

# Managing Residential Development Advisory Committee



Darebin Appropriate  
Development Association Inc.  
(DADA)

Darebin Appropriate Development Association Inc.

# Who is DADA?

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- ▶ Since 2005;DADA represents Darebin residents 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 planning legislation 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>



# What do we look like?

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- ▶ DADA is open to any like minded Darebin residents

Members include:

- ▶ Retirees, Families, Young Couples, Singles
- ▶ Home owners, first home buyers and renters
- ▶ Folk from multiple ethnic backgrounds
- ▶ Folk from the LDBT community
- ▶ Folk from a variety of political groups
- ▶ Folk from multiple religious groups



# Community Response to Date

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- ▶ DADA folk are extremely angry about the shabby and inequitable way Darebin has been treated in the rezoning process.
- ▶ *‘Trent McCarthy, who is also a Darebin councillor, said Mr Guy had played a "cruel joke" on residents by rejecting the controls proposed by Darebin Council. It had left many neighbourhoods exposed to "over-development", he said.’*
- ▶ DADA folk are also angry at the waste of ratepayers money and time jumping through hoops over and over again in an attempt to convince state authorities we deserve fair and equitable treatment.



# Community Response to Date

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- ▶ This is what Darebin residents say:
  - ▶ Kelly; *'500+ apartments within 500 meters of my front door and counting what more needs to be said?!'*
  - ▶ Melissa; *'Harris and I are looking to start a family and fall into the demographic that the council suggest will want to live in these new apartment style developments. Our current home which is a 3 bedroom townhouse, is freestanding with garage and a full bathroom (bathtub), we don't feel is enough space for a family. So my question to the Minister is which family is really going to want to live in these? And if they are concerned about a cross section of a demographic in the area, how will young families like us be able to afford the little supply of houses that are left?'*
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# Community Response to Date

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- ▶ *And 'In Northcote we already have ample supply of new apartments that are vacant as no one wants to live in a shoe box! I also remember at a council meeting the developer referenced in his 5 minute talk that they live like this in Europe! This is not Europe and this style of living is not the Aussie dream. Our way of living is what makes us special, it's what we know and what we love! It's what I tell my family in Italy how lucky we are that our houses are the way they are. Losing this kind of private open space where an Aussie lifestyle is unsupported doesn't make sense.'*



# Community Response to Date

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- ▶ Chris says; *'The Community has been sold out. We were told that if we allowed development along the major corridors that the hinterland would be saved from medium density development. Now we are seeing it everywhere and it seems that there is nothing we can do'*
- ▶ Craig, *'Preston and Reservoir are suburbs of back yards which provide open space living, a tree canopy and a resource for local food production. These benefits are rapidly disappearing as the Labor and Liberal governments have granted developers open slather by allocating only 15% and 11% NRZ zones. It is manifestly unjust that Darebin gets so little NRZ protection whilst neighbouring municipalities get 90%!*



# Community Response to Date

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- ▶ *Craig, 'We are continually being hemmed in as existing housing stock is bulldozed regardless as to its quality of construction or maintenance.'*
- ▶ *Melbourne's planning is short sighted.*
- ▶ *Even if Darebin got greater NRZ protection, it still does not solve the basic problem that the selection of NRZ and GRZ is a complete raffle.*
- ▶ *The only equitable way of treating suburbs is through applying densification limits i.e. if an area is already servicing Melbourne's population increase by providing 20 bedrooms per hectare (by road bounded districts), then that district has met its obligations and no further densification would be permitted.'*



# Community Response to Date

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- ▶ *Geoff: 'The ability of families to live in Darebin is being reduced as the construction of one and two bedroom units deplete the stock of family homes.'*
- ▶ *The tree canopy of the city is being reduced as the developers remove all the vegetation/trees when a block is redeveloped.*
- ▶ *There is no space for people to grow any food in these developments.*
- ▶ *Stewart: You can start to fix this wild west free for all market chooses what fits frenzy, by legislating minimum apartment sizes, and listening to the suggestions elsewhere in this presentation.*



