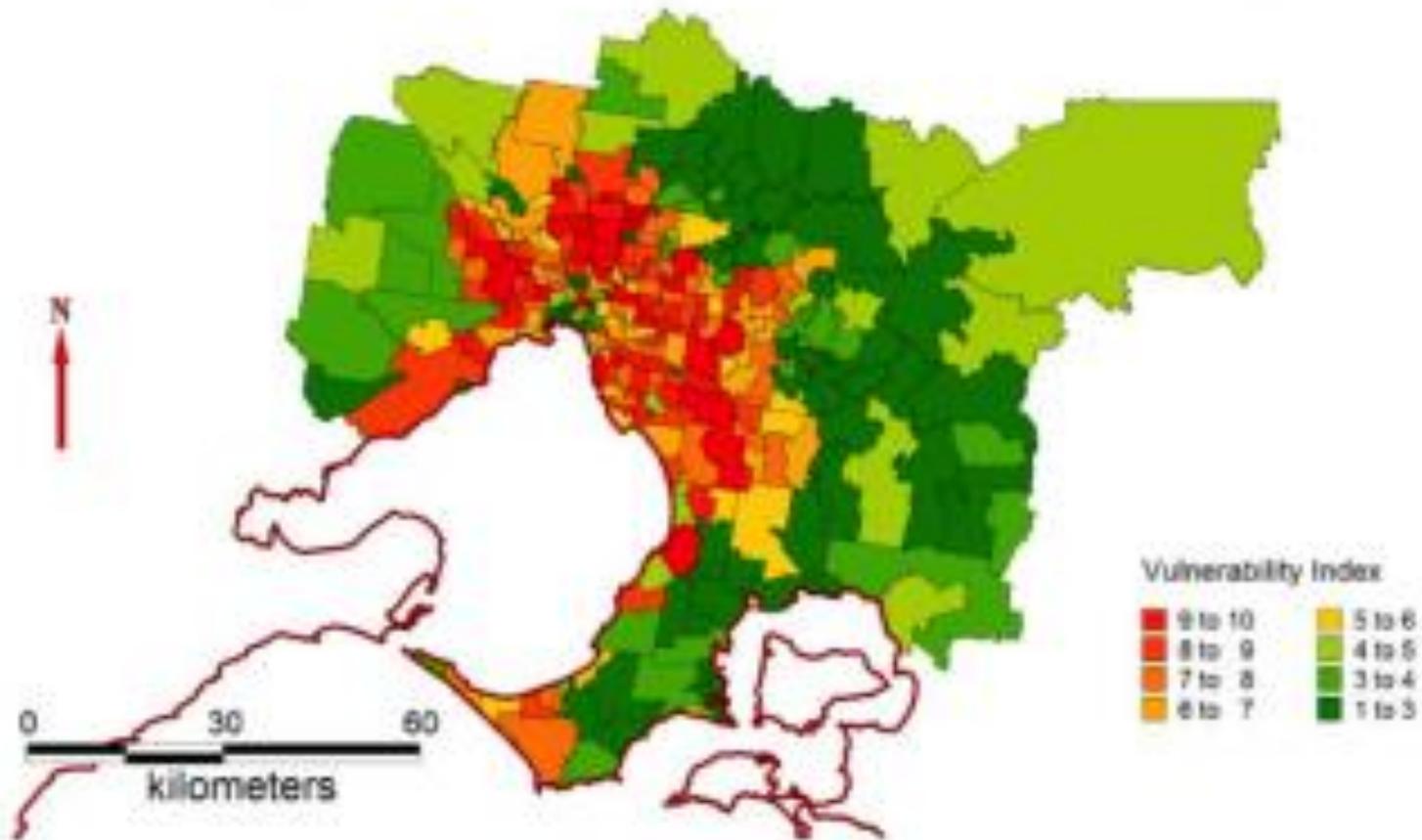


# Green Space and Heatwaves

- ❑ Preston Leader article 11, Feb 2014
- ❑ PEOPLE living in Reservoir or Preston are among the hardest hit during Melbourne's heat waves, a new report by Monash University has revealed.
- ❑ The study found lack of tree cover, types of housing, and residents' age, health and socio-economic status made the suburbs more susceptible to the heat waves than their neighbours.
- ❑ Cooperative Research Centre for Water Sensitive Cities professor Nigel Tapper said people facing a higher risk of heat-related illness and death included over 65s, people from culturally diverse backgrounds and those living in built-up areas.
- ❑ Water Sensitive Cities chief executive Professor Tony Wong said the key to cooling urban areas was introducing green spaces and water into landscapes, and that studies found standing under a tree during heat could lower a body temperature by as much as 18C.

# Heat Vulnerability Map

Researchers at Monash University have produced a heat vulnerability map for Melbourne that identifies the city's most at-risk suburbs including Sunshine, St Albans, Glenroy, Coburg, **Preston, Reservoir**, Clayton and Dandenong.



