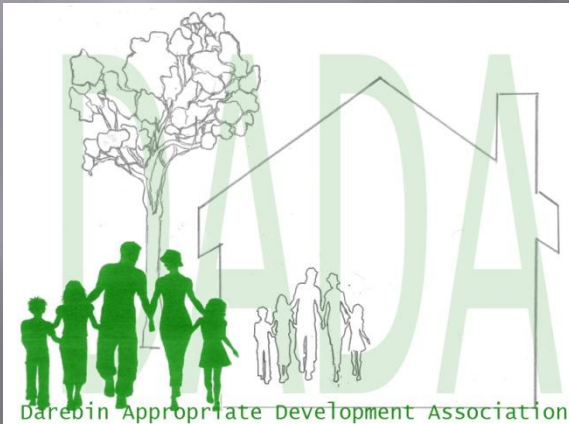


SUBMISSION NEW RESIDENTIAL ZONES - DRAFT AMENDMENT C144,



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 N04PT308



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

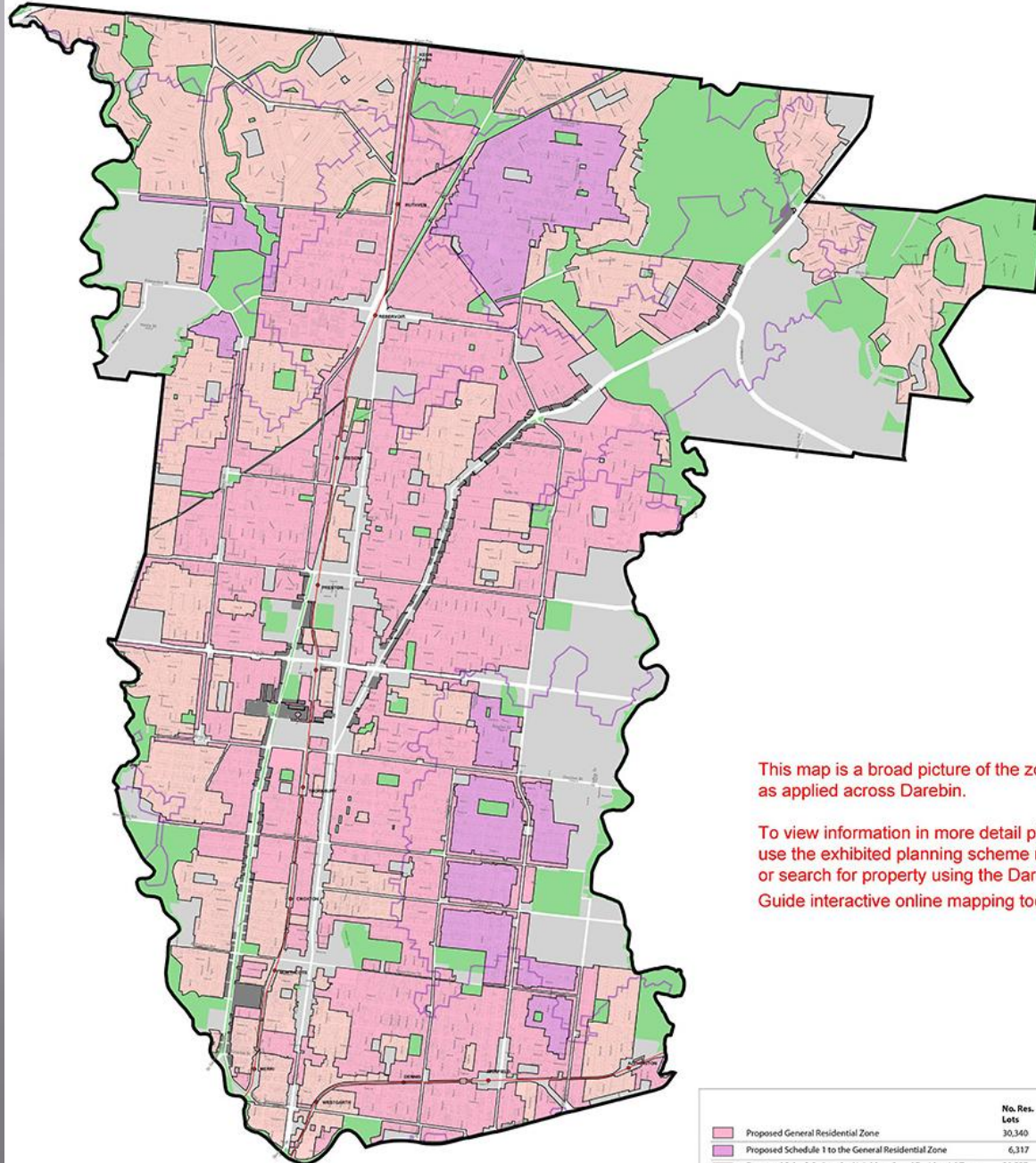


TEAGAN GLENANE

Comas Hill Residents Action Group spokesman Scott Shearer at the rally

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 Neighbourhood Residential Zone (NRZ)
- ▣ 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 C144 included only around 36% of housing stock in the NRZ in concentrated areas in the south and north.



APPLIES TO

- 15,756 lots
- 36% only protected under the NRZ

This map is a broad picture of the zones as applied across Darebin.

To view information in more detail please use the exhibited planning scheme maps or search for property using the Darebin Guide interactive online mapping tool.

	No. Res. Lots	% Res. Lots
Proposed General Residential Zone	30,340	53.0%
Proposed Schedule 1 to the General Residential Zone	6,317	11.1%
Proposed Schedule 1 to the Neighbourhood Residential Zone	20,557	35.9%
Proposed Zones (Amendment C136 and C137)		
Non-residential zones		
Public Open Space		
800m walking catchment to Activity Centres, train stations, tram stops and SmartBus Stops		

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 12th 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 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 demolished to build multiple 1 and 2 bedroom developments. Protecting 3 and 3+ bed homes within the NRZ is necessary

General Residential Zone

- ▣ DADA does not see the inclusion of the General Residential Zone (GRZ) as an appropriate alternative to the NRZ.
- ▣ In many neighbourhoods this will mean the continuation of the current over-development and crowding in our predominantly single resident streets.
- ▣ The GRZ will not prevent the massive loss of 3 and 4 bedroom older housing stock for low income rental and first home buyers.
- ▣ The GRZ will not stem the over supply of 1 and 2 bedroom dwellings in Darebin.

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

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."