# Community Response to Date

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- ▶ Meryl: *'I will have to sell my home of 20 years because I cannot live next door to a six dwelling build. A further problem is that there are no options for me in my current location, where I want to live, at a price that I can afford.'*
- ▶ *I will be directing my estate agent to warn wood be buyers of the proposed development next door which of course will reduce the value of my home.'*
- ▶ Manny, an octogenarian who has found that a two storey development on the north side of his house is now overshadowing his solar panels, says of the planners and Politian's who failed to protect his assets: *'they are self-serving hypocrites'*



# Community Response to Date

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- ▶ Keith: *'The quality of what is being built is very poor with small spaces in living areas poorly designed and dangerous. Nobody wants to live in this type of place.'*
  - ▶ Maria: *'What is built now are the slums of the near future. They will not outlast the housing stock they replace. Those who don't have enough money will be forced to live in them due to the lack of alternatives. It is criminal that governments fail to act to protect residents in Darebin from the ravages of the worst medium and high density developments and sit on their hands to let the greedy money decide the future of our communities.'* (This is what the Minister for Planning calls the 'Market')
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# The Quantity of Development in Darebin

## Inequitable distribution of the NRZ

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- ▶ In an article in The Age newspaper ***Labor to review Coalition residential zones overhaul***, on November 6<sup>th</sup> 2014 Clay Lucas says;
- ▶ *‘Glen Eira Council covers suburbs including Elsternwick, Bentleigh, Caulfield and Ormond. It has had 80 per cent of its municipality placed in the "no-go" zone where only two-level development was allowed.*

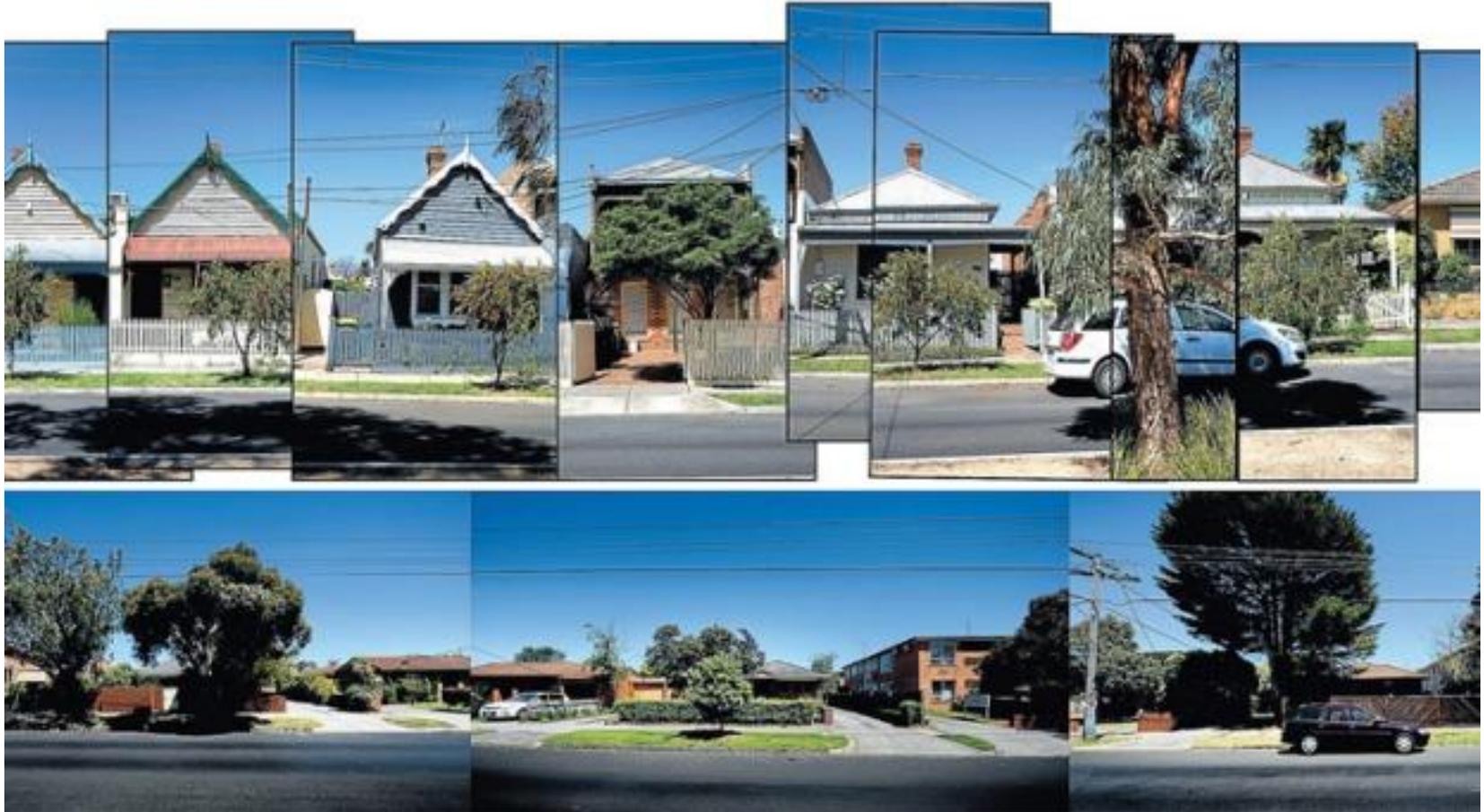
*Darebin Council, by comparison, asked for 36 per cent of its suburbs to be placed in this "no-go" zone - but last week learned it had got only 10 per cent.’*

