

**From:** Inquiry into the Public Housing Renewal Program [REDACTED]  
**Sent:** Friday, 3 November 2017 3:54 PM  
**To:** phrp  
**Subject:** New Submission to Inquiry into the Public Housing Renewal Program

Inquiry Name: Inquiry into the Public Housing Renewal Program

Dr Winsome Roberts

T: [REDACTED]  
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## SUBMISSION CONTENT:

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### SUBMISSION TO THE PARLIAMENTARY INQUIRY INTO THE VICTORIAN GOVERNMENT'S PUBLIC HOUSING RENEWAL PROGRAM

#### 1. Adequacy of a proposed 10 Per Cent Increase in Public Housing

This is manifestly inadequate, given the universally acknowledged need for an increase in public housing. Moreover, the Public-Private Partnership model, means that redevelopment will proceed with a vast increase of private dwellings on any given site.

For example: in the Abbotsford St (N Melb) site -public housing will increase from 112 to 123 public dwellings; and whereas there are currently no private dwellings, the redevelopment will include 200 private dwellings.

#### 2. Increase in Density and any local environmental impacts

The North Melbourne site could well be redeveloped to higher standards of accommodation and with some increase in density, but this should not be at the expense of public amenity and neighbourhood character.

The State needs to continue its responsibility for providing public housing because only continuing public ownership will enable control over setting and maintaining standards of building and social amenity. It also needs to re-affirm commitment to best standards in public housing, reflected through giving priority to spending on social infrastructure (The contrast between the budgetary outlay of an estimated \$6.9 billion on getting rid of level crossings with a paltry \$185 million on public housing, is troubling).

Handing the site over to private developers means that commitment to public housing and standards of public amenity will be compromised. The resultant proposal, now subject to comment, is only a minimal enhancement of public dwelling at the cost of massive density increase and with the loss of the current open lawn space, gardens and playground. Further, the proposal to build the 9-storey tower block along Abbotsford St. is totally out of the scale of the buildings in the surrounding neighbourhood. (Further there is now a proposal to also build a school on this site!)

The scale of the redevelopment will have an extremely adverse impact on livability. The high density precludes open space for neighbourly interaction, loss of greenery, loss of peace and tranquillity as well as more pressure on already stretched parking and public transport.

### 3. Lack of Transparency and Genuine Community Consultation

There have been information sessions, but nothing that could be regarded as community consultation.

#### CONCLUSION

Redevelopment should occur in a manner and to a scale that ensures Melbourne continues to be the world's most livable city for all its residents, and to the delight of its visitors.

In particular, redevelopment of public housing should be respectful of its tenants, local residents and the established character of the neighbourhood. It is also vital that open green spaces should be preserved and perimeter planting enable day to day contact with the natural environment that is so essential to human wellbeing.

SUBMITTED BY DR WINSOME ROBERTS, 

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File1:

File2:

File3: