

Appendix B - Response to Submissions

Sub #	Y/N	Can you please explain your answer?	Is there anything that Council could change that would gain your support?	Response
1	Yes	We need more affordable housing in this area. Many tenants are under rental stress, paying more than 30% of their income in rent. Any increase in affordable housing is greatly needed to assist those in need.		Noted.
2	Yes	Due to the length of this response, it is included in a separate page at the end of this attachment.		Noted. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
3	Yes	My answer is a yes and no, but mostly a yes. I think long term leasing has a number of issues as it is often handed down within families/friends and is very hard to regulate. Another option to consider is the Nightingale model http://nightingalehousing.org/model/		Noted. If the proposal proceeds, the leasing arrangements would be managed by a housing association. The Nightingale model, though laudable, is not considered "Affordable Housing" for the purpose of this project.
4	Yes	What does this mean? Who will lease the land and supply the affordable housing. There needs to be more information about how this can and will occur. I fully support social and affordable housing but there are many many ways this can occur. More information required.		Unable to contact submitter to respond to questions - details not provided. If it proceeds, Council would seek to identify a housing association to develop and manage the housing.
5	Yes	Affordable housing is a very important issue and council should do all it can to support more.		Noted.
6	No	The area is prime real estate property. You will lower the value of neighbouring properties with housing commission. Sell it off and lower rates. Look after your residents that pay rates.	Stop turning the Darebin suburbs into slums. The quality of residents has diminished in the almost 50 years I've lived here. My parents were disgusted with how the suburb changed from when they first built in the 1950's 1960's. And if you are a Green Council stop wood fired heating. The suburbs are stinking, people burn their rubbish like they did in days of old with an incenerator.	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.
7	Yes	Affordable and accessible housing would be an asset for the local marginalised and disabled community, proving them with actual options to live everyday and typical functional lives. With the introduction of the NDIS Specialist Affordable Accomodation, this provides Darebin Council with the opportunity to be pioneers in the field and provide housing for marginalised and disabled young people to move out of nursing homes and live more fulfilling and functional, typical of their peers.		Noted. Council will explore funding options through the NDIS.
8	No	I think the sentiment is very nice but I do not believe that council land in this area should be left open access for everyone in darebin	Find another site to lease that is not in a largely used community hub.	The site would continue to provide public car parking, if the proposal proceeds.

9	No	too many houses ; huge traffic congestion	1) make more wider roads 2) change the old rubbish collection principles (1990 systems) council uses- some areas you cant keep bins far apart for collection and also not be able to find a place to put your bin for collection due to large number of street parked vehicles.	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
10	Yes	We need to ensure Darebin remains inclusive. We still need pod design though it shouldn't be a developer free for all.		Noted. A developer team would be selected through a competitive process.
11	Yes	Managing housing by a organisation that both has the land to use and not the need to generate the biggest profit works well for people in need of housing		Noted.
12	No	Our area has way to much congestion as it is and Council has done nothing to slow it down and now you lot want to build even more (and effectively a Housing Commission under a different name)	Leave the space alone, work with Developers on their site to allocate parts of their buildings to Commission House Projects	Council is working with developers to encourage the supply of Affordable Housing in large developments. Council also wishes to explore use of its own assets for this purpose. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
13	No	Although I understand the need for affordable housing I strongly disagree with this location. As a resident of XXX I am extremely concerned with the amount of traffic and limited parking space we already have in this street. The street has already became basically one way with the amount of build up and street parking. It is becoming quite dangerous and I fear it is only a matter of time become a serious accident occurs. This parking space as it stands takes some pressure off of the street parking as it stands. I'm also concerned with the breach of security this would cause to the Police Station. Due to the fact this site shares a fence with the police station anything higher than a single story would look directly into the police station and provide easy access for anyone wishing to target or hold surveillance of the police. I'm concerned this proposed development will also bring down the value of houses in the area if this site turns into like so many other unsightly, vandalized, dumping areas that other housing sites have turned into. There must be a much more suitable site location with a lot more area and less impact caused to the current residents.	No. I do not agree with this proposal site at all.	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Council takes the security of Victoria Police very seriously and would seek to address any security concerns.
14	Yes	I support the increase in public housing but all the sites proposed must provide for parking for both residents and also provide a separate public car park and also provide support services nearby for the public housing residents. In addition the housing must be for public housing tenants not for social housing which is a different category of tenant . The Lessee's must have strong KPI's to meet to ensure the maintenance of the site is upheld and there are contact number made public on the sites for complaints and for help for the residents .		Noted. The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Housing associations are regulated by the Housing Registrar and must meet particular requirements.
15	Yes	The need for affordable housing are widely accepted and outlined in Council's supporting documents. I support the lease of Council land because of the control over the project for it to proceed within Council guidelines and ambitions for residents. A lease is preferable to sale because it will maintaining an asset (land) and ensure that the use meets an objective (affordable housing).		Noted.

16	No	I object to the proposal on the basis that this specific area is already overcrowded and extremely busy. The police station, Townhall and library all attract an extensive amount of traffic to the location and creating another structure on that site is nonsensical to me. Further to this I don't support the placement of an "affordable housing" project right in the centre of the suburb. There are many other locations that would be better suited. Why council believes adding more congestion is a solution is beyond me and one I categorically don't support. I've seen the area grow and change over the 40 years I've lived there and have no appetite for seeing more high rise and quite frankly aesthetically unappealing buildings go up let alone one that is also going to be at the bottom of my street. The last thing that I would like to submit for your consideration is that I only found about this from a neighbour that was walking past me and decide to seek my opinion. He had surveyed the people in the street that we know collectively and only two people had received the notices. If you can always get my rate notice to me how is it that you can't get me a letter notifying me of a proposed building that will impact on me and my family. I normally support progress and I am all for social justice but this site is not the place for it.	Not in relation to this matter. There is nothing that can be done to the plan as long as it is for that site that would make me support it.	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. The site is within the Priority Development Zone, where high density development is encouraged. This zone has been in place since 2010. Council would require any development on the site to be high quality. Council encourages Affordable Housing in areas that are accessible and well-served. Letters were sent to owners and occupiers within a 500 metre radius of the site.
17	Yes	I think it's important for affordable housing in areas with good access to public transport and other amenities.		Noted.
18	Yes	everyone should be able to have a home and be able to afford one		Noted.
19	No	Crime is already an issue in the area and I fear this kind of housing will only lead to more.	No	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
20	Yes	Everybody should have the opportunity to have a safe home to live in - this will give that opportunity to a few more people :) Also I am sure there will be more demand for close, affordable housing with the high school opening up nearby soon.		Noted.
21	Yes	This allow middle-class families like us to afford house in Victoria as well. Darebin decision on providing housing land can make our dream of owning a house in australia true. Thanks in advance - we would try to prove our eligibility to build the house on our cost.		Noted.
22	Yes	I am wholly supportive of any move by the Council to increase the availability of truly affordable housing. However I believe any development that occurs on this, or any site in Darebin, should not simply house people in bland beige boxes, but be high quality, sustainable and designed to foster a sense of safety and community for its residents. I have lived in Darebin for 15 years and over that time have seen increasing levels of ugly, unsustainable and poorly performing developments in our suburbs. I have little faith in the planning process that has allowed these developments to be built.		Noted. Council would require any development on the site to be high quality.
23	Yes	Melbourne housing can be unaffordable, especially for people with low incomes. This initiative will demonstrate leadership, hopefully encouraging other councils to follow.		Noted.
24	No	Preston needs more parking - not less! it's currently a nightmare and building more housing will only exacerbate the problem. I can't believe this is even being discussed.	No	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
25	Yes	Darebin should remain an inclusive place to live. I think public housing is a good way to make sure a diverse range of people can live in our area.		Noted.
26	Yes			N/A

