



## **1. Introduction**

- The adequacy of the 10% increase
- The allocation between public and private
- Increase in density and heights, etc.
- Removal of planning controls
- Community consultation
- Other Issues
- Recommendations

# Adequacy of a 10% increase

- **General Comment**

- With over 35,000 people on the social housing waiting lists, which is ever increasing, the number is totally inadequate

- **Markham Comment** (Supposed 'Increase' is a decrease!)

- Government claims 10%, 56 to 62 units but in reality it is a decline (112 to 109 bedrooms)
- Plan is for site number of units to increase to 225 (**400% increase**) but only 10% for public housing – the rest is profit making for private residences and sale of 71% of the public land.  
A disgrace!

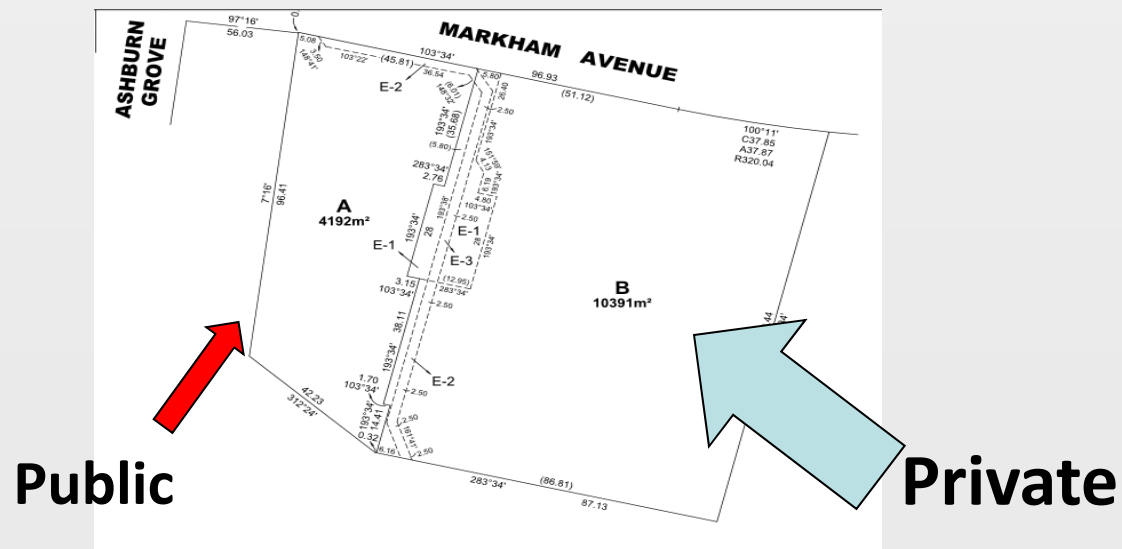


## 2. The Allocation Between Public and Private

### General Comment

- Does not meet the guidelines of the Vic governments own 'Landholding Policy' which requires the public land to be declared surplus in order to be sold.

### Markham Comment



- Public housing squashed into less than 29% of the site and <25% of total dwellings (225-252 Total). Should be greater % and interspersed



### 3. Significant increase in heights/density/impacts

#### General Comment

- Size of the developments are overinflated because of the need for 'cost neutrality' and the grossly overestimated views of the no. of private dwellings required to fund public dwellings.

#### Markham Comment

- Planning zone at the site had a “**9 Metre Discretionary**” height limit, now potentially 20+ m (bordering residential backyards)
- Proposed height of residential blocks between 2 and 7 storeys (massive basement)
- FOI revealed email by government gloating about reaping '*A super profit from Markham Estate*' based on 250 unit model. Clearly not 'cost neutrality'.



