

Justin Mottram

2<sup>nd</sup> November 2017

The Chairperson  
Legal and Social Issues Committee  
Parliament House, Spring St  
EAST MELBOURNE VIC 3002

**Re: Submission to the Inquiry into the Public Housing Renewal Program**

Dear Sir/Madam,

I am a resident and home-owner in Brickwood Street Brighton (3186). My property abuts the New St Public Housing Precinct which is earmarked for redevelopment under the Public Housing Renewal Program in the relatively short-term. As background, I am a father of four girls aged 6, 9, 12 and 14 who enjoy playing in their backyard and spending time in their bedrooms without having to have curtains continually drawn. As you will understand, the maintenance of privacy and a safe environment for my family is of prime concern. Unfortunately, it seems the Public Housing Renewal Program is set to negatively impact my family from both of these points of view while, concerningly, bringing little net benefit in terms of additional public housing.

Primarily, I am writing this submission because I have significant concerns regarding the manner in which planning changes affecting the New St precinct are being implemented, and I am also concerned that my family's interests are not being adequately considered in the relevant planning amendment and redevelopment plans. At this point, I feel I must make it very clear that I support the improvement and expansion of the public housing facilities at the New St Precinct, because they are clearly outdated and poorly maintained. However, I do not support the overdevelopment of this site, which overwhelmingly results from the building of an inordinate number of private dwellings on it. I believe this overdevelopment will have an unreasonably negative impact on the community that surrounds the New St site.

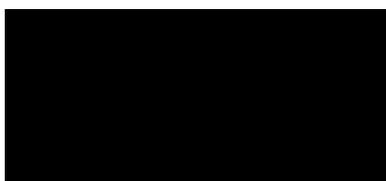
My specific concerns with the New St project are shown below:

1. The proposed amendment, and DHHS' intended development, would result in significant overshadowing and overlooking of my property. As mentioned above, I am a father of 4 young girls and it is not unreasonable that I should expect them to be able to play in their backyard and bedrooms without others overlooking. I am disturbed that the usual guidelines for protecting the amenity and privacy of properties such as ours are being overridden primarily to facilitate the building of private dwellings. I would also like to note here that important information relating to setbacks and overlooking has been difficult to find and interpret, and that DHHS representatives at "consultation meetings" have given me answers that have conflicted with the planning amendment (Schedule 3). Despite having written to Minister Wynne (letter and response attached) I am still not clear what setback will be provided at the rear of our property. I have, however, been told by DHHS staff that we should expect balconies and windows to be facing our property because it is "best practice" for apartment developments to be designed in this way.

2. There has been a lack of genuine community consultation in the planning process. This involved an initial “consultation meeting” where DHHS staff took few notes. Subsequent meetings were termed “information sessions” and involved no attempt to gain the community’s views on the actual detailed amendments and plans being presented. There has been a very strong “ticking the boxes” flavor to this process.
3. Despite its massive impact on our neighbourhood, there will be a minimal increase in social housing under the current proposal. I assume that the Victorian Government believes that the sell-off of the majority of this public land to facilitate a small increase in public housing is a reasonable proposition. This however does not consider the impact of the additional 300 (or so) private dwellings on the surrounding neighbourhood and infrastructure.
4. The proponent has not presented a base case (e.g. what could be achieved within the existing planning scheme) against which to assess the benefits, if any, of the amendment.
5. The proposed development, that relies on this planning amendment, does not fit with the current character of the neighbourhood in any way – height, visual impact, density etc.
6. Considering the current lack of street parking in our area, it is hard to believe that that the proponent has adequately assessed the impact on our neighbourhood of over 300 additional dwellings at this site.
7. I believe there are significant factual errors, inconsistencies, contradictions and misleading statements throughout the planning scheme amendment documentation, causing it to be confusing and unsuitable for meaningful review by stakeholders.
8. As a resident who has experienced first-hand the propensity of this area to flood, I am very concerned that the movement of water through the area in a flood-scenario has not been given due consideration. Residents have been shown nothing to date that demonstrates that this has been adequately considered.
9. The increased traffic that will flow through our street as a result of this development presents a huge danger to my children, the children of nearby households, and the many children walking down Brickwood Street to get to Elsternwick Primary School, kindergarten and occasional care each day.

In essence, there are a wide range of concerns that I have with the New St chapter of the Public Housing Renewal Program. They are the same concerns that any resident in my position would have, and there has been very little effort made to address these. I do hope that your Inquiry gives them the importance they deserve.