27	No	I am writing writing for (and with the permission of) my parents XXXX who reside at XXXXX Preston. The reasons for their concern is twofold. 1. In essence this is a narrow and very quiet residential street. However, with the demand for the use of businesses in High St and The Preston Market, many non-residents park in the street every single day. Full days on the odd side where there are no parking restrictions and on the even side where parking is restricted to two hours many drivers often overstay this time limit. Where are the vehicles that currently use the proposed site going to park if this proposal is successful? Where will the new residents of the proposed site be able to park? The parking situation is already untenable so this proposal will only further exacerbate the traffic problem. As a visitor I and other guests have often had to park many houses away from my parents home. 2. All homes on the entire street are no more than 2 stories high. The proposal states that the housing may in fact be approved as high as 5 stories. In effect this creates 'ghetto' like commission flats. History shows that this type of housing is rife with drug use and other criminal and social issues.	My parents appreciate the need for mixed housing. With this in mind they would be amenable to housing consisting of no more than 2 stories which would fit into the 'fabric and feel' of the street, however anything higher than this would be vehemently opposed for the reasons already addressed above.	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council would seek to ensure any development of the site integrates with and responds to the surrounding area. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
28	Yes	Providing more affordable housing in a way that is integrated with the broader community is essential for building a more equitable and functional society.		Noted.
29	No	Due to value of the property in Preston.	No to go ahead with the Project RSTownhall9/7/18#1	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values in the surrounding properties.
30	No	I think it will another development of overcrowding and not enough car spaces to accommodate the residents. The idea of the development stepping down to neighbouring residential properties is concerning. Maybe council can look into an area that is more appropriate for affordable housing.	No, I feel very strong as do my neighbours and wider community that I have spoken to. RSTownhall9/7/18#2	The site would continue to provide public car parking, if the proposal proceeds.
31	No	N/A	N/A RSTownhall9/7/18#3	N/A
32	No	The whole suburb is filled with affordable housing and the prices of homes in the area are totally unaffordable. I propose doing a play centre for children in the area as there are not even 1 in Preston for children or a disability centre to help those in need. Not making the area more unsafe than it already is.	Yes making it a play/childcare centre affordable for parent's to pay. RSTownhall9/7/18#4	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Darebin Child Care and Kindergarten is located at 260 Gower Street, on the same block as the subject site.
33	Yes	I believe in supporting a diverse community and people in need. But I am also concerned about overdevelopment. So my support would be conditional on appropriate public parking (no fees) still available, and not building too many units on site. I would like to see greater development of green space as part of the development. And adequate precautions for public safety. Would not support if there was no public parking, or too many units on the site - overcrowding, parking issues, social issues RSTownhall9/7/18#5		The site would continue to provide public car parking, if the proposal proceeds. Detailed design of any development, including open space, would be considered at a future stage. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
34	Yes	I agree - we want people of all incomes and backgrounds to be able to afford to live in our municipality. RSTownhall9/7/18#6		Noted.
35	No	It should be used for ratepayers purposes.	No RSTownhall9/7/18#7	Noted.
36	Yes	There is a need for affordable housing. RSTownhall9/7/18#8		Noted.
37	No	City of Darebin crime rate is much higher compare average crime rate of Victoria, getting public low rent housing residents will only worse the situation. I don't want my home become next HeidelbergWest. Lots so called "low income residents" either are druggies of people taking advantage of those public housing while they earning a decent income somewhere else.	Nothing RSTownhall9/7/18#9	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council rejects the assumption that residents of public housing commit crime.

38	Yes	I believe we should have a integrated society and offer less fortunate people decent housing. RSTownhall9/7/18#10		Noted.
39	No	Preston is very unsafe as it is	Turn it into a park	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council is currently preparing an open space strategy that will address demand and supply of open space.
40	Yes	Not wanting to make a specific point, but just to say, as a final year planning masters student, having just completed a housing report/research project, its just great to see a council really making a point towards the needs in this area. We need more of this kind of initiative, great work.		Noted.
41	Yes	I think affordable housing is important. I think council should take steps to address this issues. There is limited public housing stock and the current rental market means many people are having trouble accessing affordable housing. The planned site is a good location close to shops, public transport and other services. RSTownhall10/7/2018#11		Noted.
42	No	Will devalue my property - do not want commission house and will resemble Tyler Street as it was years ago. Called Tyler Street mini Chicago. Afraid it will attract undesirables, drugs, drug traffickers as in Collingwood. Too many apartments in area.	Provide land away from centre of Preston. Preston is a beautiful suburb. RSTownhall10/7/2018#12	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council encourages Affordable Housing in areas that are accessible and well-served.
43	No	Overcrowding of suburb, lack of parking Devalue our homes Will entice drug addicts, drug dealers and petty crime Beautiful suburb will be spoilt - flats being developed at market, High Street and Plenty Road- too much development.	Industrial area RSTownhall10/7/18#13	The site would continue to provide public car parking, if the proposal proceeds. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Housing is not permitted in industrial areas. Council encourages Affordable Housing in areas that are accessible and well-served.
44	No	The location that you propose is the gem and the heart of Preston. You have many other areas in Preston that had commission houses that were abused and demolished. We want the proposed location to increase in value and not devalue the area. I do not support this. I don't know how you cannot come up with something that will benefit and enrich the area to make it a sought after area. This is not the place for cheap housing.	No, it is a ridiculous idea. I have been a resident for over 50 years, Don't cheapen the jewel of Preston. RSTownhall10/7/2018#14	There is limited evidence to suggest that affordable housing developments impact negatively on property values of surrounding properties. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.

45	No	I am not against affordable housing. My concern is the already restrictive parking in my area. As is I do not have a car space in my complex and Council will not give me a parking permit as my complex was built after 2006. Continuously building more high rise buildings and not allowing for adequate parking for residents is creating more problems for people that live in the area. I am also concerned how the screening of the people applying for affordable housing would be done?	Yes, allow parking permits to residents in the area. Build to 4 levels rather than 5. Proper screening process, ensuring people coming into the area are honest and happy to contribute to the community and be a part of it. RSTownhall10/7/2018#15	Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council does not issue parking permits to residents of developments constructed after 2004. Selection of any future residents would be undertaken by a Housing Association and would be based on income.
46	Yes	I agree with the urgent need for low cost housing and the location is central. RSTownhall10/7/2018#17		Noted.
47	Yes	Council should be applauded for having a consultative process for considering the use of its assets for social good. I am supportive of building social housing - in terms of access of affordable housing and diversity within community. Housing should be well designed-high energy rating - attractive and sympathetic in scale to neighbourhood. Also adequate parking. Supportive - housing should be well designed, appropriate in size and scale to neighbourhood and diverse in size to accommodate spectrum of ages, gender and incomes- both Centrelink and low waged people. RSTownhall10/7/2018#18		Noted. Council would require any development on the site to be high quality and would seek high ESD outcomes and a diversity of housing types. Car parking for any future development would be assessed through a planning permit application.
48	Yes	Want to see more affordable housing in City of Darebin. RSTownhall10/7/2018/#19		Noted.
49	No		RSTownhall10/7/2018#20	N/A
50	No	-Lack of open space (sit around and playground) within the area to support density development, therefore an public open space is need as part of this development -Lack of parking to high street and add more pressure to the existing streets - height res	only permitted 2 storey maximum height requirement and provide additional parking to support the growing catchment	Detailed design of any development, including open space, would be considered at a future stage. Council is currently preparing an open space strategy that will address demand and supply of open space. The site would continue to provide public car parking, if the proposal proceeds. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
51	Yes	I am a low income earner, working part-time with long term illness. Finding affordable housing is almost impossible in Preston. This suburb is my home. If I have to move again, I fear I will need to move to Campbellfield or further out. I strongly endorse council to provide affordable housing. RSTownhall10/7/2018#21		Noted.
52	Yes	Affordable housing is more useful than a car park		Noted.
53	Yes	Affordable housing is in short supply in Darebin. It would be great to see council show some leadership on this issue. RSTownhall10/7/2018#23		Noted.
54	No	Decrease property values in the area. RSTownhall10/7/18#24		There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
55	No	Parking is a huge issue in Preston. This will not help. We have residential parking at our house- Council cannot look after 5 houses that pay for a permit. Developers would push for less parking units happens everywhere. I would dislike living there if happens (word indecipherable) everywhere.	NO RSTownhall10/7/2018#25	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. Car parking for any future development would be assessed through a planning permit application.
56	Yes	We need lots more affordable housing and the location is near public transport and many services.		Noted.