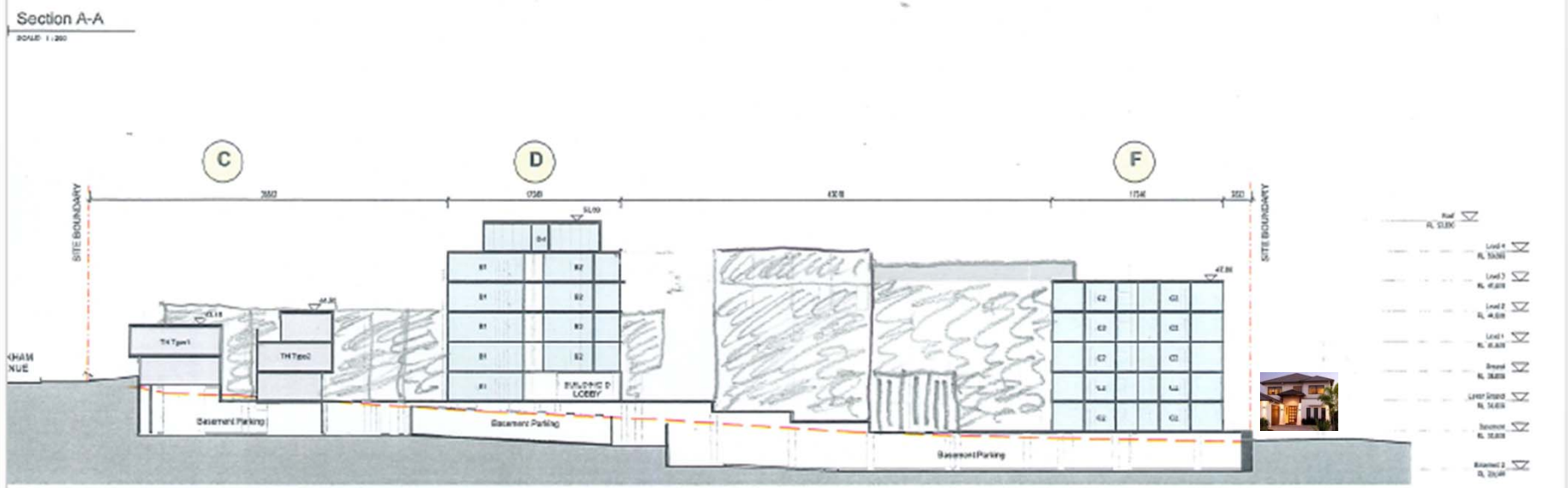
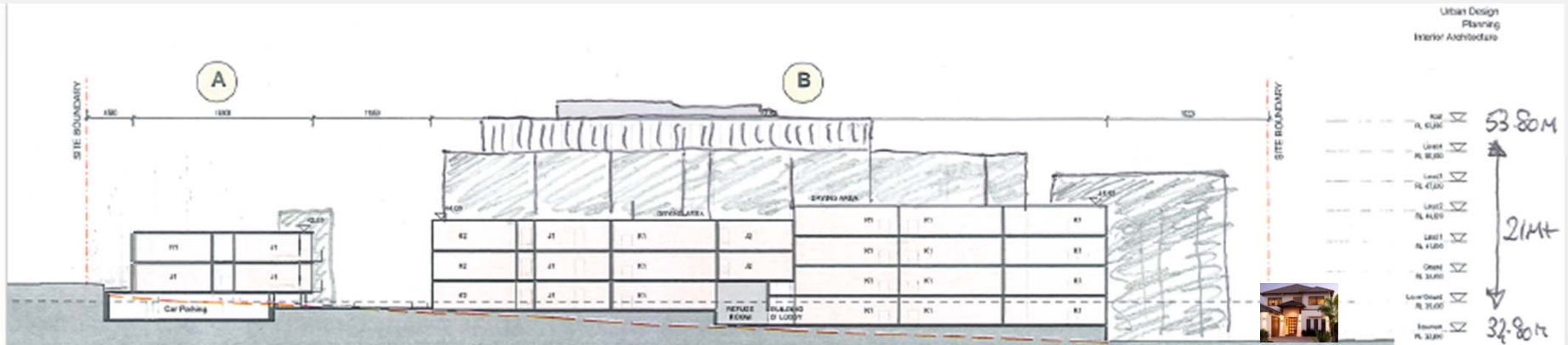
- Massive Size: 225-252 Units
- 62 Public, 163-190 Private
- Height: Over 23 m, 5-7+ storeys in height,
- Visual bulk
- Lack of integration
- No consideration neighbourhood character
- Overlooking (abuts residential backyards)
- Inadequate setbacks





# Actual Elevation - Absolutely Massive (What will really be seen from abutting residents backyards)

Urban Design  
Planning  
Interior Architecture







## Footprint

### Before



> 70% permeable land, well treed, good setbacks, well integrated

### After



Only ~20% permeable land - **on and off site impacts, no room for any trees**

## 6. Other Issues: using Markham as an example

- **Internal amenity**
  - The original proposal did not comply with the Minister for Planning's own "Better Apartment Draft Design Standards"
  - Basement construction huge and will alter the water table and affect established native trees in the Ashburton forest 10m to the south (2 EVCs)
  - No space within the site to plant new, large canopy screen trees
- **Traffic and Parking**
  - Small suburban street with bike path
  - The proposal does not comply with the planning scheme car parking requirements
  - Inadequate traffic analysis/levels - no accidents?
  - Concern about on-site parking allowance







# Environment Trees, Biodiversity and Aboriginal sensitive site

The site includes a number of patches of semi-mature and mature vegetation. The site is not identified within the EVC mapping database, however the Arborist Report has identified