Yours sincerely,



Justin Mottram

**Attachments -Correspondence with Minister Richard Wynne**

Justin Mottram

22<sup>nd</sup> September 2017

The Hon. Richard Wynne, MP  
Minister for Planning (Victoria)  
Level 16  
8 Nicholson Street  
East Melbourne  
Victoria, 3002

Dear Minister,

I am a resident and home-owner in Brickwood Street Brighton (3186). My property abuts the New St Public Housing Precinct which, as I am sure you are aware, is earmarked for redevelopment under the Public Housing Renewal Program in the relatively short-term.

While I have significant concerns regarding the manner in which planning changes affecting the New St precinct are being implemented, I have turned my mind to the likely impact on my family if in fact this development does go ahead. To explain, I am a father of four girls aged 6, 9, 12 and 14 who enjoy playing in their backyard and spending time in their bedrooms without curtains continually drawn. As you will understand, maintenance of a reasonable level of privacy is very important to my family (and I believe should be a strong consideration for your Department).

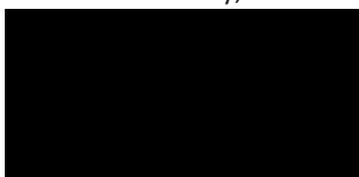
After attending the information session held for this Renewal Project on 21<sup>st</sup> September at Elsternwick Park Sports Club and speaking to the relevant Project Manager that evening, I am left unclear what efforts the Victorian Government is making to protect my privacy/interests, and that of my family, as a taxpaying resident and home-owner. With this in mind, I am writing to you requesting answers to the following questions:

- What consideration has been given to the impact of this Renewal Project on families residing immediately adjacent to the precinct? While I understand there is a consultation process, I do not believe this should be the only occasion during the process that neighbours' interests are considered.
- There is clearly a focus on providing best-practice accommodation to the residents of this new development, but have best-practice outcomes for adjoining properties (and the families that reside there) been considered?
- As a more practical question, can you advise what building setback is planned in relation to my property? I received two conflicting answers to this at last night's information session, and it seems that the information provided in Schedule 3 to the Development Plan Overlay (provided online) is unclear in this respect.

- Assuming a reasonable setback is planned, what guarantees do I have that the developers (whoever they are???) will be required to comply with this?
- Regardless of setback, why has the direct line of sight of residents (of the new development) into my property not been considered? I was informed at last night's information session that I would have windows and balconies opening out towards my property. At any other time, under usual council planning laws, I understand that such considerations are highly important.

I imagine questions like these would be asked by any parent with such a development being foisted upon them, and am very keen to receive your responses in a reasonable timeframe – particularly considering your intention to approve the relevant planning changes in the very near future. I would also welcome the opportunity to meet you in person to discuss this matter.

Yours sincerely,



Justin Mottram

CC: The Hon. Martin Foley, MP and The Hon. Jill Hennessy, MP



Department of Environment,  
Land, Water and Planning

PO Box 500, East Melbourne,  
Victoria 8002 Australia  
delwp.vic.gov.au

Mr Justin Mottram  
[REDACTED]

Ref: MIN035807



Dear Mr Mottram

**PLANNING SCHEME AMENDMENT - NEW STREET PUBLIC HOUSING PRECINCT**

Thank you for your email of 22 September 2017 to the Minister for Planning regarding the proposal by the Department of Health and Human Services (DHHS) for New Street Public Housing Estate in Brighton. As this matter is in my area of responsibility, the Minister for Planning has asked that I respond on his behalf.

The Minister for Planning has received a request from DHHS to change the planning scheme provisions at the site to facilitate new public and private dwellings and other uses at the site. It is also proposed to make the Minister for Planning the responsible authority for planning decisions at the site.

The Minister for Planning has referred the proposal to the Social Housing Renewal Standing Advisory Committee (Advisory Committee) to consider and make recommendations on the proposed changes to the planning provisions on the site. The Advisory Committee will take into account all submissions before making a recommendation to the Minister for Planning.

If you would like to make a submission, please submit your views on-line at: [www.delwp.vic.gov.au/shrp](http://www.delwp.vic.gov.au/shrp). The consultation period has been extended; all submissions must be received by **5pm, 16 October 2018**. If you have questions about the Advisory Committee process, please contact Planning Panels Victoria on [REDACTED] or email [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).

If you have any further queries, please contact [REDACTED] Senior Planner, State Project Facilitation, Department of Environment, Land, Water & Planning on [REDACTED]

Yours sincerely

[REDACTED]

**JULIAN LYNGCOLN**  
Executive Director  
Planning Implementation

12, 10, 17