# Protecting Private Greenspace

- ▣ Protecting current housing stock from over-development protects canopy vegetation and saves open space in yards
- ▣ Tighter regulations for protection of private green spaces will also be critical in the future for food security.
- ▣ Protecting current housing stock is the best sustainability practice

# Allocation of the MHC/NRZ

- ▣ A School Protected Zone (SPZ) where 3 or more blocks around each school (not crossing a major road) has restricted development to dual occupancy of at most 2 levels.
- ▣ Proximity to schools should provide protection for children to walk safely each day even when they fall within 400m of a train station or tram stop.
- ▣ This would ensure a more even allocation of the MHC/NRC across Darebin

# Preferred Development Model



# Preferred Development Model

- ▣ Maintains livable older housing stock of three or more bedrooms
- ▣ Maintains local housing character
- ▣ Maintains street frontage
- ▣ Maintains significant vegetation in open green spaces
- ▣ Better incorporates valued sustainability features of reuse, recycle and longevity of use
- ▣ Can be easily retro fitted for better sustainability

# As Compared to...



# Over-Development

- ▣ The removal of livable 3 or more bedroom housing stock, replaced with 1 and 2 beds
- ▣ The removal of usable and recyclable building materials (most just dumped)
- ▣ The removal of all vegetation on the site
- ▣ Marked decrease of green open space
- ▣ Increased built footprint on blocks
- ▣ Disruption of streetscape
- ▣ Developments that do not meet 'the standards' (setbacks)
- ▣ Basic sustainability features built in (6 star) but not for longevity

# The Follow Up

- ▣ A meeting with DADA representatives was held in November but the focus of this meeting was predominantly the new zoning arrangements
- ▣ We did not receive a follow up letter
- ▣ DADA representatives met with the Mayor and council staff to discuss Darebin Planning Committee governance issues on Feb 20<sup>th</sup>

# DADA Submission Rejected

- ▣ The bulk of the response to DADA's submission seems to fall into the following categories;
  1. The planning issue is beyond Councils control
  2. The submission is anti Darebin characteristics
  3. Council considers there is already sufficient planning regulations

# Summery of Submissions Recieved

- ▣ 45 submissions
- ▣ 26 rejected of those; 19 were resident landowner, 1 DELUS, 2 SJB for landholders, 1 other
- ▣ 19 accepted or accepted in part; 3 resident, 9 DELUS, 2 Business and 2 Government agencies
- ▣ This points to a culture of reluctance to hear the concerns of residents as genuine and important and to act to develop creative solutions to resolve problems

# Open House Information Sessions

- ▣ Reports from DADA members who attended these sessions were that council staff in attendance were generally condescending, placatory and dismissive of their concerns

- ▣ Wednesday 21/8

- ▣ DADA member wrote:

I have been thinking about the info evening as I was extremely confused by the event and by the presentations. I tried on a number of occasions to speak with a council officer but there was little opportunity as they were very engaged.

As a person with little planning experience but with a great deal of interest and experience with community I wondered where in the scheme people featured.

# Open House Session Feedback

- ❑ I read the information about the development of more housing but it did not seem to be suitable for the growing number of families in the City of Darebin. With the increased density I didn't see the development of open space other than shopping opportunities. Nor the increased provision of amenities such as schools, child care and kindergartens.
- ❑ I didn't see how the already inadequate public transport will be improved to meet the growing need driven by this housing development. I do realise that this is a State Govt issue however it is already an issue and I think this needs to be acknowledged and addressed by the City of Darebin.
- ❑ I didn't see an explanation of density. I live in an area with medium density and we are seeing huge footprints on blocks offering no opportunities for outdoor life other than the clothes horse. I understand that 65% of Reservoir's trees and bushes have been removed for developments. I saw little reference to real sustainability provision or the replanting of the environment. Where will the birds go?

# Open House Session Feedback

- ❑ I fear that these huge developments will increase the social disconnect in the community. Will these developments encourage people to walk or bike? How will people manage with the increasingly busy roads? How will side roads manage the increased volume of vehicles? How will internal blocks manage being hemmed in by developments surrounding them? How will people grow food?
- ❑ I believe we should consider developments that are 2 per block. Allowing a real sense of outdoors. Affording opportunities to grow food and feel a part of the outside.
- ❑ Plain English would be helpful to engage your community.

# The Reply

- ▣ We designed the event with participants needs in mind, seeking to provide local community with the opportunity to talk one on one and in small groups with Council officers and; to interact with the visual display of information. However, you're right, due to last minute sickness, family needs, etc. we were short staffed at the event undermining the integrity of our approach. We're sorry that you and others didn't get a chance to have a quality conversation with staff.
- ▣ In your email, you've raised a number of important issues. Our staff are available to meet with you anytime (during business hours) to talk with you about your key areas of interest and to provide some background on the content and application of the Planning Scheme Amendments.
- ▣ We are happy to meet informally, say at your local coffee shop to make things easy for you.