***Arborist '58 trees were considered worthy of retention' but nearly all being removed***



**Site is an aboriginal sensitive site an involves restrictions**



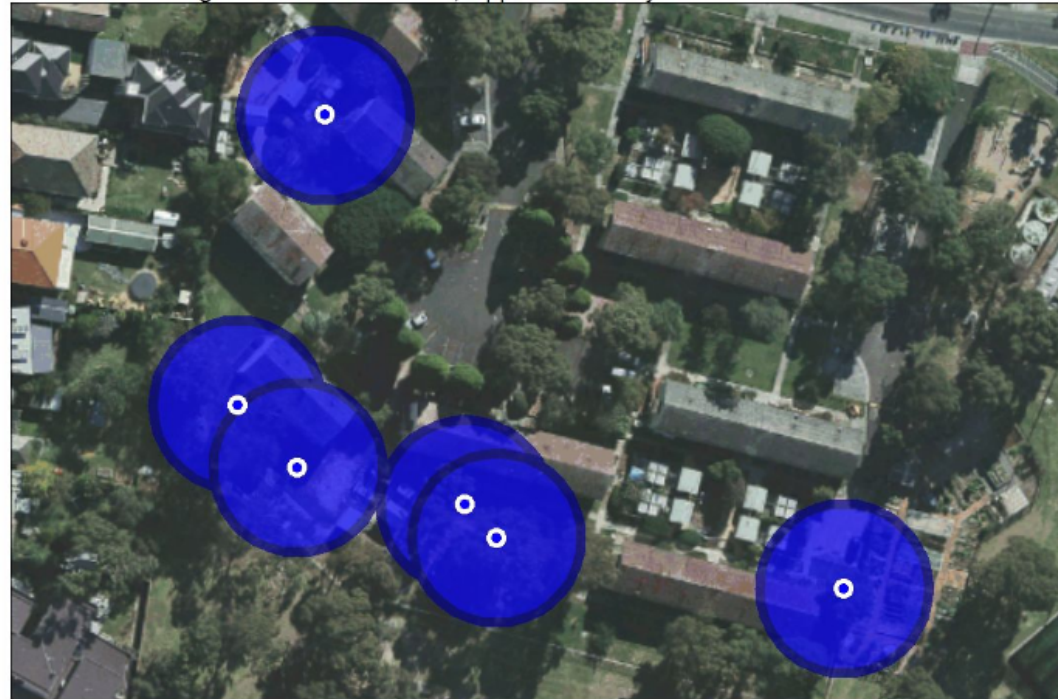


# Biodiversity Assessment

## Offsets and impact

### Maps of marked native vegetation

Marked native vegetation to be removed, lopped or destroyed



**Legend**  
■ Marked native vegetation  
— Property boundary



- Development too big to **provide offsets** for the indigenous trees being removed and this will require a third party to plant trees elsewhere.



## 4. Removal of Planning Controls

### General Comment

- The government has done everything to avoid scrutiny, including recent 'incorporation' so Minister Wynne can assume control.
- Projects are supposedly of State significance but how can an increase of 56 to 62 units and selling off 71% of public land justify this?
- No right of appeal nor adequate/any consultation
- Appalling approach which reflects a dictatorial approach, and would not stand up in a democratic court of law.
- Give planning controls back to Councils.

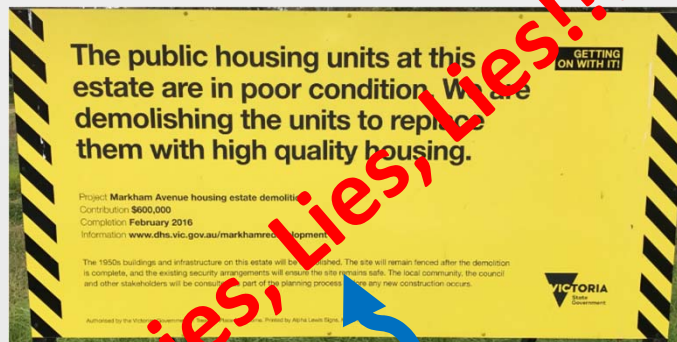




## 5. Consultation

- Despite promises, completely absent prior to release of plans – Community/Council treated with complete disdain.
- When plans finally produced consultation on the size of the development was not negotiable.

### Consultation Promise - October 2015



***“The local community, the council and other stakeholders will be consulted as part of the planning process”***

### Consultation Promise DHHS - November 2015

***“The Victorian Government looks forward to working with local residents, Boroondara City Council, local businesses and community groups to make the most of the natural attributes of the location, and integrate the site with the wider community.”***



## 7. Markham (and others) Proposal rejected by:

- Ashburton Community (Over 500 residents attend rallies and meetings)
- ARAG formed, BRAG, etc.
- Ashburton Community Residents Association Inc. (ACRA inc.)
- Boroondara Council
- Liberals and Greens





## 8. Recommendations

1. The Inquiry should conclude that the funding model is fundamentally flawed for public housing infrastructure as it produces unacceptable outcomes for the local community and for public housing.
2. The Inquiry should recommend that public housing sites remain principally for public housing
3. The Inquiry should recommend that Councils are best placed to decide on planning developments in their jurisdictions. Any assumption of planning authority by the Minister for Planning must be in demonstrated extraordinary circumstances and must only be done if there are “checks and balances” to ensure that the Minister is not abusing his/her significant powers in this area.
4. Any consultation needs to be ongoing, from the announcement of the project, so that residents can have meaningful input into the plans and proposals. There also needs to be better notification and communication between the government, developers and residents.