57	No	over development	more parks, swimming pools or leisure centres	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
58	No	Preston is a beautiful suburb - very multicultural and consists of hardworking citizens and pensioner citizens. Firstly- overcrowding of flats in Preston - you are allowing the area to be overflowed with flats. We do not want our beautiful suburbs to be overcrowded with drug addicts, drug dealers, ex prisoners. We want our suburb to stay beautiful. Also it will devalue our properties.	Sell land that not close to houses - open far away areas. RSTownhall10/7/2018#26	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is also limited evidence to suggest that Affordable Housing developments impact negatively on property values in the surrounding properties. Council encourages Affordable Housing in areas that are accessible and well-served.
59	No	Preston is already crowded, needs more parking space. No parking means no business, no customers. On the peak hour, very often, my driveway is blocked by car parking. NO to Housing Commission Highrise.	NO	The site would continue to provide public car parking, if the proposal proceeds. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.
60	No	Already lack of parking in Preston Murray Rad and High Street are too congested. Crime rate will increase.	No RSTownhall10/7/18#27	The site would continue to provide public car parking, if the proposal proceeds. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
61	Yes	Great opportunity use existing council-owned land to increase affordable housing supply.		Noted.
62	No	Preston is already filled with affordable housing. Much prefer this be used as parkland for children to play.	Parkland - more of it. RSTownhall10/7/18#28	Council is currently preparing an open space strategy that will address demand and supply of open space. Detailed design of any development, including open space, would be considered at a future stage. There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
63	No	Preston has become overcrowding area.	RSTownhall10/7/18#29	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.
64	No	We do not support a possible 5 storey site being built in a small and tight area- where there is hardly any parking space or green space to the local residents to enjoy. The area does not need affordable housing as it does not fit in with the good standing of neighbourhood or/and the price of the properties in the area.	Personal consultation - face to face and being more transparent. I've been here since 1972. RSTownhall10/7/18#30	Council is currently preparing an open space strategy that will address demand and supply of open space. Detailed design of any development, including open space, would be considered at a future stage. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.

65	No	The greatest need in the area is for free public parking. I do not have confidence in the Building Division of Council to ensure public parking at the same level is maintained in any proposed development. History shows that exemption from parking provisions is regularly granted by Council.	NO RSTownhall11/7/18#31	Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The site would continue to provide public car parking, if the proposal proceeds.
66	Yes	Because I believe that everyone is entitled to have a roof over their heads. RSTownhall11/7/18#32		Noted.
67	No	Increased traffic in an already congested area. Parking issues. Increased crime. There are already High Rise Government housing on Elizabeth Steet.	No RSTownhall11/7/18#35	The site would continue to provide public car parking, if the proposal proceeds. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
69	No	Please stop your social justice agenda. It is not councils responsibility to use land for public-housing. This is a state government issue, and it is up to public to vote on policy.It is easy to be generous with other people's money. What I would suggest to you, is that you offer your own homes in and rent out your rooms at a affordable rate instead!	RSTownhall11/7/2018#36	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing.
70	No	What's really needed in Preston, especially the Preston central area is more parkland. This will add immeasurably to the quality of life for those living in the area and the many more moving in. A housing development at this site is well intentioned but will be a mere dent in the growing need. And I believe that the impending glut of small apartments in the area will provide cheaper housing for those wanting to live in the area. More parks, more green spaces, more playgrounds for Preston. And act now before there's absolutely zero space left to reclaim. The council will get massive support from residents I believe. It's plain as day to me.	RSTownhall11/7/2018#37	Council is currently preparing an open space strategy that will address demand and supply of open space. Detailed design of any development, including open space, would be considered at a future stage. There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
71	Yes	why not, as long as they get a fair market-based rent coming in, and as long as they commit to using these funds to reduce rate rises in future.		Noted. Council would seek to identify a Housing Association to develop and manage the site, and would not receive any rental income from the development, if it proceeds.
72	No	Preston is not a suburb suitable for affordable housing. Not enough parking in the area as it is. Preston is a family based suburb and a very safe place to live. Many residents are totally against this as soon as it became known. Would increase safety concerns in the area. It would drive house down in prices making Preston less attractive. Would reduce people wanting to buy/invest in Preston in the future.	No- do not support this at all. Not enough parking as it is and Preston is not a suburb suitable for affordable housing. RSTownhall11/7/2018#38	Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is limited evidence to suggest that Affordable Housing developments impact negatively on property values in the surrounding properties.

73	No	You're overpopulating the area in an already overpopulated space/area. The subject site has more benefits to be used as it is now as public car park in area where parking is restricted.	Move the subject site to another council owned area. RSTownhall11/7/18#39	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. The site would continue to provide public car parking, if the proposal proceeds.
74	No	Preston overcrowded as it is.	Probably not. RSTownhall11/7/2018#40	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.
75	No	To whom it may concern As a long term homeowner of Preston I recently heard about Darebin council's plan to initiative to build on Towhall ave and I am deeply disappointed. Whilst I agree we need to do more about affordable housing. Why we are using a car park "the smallest parcel of land. Yet the council city offices has three times this land size. The council are saying they are committed to increase the supply of affordable housing. We seem to have the perfect solution Walker st estate but the council is only interested in selling to private investors (at the expense of the tenants. If we have the option to rebuild why aren't we doing it properly.) so I disagree with this initiative	RSTownhall11/7/2018#91	The Walker Street Estate is owned by the State Government, not Council. Council does not support the privatisation of public housing land. The site has been identified as suitable for residential development in the Preston Central Structure Plan 2006, other Council land needs to be retained for other purposes.
76	No	An already congested area that will already have to absorb the increased pressure from the towers development at the Preston Market. A really ridiculous proposal .	Yes use the waste of land that no one ever uses on the corner of Bird Ave and St Georges Rd Thornbury or all the land that people were kicked off behind Bell St and Oakover Rd	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. The land on the corner of Bird Avenue and St Georges Road is currently used as open space. Council does not own the land on Stokes and Penola Street in Preston.
77	No	The proposal for the Townhall Tower is absurd. I am a resident and have been born and bred in Darebin, lived in XXXX for over 23 years. I vote NO! There is too much going on in that area as it is and it will limit parking EVEN MORE and make it very difficult to access the lane. I also (from my work and experience) don't think that housing commission towers work, much better to spread people who are in need out across the community instead of lumping them all together. Intergration works way better. You need to work harder to solve the public housing crisis.	Build it somewhere else and lobby Ged to keep her promise and look into better public transport for the area.	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Access via the site to the right of way will be retained. If it proceeds, the proposal would be a maximum of five storeys in height. Council would seek to ensure positive social outcomes are achieved.
78	Yes	We desperately need more social housing.		Noted
79	No	The rate of development in Preston, especially high density housing, is ruining the area as a place to live. It is not just the disruption of the building process itself, which is excruciating, it is the pressure of traffic, parking, increase in crime and violent behavior, and decrease in community cohesion	Stop high rise development	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
80	No	With incomes of \$127,000 (families) I do not believe these groups need affordable housing.	Incomes to be lower RSTownhall12/7/2018#41	The income limits are established by the State Government and are based on median income ranges.

81	No	Multiple storey building spoil the beauty of Preston area especially on this site. It attracts all kind of people like commissioner housing. A single room units would be more appropriate for elderly people to live and can easily access to their needs surrounding.	As partly mentioned in Q2, single storey units for old age, like retirement village will be great.	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. The particular cohorts that would be housed would be decided at a later stage.
82	No	Will devalue properties in the area.	No RSTownhall12/7/2018#43	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
83	No	There is already enough public housing in the area. There will be an increase in congestion. Increase in crime. Decrease in carparks where there is already limited spaces.	No RSTownhall12/7/2018#44	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
84	No	The proposal will not improve the amenity of the area. It is generally not in keeping with surrounding uses and streetscape.	RSTownhall12/7/2018#45	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council would seek to ensure any development of the site integrates with and responds to the surrounding area.
85	No	I personally do not like the idea of more low socioeconomic status residents around the Preston Town centre, which already has enough issues in the main streets with drug-affected individuals as well as youths and young adult gangs and groups causing trouble.	No RSTownhall12/7/2018#46	Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
86	No	In our opinion it will devalue everybody's property in the area.	RSTownhall12/7/2018#47	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
87	No	This particular position is in the centre of buildings used for public and cultural purposes. For community use the area requires: The open land space The open air space The open visual space	In the near future Preston will have excess of apartments. Find a way to make use of this. RSTownhall12/7/2018#48	Council is currently preparing an open space strategy that will address demand and supply of open space. Detailed design of any development, including open space, would be considered at a future stage. Council is working with developers to encourage the supply of Affordable Housing in large developments.
88	No	It will devalue my property	No RSTownhall12/7/2018#49	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.

