



14 October 2017

Dear Sir/Madam

**Submission to the Enquiry of Public Housing
Markham Estate Over-Development**

I am very disappointed to receive a letter from Julian Lyngcoln, Executive Director, Planning Implementation dated 9 October 2017 regarding amendment C251 to the Boroondara Planning Scheme, Markham Housing Estate Over Development.

There are many issues with the proposed developments and the C251 amendment does not consider the needs of the local residents, public and public housing needs. As a local resident who will be directly affected by the size and amenity of the proposal, I am extremely disappointed and upset to hear the increase in the height of building A which abuts the Ashburn Grove houses. This has increased to 4 storeys which will loom over the private open space of these houses and create huge overshadowing. I am also still not happy with 225 units or the number of public units. The dwellings still have poor internal amenity. Council still don't have detailed plans.

I am upset that the buildings are too large and affecting the Ashburton forest. There is not enough space to plan new, large canopy trees.

The proposal still does not comply with the Boroondara Council's adopted Neighbourhood Character Policy. It will completely change the character of the neighbourhood and create a precedent for other developers to try to building more high-rise buildings in our neighbourhood.

I am especially concerned with the increased traffic. Markham Avenue roadway is too narrow to cope with the increase in cars this over-development will bring. Even on a Sunday with one car parked on the side of the road there can be traffic delays because only one car can pass at any time. Markham Avenue cannot withstand more traffic. Where is the visitor parking planned to be? There surrounding park car spaces are already overflowing on weekends from visitors using the local sporting field adjacent to the site of the proposal. What happens on rubbish bin day? How will the rubbish trucks cope? Where are all the rubbish bins going? On the bike path out the front?

Increase in Public Housing - I don't think so!

The original units were a minimum of two bedroom and reasonably spacious with ample parking provided, so the few extra units included in the plan most likely do not increase and more than likely actually decrease the square foot of public housing provision. Would you like to comment and publish the actual square foot increase of public housing rather than just the number of units as I suspect this may be stretching the truth. If what I suspect is true who is the winner here? The developers and all those that will line their pockets during the construction and sale of this atrocity - not the people who really need adequate additional public housing and definitely not the residents of the Alamein Estate.

Housing built for Private Sale should be subject to Local Planning Regulations and the fact that the State Government and Places Victoria will not subject their plans to local planning permissions and permits, just goes to show they are not within the boundaries of local planning principles. Shame on you all.

There was a rally attending by thousands of residents on 25 March 2017 wanting a better deal for residents and public housing tenants. The rally was on the nightly televised news. In the light of the rally in Ashburton on the 25 March we call on you and the Andrews Government to respect the concerns expressed at the rally. The increase of 10% will result in fewer people being housed in the new units and it does nothing to address the 35,000 on the public housing waiting list.

Did you know that Markham Avenue is part of the Gardiner's Creek bike path? One of the busiest bike paths in Melbourne! How are cyclists and children that use this bike and pathway expected to safely cross the Markham Estate entry and exit spaces? I am especially concerned with this.

Council and the residents are prepared to work with you to achieve an appropriate solution for this site that provides the much needed social housing at an appropriate scale. What is currently on the table is totally unsatisfactory, as is the complete disregard for the adverse social impacts this proposal will bring. I am extremely concerned for residents, particularly pedestrians and cyclists.

We the residents ask that you honour the undertakings you have given to the Council and our community.

Please work with us not against us so that we can achieve an exemplary project for the Ashburton community and the Government.

Yours Sincerely,

Maree Wilson