

From: lorraine.siska [REDACTED]
Sent: Tuesday, 31 October 2017 3:13 PM
To: phrp
Subject: Submission to: The Parliamentary Inquiry into the Public Housing Renewal Program.

To whom it may concern in The Parliamentary Inquiry into the Public Housing Renewal Program.

My submission to this inquiry particularly concerns the **sale** and redevelopment of the Abbotsford St Housing Estate. The renewal of this estate could certainly accommodate more modern, updated public housing for a variety of family units without resorting to public / private development, flouting current height restrictions or making **other** uses for the land such as an education facility. My reasons to support this submission are set out below:-

- * I find it deeply immoral for **any** public land to be sold for private development, and in this case when there are so many people on the public housing list. I believe developers are not altruistic and only interested in their own profit. No matter what the public /private deal is, they will not lose on it and the relatively small increase of 10% in public housing tenants does not warrant a private partnership that has access to public land for their profit while so many poorer families will continue to sit on 'a list' for that many more years.
- * I deplore the fact that this should be proposed under a Labour government, with a perceived lack of transparency and genuine community consultation with affected residents and neighbouring communities, is indicative of the disappointment one feels in the values of our current political parties.
- * The Abbotsford St Housing Estate now has space and greenery and unit sizes suitable to accommodate families but the proposed redevelopment doesn't appear to cover all demographics including families, couples and singles.
- * My concern also extends to the people living on the estate at present - how are they to be housed while the redevelopment takes place? Will they have priority of accommodation when this redevelopment is completed? These issues are not clear?
- * The proposed heights of 5, 7 and 9-storeys in the redevelopment flouts the present planning laws which is General Residential Zone with a three-storey or 11 metres height expectation in this area. Given the housing estate's prominent position on this hill-side in North Melbourne, the redevelopment would become the dominant and overwhelming feature in a heritage area. Even a change to a Mixed Use Zone, which isn't warranted, with a four-storey or 14 metre height allowance is **below** what is proposed for this site.
- * An Education Facility is proposed on this Public Land which would be better used to keep all buildings to the lower heights currently in use in this area. What type of education facility is proposed? North & West Melbourne certainly is in need of further Educational facilities since a short-sighted Liberal government under J. Kennett sold off our public educational facilities in the 1990s, but I don't believe 'short-changing' public housing on this site justifies it for private housing nor an educational facility!

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