89	No	The area is already congested and overdeveloped. Parking is scarce and the area over-crowded. We are letting go of areas that should be used to bring communities together for more high rise housing. Explore a solution that requires developers of apartment blocks to have an allocation to social housing. Mixing social housing is a more effective option and eliminates ghetto style developments. There is an abundance of research from this style of housing being developed in the private sector in US, Canada and Sweden.	Stop all the high rise development.No, I will not change my view on this as it is also a small street that becomes congested with cars all the time. RSTownhall12/7/2018#50	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Council is working with developers to encourage the supply of Affordable Housing in large developments.
90	No	Local area might increase in poor occupants Lack of parking as this is currently a problem.	Clean up the current area before considering changes. RSTownhall12/7/2018#51	Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The site would continue to provide public car parking, if the proposal proceeds.
91	No	Overpopulating an already populated area. Area better to be used as carpark to assist with restricted parking.	No -free up all areas to park. RSTownhall12/7/2018#52	Council's goal is not to overpopulate and overdevelop the area but rather accommodate a growing population of Preston. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The site would continue to provide public car parking, if the proposal proceeds. Council is currently preparing an open space strategy that will address demand and supply of open space.
92	No	The introduction of more affordable housing in Preston to people on low incomes, particularly very low incomes would potentially create negative and poor effects/influences on the livelihoods of families/ elderly and children already existing within the area. There is also a large concern that an influx of tenants on very low-low incomes public and community housing would reduce the value of existing properties in the area.	RSTownhall12/7/2018#53	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
93	No	We have enough traffic its chaos in area as it is. To make it easy and deliver affordable housing reduce rates.	Fix the traffic problem provide more parking RSTownhall12/7/2018#54	Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
94	No	Help people in the community by providing for the homeless. We should open our eyes to how many people are suffering in the City of Darebin. Rates are high, maybe affordable housing will help a small amount of people.	Many changes need to be made. RSTownhall12/7/2018#55	Council is seeking to increase the supply of affordable housing through the proposal.
95	No	At this point in time Preston has only just started to increase in value including property and the right community, With the location and low income families I'm ok with but the culture and the council having no say around how the property is managed (ie - a closed community) this can open up to the bad reputation of community housing. Leads to commission housing.	No, at this stage there isn't enough being done to support the current low income communities rather than bringing in a 3rd party to do some or worse. RSTownhall12/7/2018#56	If it proceeds, the development would be managed by a Housing Association, which is strictly regulated by the Housing Registrar. Council does not have experience in managing social housing. Council would seek to ensure positive social outcomes are achieved at the site.

96	No	I strongly believe that at Preston. we have enough affordable housing. There are too many high-rise/apartments at Preston now, which can offer affordable housing.The high density development at Preston will not stop, as more high rises/apartments are at the pipeline of completion very soon. This overcrowded will put more pressure on city liveability, traffic and car parking issues and out of character for our neighbourhood area.	No RSTownhall12/7/2018#57	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Council is working with developers to encourage the supply of Affordable Housing in large developments.
97	No		RSTownhall12/7/2018#58	N/A
98	No	Overdevelopment will cause the safe problem.	No RSTownhall12/7/2018#59	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
99	No	Nobody helped us when we needed and were working hard and struggling to pay off our home.	Sorry but no. RSTownhall12/7/2018#60	Noted.
100	No	Your taking away parking that is required and the area does not need another highrise especially in a residential street. Preston has plenty of government housing tenants. There is no need for more.	RSTownhall12/7/2018#61	The site would continue to provide public car parking, if the proposal proceeds. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
101	Yes	Everyone should have a home		Noted
102	No	Affordable housing is the responsibility of state and federal governments not local councils who have no expertise in this field.	You need to look at the whole site including the old police station, court house and council offices and car park along with the subject site and come up with a Precint structure plan for the entire site. There is an excellent opportunity for the council to make some great for the community on this site but it needs a vision and right plan.	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. Council would identify a housing association that would develop and manage the site. Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.
103	No	If we open up the housing to people from lower economic strata that is not fair to people who are doing the right thing by working hard. If they cannot afford the house how can they pay rates and taxes.	No	Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.

104	No	Many residences in Townhall Avenue and Roseberry Avenue have no driveway access from the street, the only access is via the lane way, designated on the title as a right-of-way and shown on some GPS maps as a street. These houses must have access to the street at the Western end as there is not sufficient space to turn a vehicle around meaning that in whichever direction you enter, is the same direction you must leave. Most of the new units being built in both streets have only lane way access to parking areas and the lane way is already becoming congested. Townhall Avenue is already one of the most congested residential streets in Darebin, especially on market days. There are already major issues with a lack of parking in the street which results in people parking outside of designated parking bays including in the carpark in question causing disruption to residence. Townhall Ave is used by many as a rat run to Plenty road, despite the congestion caused by parked cars. Many (including some vehicles departing the council depo) travel down Townhall Ave at speed. The addition of a large housing complex will lead to increased congestion and traffic in the street resulting in increased danger for residence of which many are elderly or have young children. The size of the proposed building is completely inappropriate for this location. There are no buildings in Townhall Ave taller than 2 stories, a 5 story complex will be out of character for the area and will significantly affect natural light for existing properties which were not constructed to deal with such an imposing structure. There is no open parkland nearby, the closest parks are Zwar Park and Wood Street. Any development of this size on this block would mean residents will have no green space nearby. Although not a direct concern with the development of this site I would also like to raise the fact that I am extremely disappointed by the process that has been undertaken to notify residence of the proposal. Only my husband received a letter addressed to him specifically regarding the proposed construction. I find this quite offensive and antiquated as I too pay rates and am listed with the council as a resident.	Proposal of a much smaller development with adequate parking and green space for residence and the general public as well as guaranteed 2 way access to right of way during construction and once the project is complete would be acceptable.	Access via the site to the right of way will be retained. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The site would continue to provide public car parking, if the proposal proceeds. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council would seek to ensure any development of the site integrates with and responds to the surrounding area. Council is currently preparing an open space strategy that will address demand and supply of open space. Council apologises for the error in the letter address and will aim to ensure this does not happen again.
105	No			N/A
106	No			N/A
107	No	This directly affects me as will be XXXX. The size of the buildings will overshadow my house parking in my street is already a major issue, this ill get worse, when these residents will need to park, we already have a lot of affordable housing in Preston. Historically, residents in affordable housing are known to cause trouble. This scares me as I live alone.	No RSTownhall16/7/2018#62	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Issues such as overshadowing would be addressed through the planning permit application. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
108	No	Parking already a huge problem in Darebin.i.e Preston area. If housing is built, where are all the cars who use this area now go?	Ensure more parking available in Preston area. RSTownhall16/7/2018#63	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. Car parking for any future development would be assessed through a planning permit application.
109	No	I would prefer that the land is used as a community hub for all ages rather than affordable housing.	No RSTownhall16/7/2018#64	Noted.
110	No	To put it simply, would mean that this future development would likely mean that our privately owned property price could be affected in a negative way.	No! Being an elderly citizen it is within our right to feel safe within our community. RSTownhall16/7/2018#65	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.