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# Northcote versus Carnegie

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Top: Northcote's Bower Street, where developments of up to three levels are now allowed. Above: Carnegie's Coorigil Road, where new buildings above two levels are banned.

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# Inequitable distribution of the NRZ

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- ▶ In the same article;
- ▶ *‘Labor's planning spokesman Brian Tee said Darebin showed decisions on the new zones had been heavily politicised. The new zones had, he said, "distorted growth and planning by forcing intensive high-rise development in some areas, while locking up leafy Liberal suburbs".’*
- ▶ DADA folk were recently told that Amendment C152, with just 65% NRZ was rejected by the current Minister for Planning for political reasons.
- ▶ It doesn't matter which party is in power Darebin misses out on political grounds that have nothing to do with good planning.



# Inequitable distribution of the NRZ

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- ▶ DADA supports the taskforce suggestion number 6, NRZ, to review zoning across Melbourne for a **more equal distribution of NRZ land**.
- ▶ However we feel very concerned given the past politicized decisions that the MRDAC has any power to affect an outcome of more equal distribution of NRZ land across Melbourne.
- ▶ However we do not feel ‘a more equitable distribution’ will be fair. We expect equitable distribution of the NRZ land across Melbourne.



## The Quantity of Development in Darebin

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- ▶ From VIF2015 data Darebin's population will grow from 142 thousand in 2011 to 189 thousand in 2031 (20 years)
- ▶ From the same source households in Darebin will increase from 57,600 in 2011 to 77,800 in 2031 which means 20,200 extra households in 20 years.



## The Quantity of Development in Darebin

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- ▶ In recent times Darebin has seen more and more medium density housing, dispersed mainly on corner sites and larger allotments that do not necessarily have good access to public transport.
- ▶ Many of the new developments are maxing out sites where there was previously a modest single story dwelling and a garden with several canopy trees.



## The Quantity of Development in Darebin

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- ▶ Like Nillimbik, Darebin's topography is quite hilly terrain though we also have flatter areas that happen to be the commercial and activity centres.
- ▶ The net impact of much higher density, particularly medium density development in Darebin is that new built form is dominating and so impacting upon local neighbourhood character.



## The Quantity of Development in Darebin

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- ▶ Much of the vegetation and established trees are being removed impacting on loss of shade, birdlife and eco systems creating the heat island effect.
- ▶ In Darebin the local government is not able to protect the majority of existing suburbs from significant housing densification due poor coverage of NRZ currently at only 11%



# 20 Years – 20,200 dwellings

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- ▶ That is an average of 1010 new dwellings per year.
- ▶ The folk who live within 500 metres of the corner of High Street and Separation Street report the addition of 500 new dwellings in their neighbourhood in the last year.



# 20 Years – 20,200 dwellings

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- ▶ That is an average of 1,010 new dwellings per year.
- ▶ The folk who live in and near The Junction in South Preston have suffered similar rates of over-development.



## 20 Years – 20,200 dwellings

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- ▶ From the current Darebin Housing Strategy the projected need is;
  - 27% 1 bed = 5454
  - 28% 1 bed and study = 5656
  - 11% 2 bed = 2222
  - 27% 3 bed = 5454
  - 6% 4 or more bed = 1212
- ▶ In the last four years new 1 and 2 bedroom dwelling development rates in Darebin have exceeded projected needs while separate family homes are demolished.



