

3 November 2017

Attention: Inquiry into the Public Housing Renewal Program

Submission - Abbotsford Street, North Melbourne

I have the following concerns about the proposal for the Abbotsford Street development:

1. Lack of green space.
2. Lack of parking
3. No definite information about the proposed school – size, height of buildings, etc.
4. Phase of deconstruction and construction – noisy and polluting the environment and we need specific arrangements for to how to manage noise and dust pollution and traffic pollution.
5. Selling of public land to private developers. Totally inappropriate. Logic is really specious. The State government is receiving good income from stamp duty. Nonsense they don't have money to do things. Even if the government decides to sell the land, they could get a better deal. Selling public land is a very bad action. Once it's gone it's gone. What will happen in 10 years, when population increase, where will the government find the land to create housing for people in need.
6. Particularly concerned about density of housing – currently 112 dwelling units- all public. The proposal only delivers another 10% (=11 units) yet there are 207 private units, making a total of 330 units using all existing green space. Creating a concrete jungle. Total number of dwellings three times what is currently on site, plus the proposed school.
7. Middle of mental health crisis, to some extent caused by lack of contact with natural environment. It is very bad for the community to get rid of all the green spaces. It is very uncaring.
8. Balconies are not green spaces. Important to have shared spaces. The parkland has been a joint shared space for kids of all around the area to play together.
9. Create a community garden instead.
10. Create places of sharing.
11. Parking: Question the appropriateness of provision of parking for all households. Inappropriate parking already. Exacerbated by at least 300 new residents and their visitors. Where will they park?
12. Public transport – not adequate for the existing population – trams always packed 57, 58, 59 already to capacity beyond peak hour traffic. Will need to upgrade tram frequency.
13. Private developers have only one interest – profit, which equals higher density. Government should never give away the land to get an additional 11 units.
14. Currently, there is a parliamentary inquiry into the public housing renewal program. The sale and planning changes for Abbotsford St should be halted until the parliamentary inquiry into the public housing renewal program is completed and has the opportunity to present its report.
15. Compensation for residents, in particular for tenants of Abbotsford St flats, who will be uprooted from their homes, children's schools and friendship and community.

16. Important to renew the current stock if run down, but the government is in a very wealthy period making high income from stamp duty, etc. and should be able to prioritise this important cost. Borrow even if necessary at a time of very low interest rates to provide decent housing.
17. Private developers reap the benefits, for no benefit to residents and neighbours – we will lose open spaces for only additional 11 social housing units.
18. Experience has shown that social benefits did not improve in a similar development in Carlton (uni of melbourne study). Why does the government want to repeat something that's been proven not to work.
19. The high-rise buildings and high density do not fit with the character of the local neighbourhood.
20. No requirement for developers to increase the number of resident capacity, only number of dwellings (eg, can build smaller apartments).

Yours sincerely,

Mrs Hanh To

[REDACTED]

[REDACTED]