111	Yes	Rents are too expensive and there is an extreme lack of affordable housing. Landlords make too much money and do so little for it - the real bludgers and it means people spend a lot less in all forms of business. Housing is a right, not a money making game. Create tiny home village with community gardens to eat out of. Our society is a shattered community thanks to land profiteering. PS I would love to manage such a project. RSTownhall16/7/2018#66		Noted.
112	Yes	I believe housing is a basic human right. RSTownhall16/7/18#67		Noted.
113	Yes	Affordable housing is essential for our community, the site is currently underutilized and well positioned. I believe a mix of social housings at a medium density for low income individuals and families would be preferable. Security of tenure with support services closes by is valuable. Integral green space and recreation for residents should be included. RSTownhall16/7/2018#68		Noted. Council would seek a variety of dwelling sizes. Detailed design of any development, including open space, would be considered at a future stage.
114	Yes	I do support what is greatly needed RSTownhall16/7/2018#69.		Noted.
115	Yes	I came to Preston 1958 own our house, we find it the best place to raise our family. We support council. For people no problems. RSTownhall16/7/2018#70		Noted.
116	Yes	I believe we don't have enough affordable housing for the community. Far too many people are struggling and some are homeless. Giving people, safe affordable housing can help them make a good start and turn their lives around for the better. I would like Preston to be an inclusive community that cares for people who have been disadvantaged or going through tough times. RSTownhall16/7/2018#71		Noted.
117	Yes	Council has a responsibility to help supply affordable housing. Make sure its gall enough to get full value! Current land use as a carpark is highly underutilized compared to value to be gained from affordable housing. A great initiative hopefully the first of many. RSTownhall16/7/2018#72		Noted.
118	Yes	RSTownhall16/7/2018#73		N/A
119	Yes	It will benefit the community. RSTownhall16/7/2018#74		Noted.
120	No	The land at 52-60 Townhall Avenue is in a distinct 'government administration' zone and housing at that particular site would be short-sighted and lock the area into a battle for office space, given the current non-compliant status of many of Council's buildings, the land is a prime site for development of new Council buildings that comply with Disability and other regulatory building standards.	No - the land could be used to design and develop a new Preston library integrated with a purpose-built intercultural centre and maternal health centre as well as house new council offices. The state of those three current buildings is appalling and our residents deserve more.	The site was identified as suitable for residential development in the Preston Central Structure Plan 2006. Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.
121	Yes	I believe local councils have a role to lead the way toward setting an example to the community and state and federal government by providing affordable housing.		Noted.
122	Yes	RSTownhall17/7/18#75		N/A
123	Yes	It will help with homelessness. RSTownhall17/7/18#76		Noted.
124	Yes	Its a great location for it. Close to all facilities I support and encourage diversity and inclusivity in my neighbourhood With Preston's rapid gentrification and soaring house prices it is important to lock-in affordable housing in our community asap. RSTownhall17/7/18#77		Noted.
125	Yes	The waiting list for affordable housing is enormous. RSTownhall17/7/18#78		Noted.
126	Yes	Affordable housing is at crisis point and its great that Darebin is doing something about it. The position is ideal.Safe, near the police station and handy to many main transports- bus, tram and train. RSTownhall17/7/18#79		Noted. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
127	Yes	Yes, as long as the building is designed with aesthetics in mind. In other words don't build an unattractive concrete box but something that enhances the local streetscape. RSTownhall17/7/2018#80		Noted. Council would require any development on the site to be high quality.

128	Yes	RSTownhall17/7/18#81		N/A
129	Yes	I believe those I need deserve suitable housing. RSTownhall17/7/18#82		Noted.
130	Yes	Because there is so few affordable houses/units for people on low and even moderate incomes, it makes good sense to offer council owned land. Please ensure that all sustainable options for passive, energy efficient building materials, applicants are used. RSTownhall17/7/18#83		Noted. Council would require any development on the site to be high quality.
131	Yes	We have a housing affordability crisis in Melbourne and I am please that my municipality (Darebin) is prepared to make a strong contribution towards alleviating this crisis. RSTownhall17/7/18#84		Noted.
132	Yes	Diversity in the community is a strength. The proposed location is close too many services and public transport. RSTownhall17/7/18#85		Noted
133	Yes	It will be good for the community. RSTownhall17/7/18#86		Noted
134	Yes	Yes- I am very poor, I have struggled to find affordable accommodation since moving to Melbourne in 2011. I currently pay over 90% of my income to rent not including bills. I struggled week to week and rely on help still from my parents. I have had a long term injury and back at school to hopefully change my career and earn an income that I can simply support myself. I have been waiting since 2013 for an affordable housing waiting list - I am single female 40 years old. RSTownhall17/7/18#87		Noted. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
135	Yes	It looks like there's no interference with surrounding homes. RSTownhall17/7/18#88		Noted.
136	No	Effect our character of neighbourhood The site locates the centre of Preston, where cold be built some public facilities much better for the community and more attractive for the people who running businesses, so that it is good for the economics of this suburb, and provide more opportunity of jobs.	No. RSTownhall17/7/18#89	Council would require any development on the site to be high quality. Council would seek to ensure any development of the site integrates with and responds to the surrounding area. The site has been identified as suitable for residential development in the Preston Central Structure Plan 2006.
137	Yes	There is a need in the area. RSTownhall17/7/18#90		Noted.
138	Yes	There is affordable housing on my street and it is fine. I'm glad people have somewhere to live and its great for increasing the diversity in my area. RSTownhall17/7/18#92		Noted.
139	Yes	A shortage of public housing. RSTownhall17/7/18#93		Noted. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
140	Yes	I am on DSP and pay half my payment in rent - affordable housing would help - I am on a low income, some weeks I find it hard to buy the food I need. Being and having diabetes and high blood pressure and few other health problems paying for medications is also hard. RSTownhall17/7/18#94		Noted.
141	Yes	Right thing to do - right location. RSTownhall17/7/18#95		Noted.
142	No	This area is already crowded. This area need car parking places for the businesses on High Street. No parking places, customer will leave Preston. Cars are always parking in front of my house, blocking my driveway - I already paid too much for council rate. Please think about that. RSTownhall17/7/18#96		Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The site would continue to provide public car parking, if the proposal proceeds.

143	No	Reduce value of current properties. Increase risk of crime in the area.	No RSTownhall17/7/18#97	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values in the surrounding properties. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
144	No		RSTownhall17/7/18#98	N/A
146	No	I do not want any sort of people who are not trust worthy, suitable, non reasonable, aggressive alcoholics, druggies living my area and we need more carpark.	RSTownhall17/7/18#100	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council rejects the assumption that residents of public or community housing commit crime. The site would continue to provide public car parking, if the proposal proceeds.
147	No	Council should build and I.T hub linked to the library. Hub will include I.T hardware for all local residents to enjoy. RSTownhall17/7/18#101	Don't consider any affordable housing in the City of Darebin.	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. The site has been identified as suitable for residential development in the Preston Central Structure Plan 2006.
148	No	We are against the use of this land for affordable housing as we do not want to bring the area down any more and don't want to encourage more "commission" style housing in Preston. There is already too much.	No, we don't want this in Preston. RSTownhall17/7/18#102	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.
149	No		RSTownhall17/7/18#103	N/A
150	No	There has been too much development which has been allowed to be erected in the municipality and the council have had very little disregard to the factor of parking. If these buildings are to be approved the issue of parking needs to be addressed. As residents we don't have access to parking in front of our houses because of the increased number of people occupying the area.	No - because all the council is interested in is rates, not residents interests. The whole area is becoming less liveable and enjoyable because of all the high rise buildings. RSTownhall17/7/18#104	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application.
151	No	Preston and surrounds is starting to look like the city. There are too many apartments in this area. We need to remember that this is the suburb and therefore should have a suburban feel and not like the city.	Build less apartments. RSTownhall17/7/18#105	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.

152	No	I think it is up to residents in the immediate area to decide on tall multi storey buildings going up near them. I could have a multi- storey go up next to me and I wouldn't like it	RSTownhall17/7/18#106	Council is responsible for decisions regarding land use and development and the views of surrounding residents are one factor that Council must consider in making these decisions.
153	No	I would not support the building of accommodation which is up to five storeys high. To ghetto like, too many people and creates an ugly skyline. RSTownhall17/7/18#107	If the housing was single or double storey.	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
154	No	As a land owner and rate payer, my interest is to improve/increase the value of land in Darebin. This is not achieved by the development of so called affordable housing. I therefore oppose the proposal to lease land at 52-60 Townhall Avenue for the said purpose.	Council owned land should be developed in a non-skewed way and in accordance with the usual market forces. RSTownhall17/7/2018#108	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values in the surrounding properties.
155	No	It will unfortunately allow migrants and undesirable people being allowed to live in the area. They would be better served living in the Hume municipality.	Listened to the ratepayers for once. Stop wasting money on bullshit open space projects. RSTownhall17/7/2018#109	Council considers the use of terms such as 'undesirable' as disrespectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.
156	Yes	I am proud to be living in a community in which the council values the diversity of its community. I think providing affordable housing will assist in preserving the diversity of peoples in the City of Darebin, which in turn will continue to demonstrate the City of Darebin's commitment to all members in our community. Inclusiveness keeps communities vibrant and strong. RSTownhall17/7/2018#110		Noted.
157	No	The street is already overcrowded. A development if this size would further congest the area, where there is not enough parking already. It would also impact negatively on High Street shops were parking is limited.	Turn the old RSL site into a multi level carpark to replace loss of existing parking. RSTownhall17/7/2018#111	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. Council will explore the use of the RSL car park as part of its current visioning exercise for Preston Central.
158	No	We need this parking when doing business at council.	No RSTownhall17/7/2018#112	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
159	No	Do not agree to giving away our assets	RSTownhall17/7/2018#113	The site would continue to be owned by Darebin Council. If the proposal proceeds, the site would be offered on a long term lease.
160	No	This will bring the value of property down in the Preston area. I do not want to own property or live near a housing commission area.	NO RSTownhall17/7/2018#114	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.