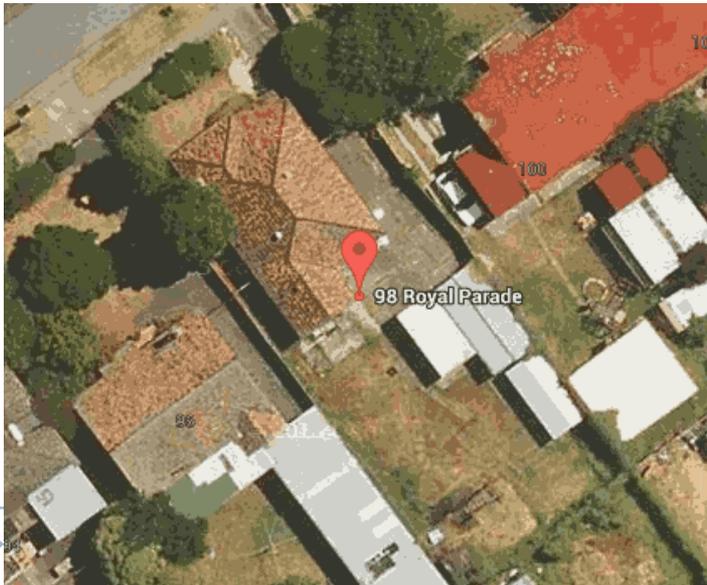
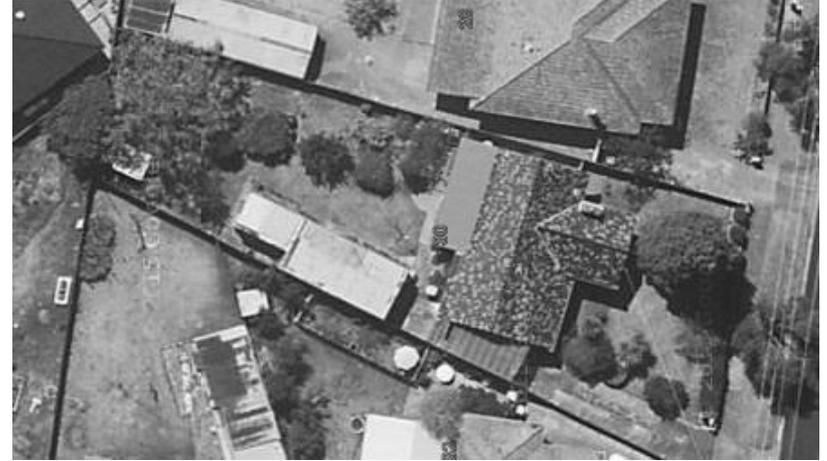
# Current Development Rates

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- ▶ From Darebin Planning Committee minutes 11<sup>th</sup> of April 2016;
- ▶ There are more than 1606 dwellings in applications yet to be decided in developments costing at least three million dollars.
- ▶ At the same meeting Councilors considered 16 planning applications, most medium density;
- ▶ Of the 94 dwellings proposed;
- ▶ 84 were one and 2 bedroom
- ▶ 10 were 3 or more bedroom (1 was a 4 bed)
- ▶ At least 14 separate family homes were slated for removal. That means -4 separate family homes in the last round of planning applications alone.



# Separate Family Homes To Go



# Current Development Rates

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- ▶ If we don't get the mix correct there is a lag time of at least two generations before lost separate family housing stock can be replaced.
- ▶ Increasing the NRZ in Darebin will slow the development of one and two bedroom dwellings and help protect separate family housing stock.
- ▶ It will encourage developments that leave the separate family homes at the front and build behind preventing loss of low income rental and affordable family housing of 3 or more bedrooms.
- ▶ Projected growth can be accommodated easily on major corridors even at a lower level of infill than currently occurring.