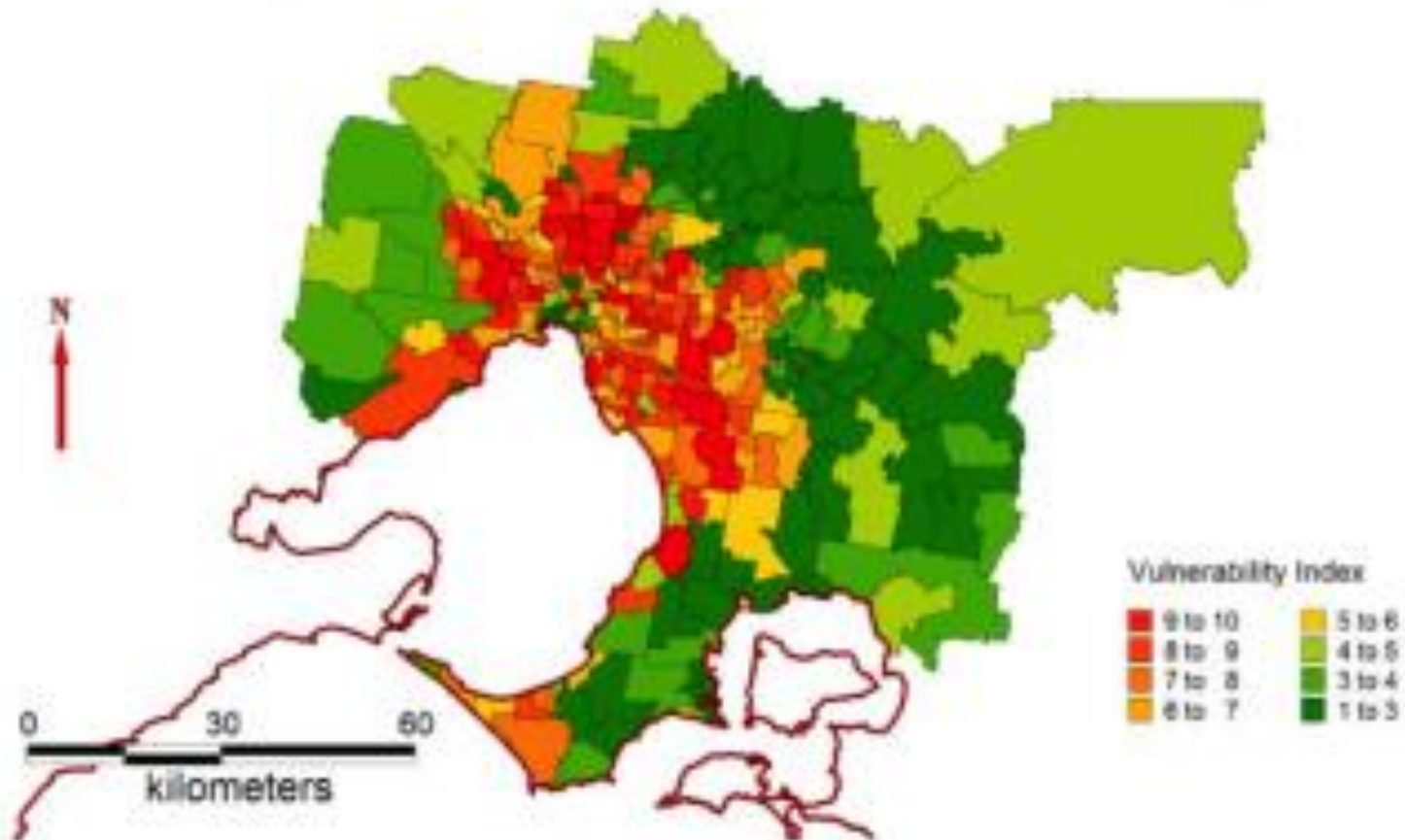


Green Space and Heatwaves

- ▣ 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 and allowing for sensitive development is the best sustainability practice

Allocation of the 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 as per the NRZ
- ▣ 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.
- ▣ Restriction to an NRZ in an SPZ will help protect older 3 and 4 bedroom housing fabric for families
- ▣ Restriction to an NRZ in an SPZ will help protect older 3 and 4 bedroom housing fabric for first home buyers and low income renters
- ▣ This would ensure a more even allocation of the NRC across Darebin

Schedules

- ▣ DADA wants to see amendments to schedules to protect and more sensitively reflect the desired characteristics of neighbourhoods
- ▣ Sustainability Streets, as recognized by council, should be reflected in planning schedules to ensure future developments recognize and reflect residents preferred characteristics.
- ▣ Schedules need to reflect to the level desired by communities the values of older housing stock that may not fall into heritage listed protected zones

Retention of Third Party Objector rights

- ▣ DADA believe that third party objector rights should be protected.
- ▣ Experience shows that council planners make mistakes in recommendations of planning applications which result in negative consequences in our communities. Because planners are not perfect residents must be able to appeal against planning proposals that they feel will negatively impact on the livability of their community.

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 flora and fauna on the site
- ▣ Marked decrease of green open space
- ▣ Increased built footprint on blocks
- ▣ Disruption of streetscape
- ▣ Developments that do not meet rescode standards
- ▣ Basic sustainability features built in (6 star) but not for longevity and not as good as retro fitting