161	No	It is hard enough to find parking already the way it is. We don't want it to be even harder.Thank.	Not to build housings. RSTownhall17/7/2018#115	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
162	No	We don't want to degrade our area with public housing. We are trying to protect our investment and sense of established community worked hard to earn their homes. Residents needs to earn the right to live here. Inappropriate development for the area, and dose not integrate with current landscape. Over crowding in one of the most congested streets in preston. Inappropriate development for the area, and dose not integrate with current landscape. Over crowding in one of the most congested streets in preston.	No, we do not support this in any way. RSTownhall17/7/2018#132	Council considers the use of terms such as 'degrading' as disrespectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.
163	No	To Whom It May Concern, I recently received a letter re affordable housing at Townhall Ave, Preston. My views re the council proposal to build at Townhall Ave is OBJECT. Whilst affordable housing is a major community concern and needs to be addressed, I believe the Townhall proposal is not addressing this. I believe a suitable alternative arrangement is the Walker Street estate in Northcote. However the Council wants to sell this to private investors therefore, relocating the current residents and their range of programs and community services. Why I ask? The current issues that I can see are: Lack of parking at Townhall and other streets such as High Street and will certainly add more pressure to the existing streets. The parking at Townhall Avenue is already a nightmare as majority of the households do not have driveways and rely on off-street parking. An apartment lot will ruin the street landscape and doesn't fit within the existing character of the area and potentially over shadowing 48 and 50 Townhall Avenue. Lack of Open Space. The Townhall proposal also needs to address the social mix model to ensure affordable housing tenants can interact with the private occupants on the street. Both Townhall Ave and Roseberry St are usually California bungalow and Victorian style houses. I believe an apartment lot will definitely ruin the height and the street landscape. It certainly doesn't fit within the existing character of the area and potentially over shadowing the existing home of 48 and 50 Townhall Ave. The Townhall Ave neighborhood is quite quiet and holds lots of beautiful charm and would be destroyed with the proposed affordable housing. Parking at Townhall is already a nightmare, with the majority of the households do not have driveway and rely on off-street parking. The lack of parking on High street has already added pressure to Townhall Ave parking. The proposed apartment lot will just increase the traffic and parking needs in Townhall Ave and needs to be addressed especially since the old site is already a parking lot which is currently used up. Therefore I ask, where will people who park at Townhall going to use? The library parking is always full so that's not even an alternative. I do sincerely hope that the council does not support this project for the sake of the Preston community and the residents of Townhall Ave.	The council can continue with the alternative arrangements at the Walker Street estate in Northcote. RSTownhall17/7/2018#117	The Walker Street Estate is owned by the State Government, not Council. Council does not support the privatisaion of public housing land. Council is working with developers to encourage the supply of Affordable Housing in large developments. Council also wishes to explore use of its own assets for this purpose. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The site would continue to provide public car parking, if the proposal proceeds. Council would seek to ensure any development of the site integrates with and responds to the surrounding area. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
164	No	My concern is the type of tenants that it will attract. Who will vet the tenants staying there? There are anti-discrimination laws to consider in this process. What power does the council have to remove undesireable tenants? Unfortunately, low-cost affordable housing may attract the wrong kind of people for Preston.	RSTownhall17/7/2018#118	Council considers the use of terms such as 'wrong kind of people' as disrespectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. Selection of any future residents would be undertaken by a Housing Association and would be based on income.

165	No	Previous bad experience with public affordable housing being developed. I don't believe low income housing is necessary and it will have an effect on surrounding house prices.	RSTownhall17/7/2018#119	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
166	Yes	Too much homelessness, need more affordable housing for people struggling everywhere including Darebin. RSTownhall17/7/2018#120		Noted.
167	Yes	Priority to be given to families with children so they don't have to sleep in cars. RSTownhall17/7/2018#121		Noted Selection of any future residents would be undertaken by a Housing Association and would be based on income.
168	Yes	It is important that everyone, especially children, are able to access housing. RSTownhall17/7/2018#122		Noted
169	Yes	Lack of affordable housing is clearly a social issue that needs to be addressed. Local government, as the level of government most closely connected to the community, is well placed to help, or even take a lead in responding to this issue, so I support Darebin Council's proposal to considering 52-60 Townhall Avenue, Preston on a long term lease, for the purposes of community housing. My only comment in terms of the actual built form of the housing is to ensure quality, best practice design that fits with the character of the area and is not overcrowded. Also the future tenants should be involved in the design process and in establishing future management arrangements for the development. RSTownhall17/7/2018#123		Noted. Council would require any development on the site to be high quality.
170	Yes	I am in support that the council should be helping those in the community - especially with the staggering numbers provided in the letter. My main concern is the generalization that public housing is often associated with crime but I hope that the proposed location next to the police station and council buildings will deter this. RSTownhall17/7/18#124		There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
171	No	RSTownhall17/7/2018#125		N/A
172	No	Negative experience with affordable housing. Bad experience with affordable housing and development in this area.	RSTownhall17/7/2018#126	Noted.
173	No	Previous negative experience with development in this area, and development of public housing in other areas.	RSTownhall17/7/2018#127	Noted.
174	No	Not keen on more development and more housing without infrastructure upgrades in the area. Also affordable housing from previous experience has not been managed well.	RSTownhall17/7/2018#128	Car parking infrastructure would be addressed in forthcoming policy work. If it proceeds, Council would seek to identify a housing association that can effectively manage and deliver the housing.
175	No	Increasing density will increase overcrowding of car parking and placing extra strain in facilities. Public Housing will introduce more crime in the area, including drugs. we would like to maintain our clean street (word indecipherable) without the above overpopulation. This development will affect surrounding properties. Please improve the community value, not decrease value.	No, please build public housing in the outer suburbs where land is cheaper, state government job not council. RSTownhall17/7/2018#130	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Council encourages Affordable Housing in areas that are accessible and well-served.
176	Yes	I support the use of the land for specialized accommodation for younger single people with profound disabilities who need single, supported housing (not in group homes.) Focus on under age pension age. It is impossible for these people to be allocated social housing due to waiting list. Need accommodations for one person plus an unrelated cases 24/7 RSTownhall17/7/2018#131		Noted. Selection of any future residents would be undertaken by a Housing Association and would be based on income.

177	Yes	Public car park must be equal or more than current spaces. Resident car spaces-at least same number as residences. Residents: a mix of single, couples and family(1-3) bedrooms. Social and financial mix of very low to medium income levels cited. Not on Social Housing Register. No grouping - a mix of all types throughout, including disability. All ground floor units designed for wheelchair use & access. Mix owner occupier & rental. Lift of sound quality installed, fit wheelchair +3 min.. Quality construction & design, last 50 years + before renovation required.		The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Selection of any future residents would be undertaken by a Housing Association and would be based on income.
178	Yes	I support the development of affordable housing in all communities. RSTownhall18/7/2018#135		Noted.
179	Yes	Preston needs to ensure ongoing equity. RSTownhall18/7/2018#141		Noted.
180	No	'Affordable housing' is a term synonymous with low income housing, filled with drug addicts living in squalor, scaring off investment. I believe by building 'affordable housing', Preston may become the next Heidelberg Heights.	No RSTownhall 18/7/18#134	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
181	No	First its an eyesore. All the buildings around the area are single or double storey. Second of all it will increase the crime rate in the area and the area is made up of an older generation. Thirdly, why in a parking area when the court house and police station need parking for their activities. Fourthly why don't you build it in Bell Street where there's the same public transport and more space.	Build near the old PANCH Hospital more room for parking and there are tall building in the area. RSTownhall18/7/2018#133	Council notes that no design has been prepared and consultation relates to the lease of the land only. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. There is little evidence that affordable housing increase crime rates. The site would continue to provide public car parking, if the proposal proceeds.
182	No	Increased congestion.Reduce house prices.	No	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.
183	No	I do not support the decision. There are many other areas in Preston that could possibly support the idea. Why do you want to destroy the value of the heart of Preston. I am a resident of Darebin for over 50 years and want the value to increase and be a quality place to live. If you cant afford the place go to a cheaper place. My kids had to move that way so can the others.No no no.	No -who ever thought of this should be stood down. RSTownhall19/7/2018#136	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.