# Separate Family Homes

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- ▶ In the recent report **The Housing Affordability Crisis in Sydney and Melbourne**, Birrell and McCloskey (The Australian Population Research Institute, Research Report, October 2015) <http://apo.org.au/node/58292>
  - ▶ *In Melbourne there will be a shortfall of around 19,000 detached houses and a huge surplus of apartments of around 123,000 by 2022.*
  - ▶ *Nor will the increased stock of high-rise apartments provide an option for householders intending to start or who are already raising a family and who cannot afford an inner or middle suburban separate house.*
  - ▶ *These apartments are predominantly tiny 60 square metre or smaller dwellings with no access to protected outdoor space. They are totally unsuitable for raising a family. They are tiny because developers selling to investors need to keep prices below \$600,000.*
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# Amendment C156

Draft Amendment C156 includes only around 35% of housing stock in the NRZ in concentrated areas in the south and north.

The circled areas indicate hinterland streets many of which are at least 80% intact of similar character and should qualify for NRZ.

## Existing and proposed NRZ in Darebin

- Existing 9% (grey)
- Proposed 35% (+pink)



# Equitable Housing Change

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- ▶ DADA thinks The City of Darebin should, like the cities of Glen Eira and Boroondara, have least 80% of housing stock within the NRZ.
- ▶ Both of these municipalities have shown that there is plenty of opportunity for infill dual occupancy development in NRZ areas to meet future needs.
- ▶ DADA does not want to see families in our community forced into living in poor quality small spaces without adequate private open space because these are the only housing types available.



## Suggested Improvements to the Res. Zones.

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- ▶ DADA does not support suggestion 12 NRZ 'Include a 'no net dwelling loss' clause for existing multi-units to be redeveloped.
- ▶ If this is included then it will not be possible to develop single or dual occupancy to redress the loss of much needed separate family homes.
- ▶ For the same reason DADA does not support suggestion 2 NRZ Provide the maximum number of dwellings in the NRZ to not be less than 2 dwellings.



## Suggested Improvements to the Res. Zones.

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- ▶ 4 NRZ; Reduce maximum building footprint allowable for a single dwelling.
- ▶ DADA agrees with this suggestion as a way of reducing frontage creep, protecting private open space and vegetation and allowing for better external amenity for new builds.
- ▶ DADA would go further to ask for legislation change to require new single dwellings to need a planning permit.



## Suggested Improvements to the Res. Zones.

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- ▶ 7 NRZ; Discourage unoccupied dwellings
- ▶ DADA agrees with this suggestion as a way of increasing the number of rental properties available and encouraging developers to better meet the demands of the market.
- ▶ DADA would go further to ask for legislation change to encourage owners to provide low cost rental accommodation and low cost housing for first home buyers by leaving separate family houses and infill building behind. This has an added benefit of leaving the street front character mostly intact.



## Suggested Improvements to the Res. Zones.

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- ▶ I3 NRZ; Remove 80% principle
- ▶ This is a useful tool in identifying streets in the hinterland worth preserving for their original character properties.
- ▶ Under the NRZ there is still plenty of room for infill development at an appropriate rate and scale without overdeveloping and loosing preferred characteristics.
- ▶ I8 GRZ; Remove permit trigger for lots under 500 sqm.
- ▶ This can only lead to the worst feared outcomes where we see will see planning proposals designed to max out sites of this size, leading to poor internal and external amenity and uninhabitable dwellings.



## Suggested Improvements to the Res. Zones.

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- ▶ 35 RGZ restrict type of res. development to prevent underdevelopment;
- ▶ We see problems with this in that it will not allow for a variety of medium density development to best meet the needs of future residents but will encourage developments that max out the site at the expense of best quality practice.
- ▶ 65 & 66 NRZ, GRZ, RGZ, include councils vision in schedules
- ▶ DADA supports a clear and strong housing vision that includes best practice design in all schedules.



## Suggested Improvements to the Res. Zones.

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- ▶ 69 NRZ, GRZ, RGZ specify maintenance of on-street parking ....
- ▶ DADA is very concerned about any aspect of new development design that increases on street parking making walking more unsafe for 'at risk pedestrians'.
- ▶ Finally DADA would not support any of the suggestions that are aimed at increasing density. We feel that there is already ample provision to accommodate future needs in Darebin and would prefer a slowing of the development rate.



# The Quality of Development in Darebin

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- ▶ For Darebin residents quality means;
- ▶ Quality and safety of materials used
- ▶ Environmentally Sustainable Design
- ▶ Internal and external amenity
- ▶ Safety of all members of the community
- ▶ Minimum impact on character and community
- ▶ A mix of options across the council (not necessarily in each street)
- ▶ Provision for low income rental
- ▶ Provision for first home buyers
- ▶ Provision for families



# The Quality of Development in Darebin

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Looks OK?