184	No	Being so close to Preston market - traffic plus parking is already an issue by demolishing the existing parking we are only creating more issues and no parking relief. By creating a max 5 level apartment this will change the height - street scape. Especially since Townhall and Roseberry Street has been predominately a residential zone. If apartments need to be built it should be capped to 2-3 levels with deck parking for residents and visitors.	There seems to be a suitable/ideal solution - Walker Street estate in Northcote. Residents are happy (not to relocate) and they have suitable community programs and services. Yet council is planning to sell to private developers. RSTownhall19/7/2018#137	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The Walker Street Estate is owned by the State Government, not Council. Council does not support the privatisation of public housing land.
185	No	The reason that I disagree because the people and children who lives in this area will make the are worst more trouble in the area. I have lived in Richmond Housing Commission for 22 years I know it well. Please do not let them build housing for these people here. More trouble makers in the area, druggies and so on.	Why don't we build entertainment places like play table tennis, badminton and some other sports activities. RSTownhall19/7/2018#138	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council is currently preparing an open space strategy that will address demand and supply of open space.
186	Yes	Yes, as it caters for another demographic in our area. RSTownhall19/7/2018#140		Noted.
187	No	We moved into this area on the assumption it would remain as it is. I feel my home will be devalued if this build goes ahead. I will not feel safe in this area. The character of homes in the City of Darebin is slowly eroding.	Yes, build it somewhere else. RSTownhall19/7/2018#142	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Council would seek to ensure any development of the site integrates with and responds to the surrounding area.
188	Yes	Victoria desperately needs more public housing and the government is doing little about it. I totally support Darebin Council's ethical approach. People need help now that housing and cost of living itself is going up exponentially and wages stagnant. It is an opportunity for council to take leadership and may inspire other councils. RSTownhall19/7/2018#143		Noted.
189	Yes	So many people are looking to buy a house and are being priced out of the market. When you say "lease" does this indicate the possibility of "Public Housing". I know the list waiting for this assistance is enormous. RSTownhall19/7/2018#144		The site would not be developed for public housing, as it would not be owned by the State Government. If the proposal proceeds, it is likely to be community housing, which draws from the same waiting list as public housing.
190	Yes	As it is only being used as a car park I think it would be good for affordable housing as there are many people sleeping in cars and on the street. RSTownhall19/7/2018#145		Noted.
191	No	As the owner of a business in Darebin (at Preston Market) I believe the loss of car parking will be detrimental to the market and the High Street Precinct.	More car parking like other Melbourne councils supply. RSTownhall19/7/2018#146	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
192	No	Its overcrowded as it is with not enough parking or infrastructure. Crime will increase and over populate in the area.	No. RSTownhall19/7/2018#147	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. There is little evidence that affordable housing increase crime rates. The site would continue to provide public car parking, if the proposal proceeds.

193	No	A multi storey apartment block will bring an undesirable element to our suburb. It will increase crime and urban stress to our community. ie- parking, transport, health facilities. A commission highrise will devalue the value of our homes.	There is too many multiple dwellings in Darebin. You need to preserve our suburb and our standard of living and safety. RSTownhall19/7/2018#148	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime or on property values. The site would continue to provide public car parking, if the proposal proceeds. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
194	No	Our application for a residential parking permit was rejected because our house was built in 2005. Building low cost housing on the site of the car park is going to make parking in our street even more difficult. Also, there would seem to be evidence to suggest that low cost housing leads to reduced property values.	Allow us to pay for the privilege of parking on the street outside our hose. RSTownhall19/7/2018#149	There is limited evidence to suggest that Affordable Housing developments impact upon property values. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. Council does not provide parking permits for residents of dwellings constructed after 2004.
195	No	Areas with affordable housing typically have higher rates of crime, drug-offences and less productive members of society. Preston has a large elderly community, these vulnerable citizens are subject to the above offences. I own a property nearby, would the decrease in property value be compensated. Decrease property value Increase in non-productive members of society Increase in crime rate	No. RSTownhall19/7/2018#150	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime or on property values.
196	No	Parking is a problem as a retired person that needs caring, parking is already very difficult for my carers. Multi raised towers for public and community housing will become the slums of the future and draw a lot of undesirable people to the area and perhaps decreasing property values.	Supply parking and single storey building - not multi level tower which I am sure will become a slum. RSTownhall19/7/2018#151	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime or on property values. The site would continue to provide parking if the proposal proceeds. Council considers the use of terms such as 'undesirable' as disrespectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
197	No	To close to Central Preston, too crowded and noisy for the people who live in. Think about move it Reservoir (close to train station)	RSTownhall19/7/2018#153	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.
198	No	Providing land for/making provision for Affordable Housing is not a primary role for Local Government. I am being asked to pass judgement on a half baked proposal which contains too many uncertainties. A building applications is currently underway for the site of the Preston Market, City of Darebin has been involved with this development under a number of guises. Would it not be possible to negotiate a couple of floors of the development for community housing?	Doubt it! Above are just three of my concerns - there are a plethora of others. I would like, however, to congratulate Council on seeking the views of all its rate payers including businesses who pay the rates but do not own the building from which they operate. RSTownhall19/7/2018#154	Council is working with developers to encourage the supply of Affordable Housing in large developments. Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing.

199	No		RSTownhall19/7/2018#155	N/A
200	No	Firstly, I'm glad its not next door to me! 5 storeys seems excessive and I am concerned about Preston becoming a "ghetto" - this type of development adds to this possibility. Car parking is already in short supply, development in the market will further compound this issue. Inner city infrastructure is not keeping pace with population growth- this needs to be addressed.	Reduce scale to max.3 storeys, ensure sufficient car parking. Develop infrastructure vision/plan. RSTownhall19/7/2018#156	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide parking if the proposal proceeds. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.
201	No	This area is already quite dense, traffic issues and population too much.	Improve traffic flow and care park and public transport. RSTownhall19/7/2018#157	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide parking if the proposal proceeds. Council is advocating to the State Government for improved public transport services in Darebin.
202	No		RSTownhall19/7/2018#158	N/A
203	Yes	This is a noble endeavor. Everyone should have access to housing they can afford. Darebin will be culturally diminished if it loses it lower income residents. RSTownhall19/7/2018#159		Noted.
204	Yes	RSTownhall19/7/2018#160		N/A
205	No	I disagree - not building for housing	RSTownhall19/7/2018#161	Noted.
206	No	It will devalue the area.	No! RSTownhall19/7/2018#162	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties.
207	No	I am the carer for my mum at XXXX. On a daily basis I find it difficult to park in and out of the driveway as it gets blocked by cars who are trying to fit into any possible parking space. This proposal for building is completely irresponsible for home owners in the street. Council is completely out of touch or has no regard for existing homes who cannot park in or in front of their homes and this includes current parking spots provided by council. This is a residential street, theres no place for apartments. What are you thinking! Start doing your job and place these apartments where is appropriate.	No, council has disregarded numerous problems this development would create for existing homeowners in the street. Council needs to leave the car park where it is. RSTownhall19/7/2018#163	The site would continue to provide parking if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
208	No	I just bought in the area, because of the fact that it has the market, station and adequate parking. Adding more houses will only congest the area even more. Why cant they be built in new areas where land is plentiful, create new suburbs and give the already expanding Melbourne some relief. Australia is one of the biggest countries in the world, why cramp people together when they don't have to.	Add more greenery, more grassland, parks, tress, dog parks as around High Street there is not that much. RSTownhall19/7/2018#164	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. Council encourages Affordable Housing in areas that are accessible and well-serviced. Council is currently preparing an open space strategy that will address demand and supply of open space.