The extra cross-overs create a safety hazard for at risk pedestrians,  
Compounding this is the need to back onto the street making visibility poor.

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# The Quality of Development in Darebin

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Bricks not inter linked  
are not safe and more  
likely to crack  
and crumble.



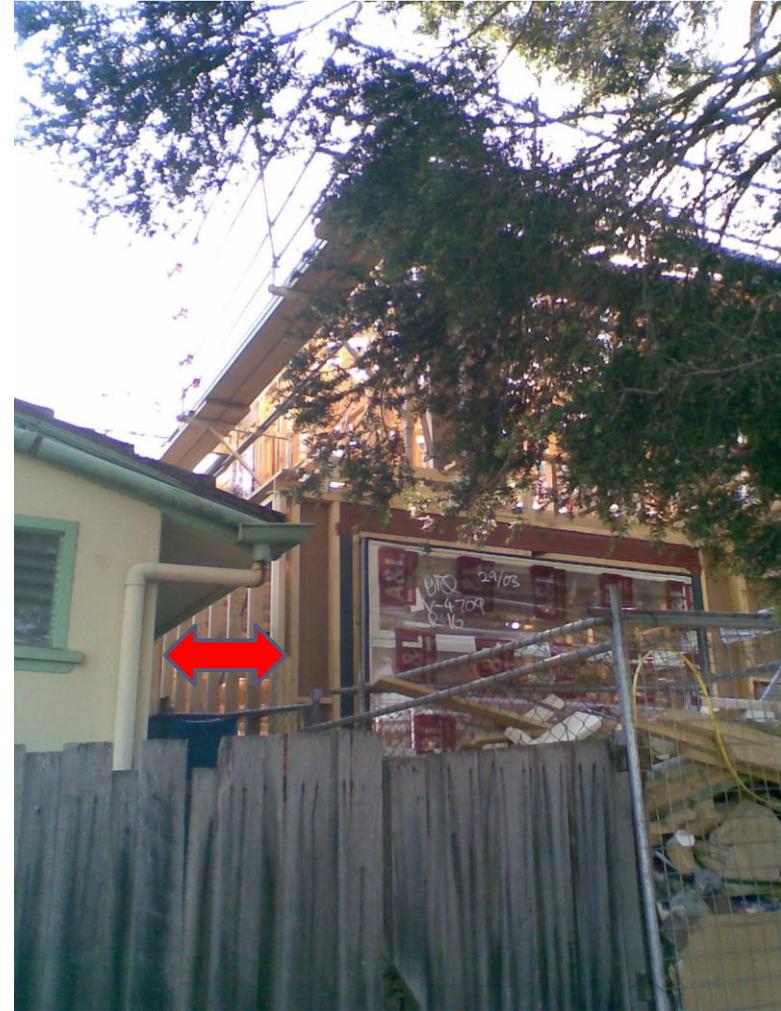
# The Quality of Development in Darebin

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Two dwellings under construction at the rear of an established house.

The image above shows that two new cross-overs will be built allowing cars to back directly into the street. The image on the right shows how close the new build is to the original on the northern side.



# The Quality of Development in Darebin

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Corner blocks are prime because more dwellings can be sandwiched in by adding extra cross-overs.

These examples are not best practice but max-out practice.



# The Quality of Development in Darebin

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The lack of quality of new developments sees failures and problems that leave them looking like this.



# The Effects of Development in Darebin

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The common development type encourage more itinerant residents and it has become common to see our neighbourhoods left like this as tenants move on.

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# Preserving Our Community Character

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- ▶ 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 more itinerant communities.



# Preserving Our Community Character

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We are certain that the NRZ will encourage moderate appropriate development and better meet the future housing needs in Darebin.



Here the modest house at the front has been preserved and sensitively renovated and a new unobtrusive dwelling added behind.

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# In Conclusion

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- ▶ DADA supports the suggested improvements that mean more sustainable developments that include best practice design and drive development that will better meet the future housing needs for all Darebin residents rather than lining the pockets of developers.
- ▶ DADA does not support any of the suggested improvements that will mean higher density development in our family neighbourhoods especially those that remove the need for overview by local government.