209	No	This will devalue my property among with other people's property in the area. The market value of my property will decrease. This will block our backyard and be significantly visible in our backyard and will feel uncomfortable. It is already a very congested residential street in Preston along with other very congested streets nearby. I have been living in XXXX for 42 years and will be very sad and disappointed if this proposal goes ahead. There are already a number of new apartment complexes being built in Preston & we don't need another one.	No, I am strongly against this proposal. I will be very disappointed if this goes ahead. RSTownhall19/7/2018#165	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Overlooking and amenity issues would be addressed through the planning permit application process. There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
210	No	There are enough commission properties in Preston! Audit those that are in the current ones and you'll find they should not be provided with housing. everyone is doing it tough.	No more affordable housing. RSTownhall20/7/2018#166	Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. Council rejects the assumption that existing public housing tenants are not eligible for public housing.
211	No	The Preston area over the years especially the past year or so has become so congested with cars and people everywhere making even a simple trip to nearby stores and ordeal. Building Commission highrise housing would increase this problem and more to an extent that it would create an atmosphere and situation that is no longer family friendly but would fee like you are living in the middle of the city. Parking is already very difficult as it is and would get worse. Surely there is another site somewhere in the vicinity but a bit more out of the way that could be found.	No RSTownhall20/7/2018#167	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. The site would continue to provide parking if the proposal proceeds.
212	Yes	Houses are way to expensive in Preston. I wish we had support like this earlier. RSTownhall20/7/018@168	Cheaper houses	Noted.
213	No	No	No RsTownhall20/7/2018#169	NN/A
214	No	Any sort of market should be free market of economy, including housing market. Market will adjust it by itself, human intervene too much only will make it worse. For people cam afford or not, he should find a way to suit the market. Free market, free economy. Short term, you see how many people you help. Long term, you damage the tax payer money, worse than benefits.	RsTownhall20/7/2018#170	Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
215	Yes	I think the cost of living and house affordability is ridiculous. Look after small income families. RsTownhall20/7/2018#171		Noted.
216	No	Too much congestion for the area affecting parking and also brings in a certain element of people in the area, Not an appropriate spot for such a dwelling.	No RsTownhall20/7/2018#172	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. The site would continue to provide parking if the proposal proceeds. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
217	No	Council should get market rate returns for leasing of such assets.	Yes explain market rate % discount to be given. If reasonable, may change mind. RsTownhall20/7/2018#173	Council believes the delivery of affordable housing is a responsibility of all levels of government and wants to provide its assets at no cost to support increased affordable housing supply.
218	No	Definitely not needed and would "cheapen" the area of Preston. RsTownhall20/7/2018#174	No	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties.
219	Yes	All for additional affordable housing, more efficient use of land with easy access to central Preston (groceries/market/supermarket/services). Housing affordability (or lack thereof) and homelessness are a massive problem.		Noted.

220	No	It would appear to me that the block of land is too small for the size of the development. The disruption to the street during any construction would be a nightmare for residents, many of whom are now elderly and at risk of crossing the street. As a resident of XXXX, this street is already congested with residential parking; with workers from High Street parking in the all day parking on the southern side of the street; with people parking and walking to the library activities; and with many cars using the street to avoid the traffic lights at the corner of Gower St/Plenty Road. There is a boxing gym which operates six days a week and this adds to the volume of traffic. Police cars also whizz up and down the street 24 hours a day. As a resident without a driveway, access to the right of way, in both directions, is needed 24 hours a day to enable parking in our garage and from the sketchy plans it would appear that the right of way may no longer be there. When the Police Station was being developed, I wrote to the then Council with concerns about the right of way and was assured that access to properties would never be affected. I hope that this will still be the case. It was mooted that there would be development on the Ex-RSL, The Old Court House and Old Police Station Sites. Is this development still to go ahead?	No	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work. Access via the site to the right of way will be retained. Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area, including the former Police Station and RSL site.
221	Yes	I represent a group of residents from Melbourne western suburbs that is highly supportive of an increase in affordable housing and who is actively seeking to encourage local government to proactively support and facilitate outcomes such as this. More Councils taking a lead to utilise their land for affordable housing is very welcome and is expected to show what is possible for other councils and communities.		Noted.
222	No	No doubt the government should play a role to ensure that its people have access to housing, other basic necessities and a social safety net. However it should do so in a manner that has minimal interference with the free market. Rather than the current proposal, a rental subsidy in the form of vouchers can be provided, and the council needs not be on the other side of the tenancy as a housing landlord. The current proposal is a highly inefficient way to provide the subsidy because, when households shrink as children grow up and leave, or spouses separate or die, the remaining members tend to stay in the same unit, paying little or nothing for rental, resulting in underused properties. Old habits of the past should be abandoned "public housing" should be replaced with "Public Rental Vouchers", provided based on regular declarations of income, assets and household size of the recipients. This would be by far more efficient so I am urging the council to reconsider its proposal thank you.	No	Council would seek to identify a housing association to develop and manage the housing, if it proceeds. A recent Productivity Commission report indicates that tenants on a Commonwealth voucher system pay more for rent than public housing tenants. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. These figures would suggest that the market is not responding to demand for affordable housing.
223	No	Overdeveloped	More public facilities, eg swimming pool, parks, shops etc	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. Council is currently preparing an open space strategy that will address demand and supply of open space.
224	No	The only access I have to my driveway is via the right of way laneway. This proposed building would block the access to the laneway and make it difficult for me and any tradesmen that I need to attend my property to leave and enter the laneway. It is already a problem when they have small trucks which cannot negotiate the turn at the other end of the laneway as it is so narrow. Council has allowed the building of the townhouses with two garages next to the police station at the end of the laneway and another development is occurring which will also have rear lane access for the residents. It is already a busy right of way and to suddenly decide that the laneway will not have access from both ends as a normal street does will make it more difficult for residents that rely on the laneway to access their properties. In addition I bought in XXX as I did not want to live in a street near any high rise buildings or have them visible from my yard.	No	Overlooking issues would be addressed through the planning permit application. Access via the site to the right of way will be retained.

225	No	Our view is that a multi-level "affordable housing" building is not appropriate in one of the best neighbourhood streets in Preston Central. In particular if the idea is for every dwelling within the building to be provided for public housing. The obvious	The only way we could support this idea is if the percentage of subsidised housing within the development is no greater than 20%, this would better represent our demographic. - The other point that council should consider is the real lack of green space in this pocket of Preston, where can our kids play and run about? It would seem obvious to us that a childrens playground in close proximity to the Library would be excellent use of this area.	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. Council is currently preparing an open space strategy that will address demand and supply of open space.
226	No	1. The proposed development would not respect neighbourhood character of Town Hall Avenue or the immediate area and is considered over bearing and out of character for the area. 2. The density and type of development will have an adverse impact on street parking, and will likely attract a higher number of vehicles than can be accommodated on site, therefore spilling into the adjoining streets. 3. On an average day, Town Hall Avenue has very limited parking spaces available on the street, which already creates traffic congestion and parking issues., and will be further exasperated with the loss of the existing car park as a result of the proposed development. 4. Increased congestion on the neighbourhood as a result of this development will present a hazard for waste collection given the current congestion problems and limitations to be able place bins on nature strips to number of vehicles currently parked in adjoining streets. 5. The proposed development would most likely result in a loss of property values in the immediate area due to the visual appearance and over development of the site. Increased noise generation may also cause a significant loss of amenity to levels that are unacceptable in a neighbourhood and residential area. I do not support the proposal and believe that the site should remain as a public car park for use by the local community and adjoining residents.	No	Council notes that a built form development is not currently being considered. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council would seek to ensure any development of the site integrates with and responds to the surrounding area. There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
227	No	Townhall Avenue will be overloaded with this housing proposal. It is congested with traffic and parking is difficult and often unavailable with the overload of Preston market and Hughb street. The location is inappropriate as it cannot support the increase in numbers as things are already strained. There has been no consultation with the residents of Townhall Avenue. The timeline from announcing the proposed development to the decision date has been very quick and that raises concerns. This proposal needs to be reconsidered.	No.	Council has not yet made a decision on the proposal. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport. The site would continue to provide public car parking, if the proposal proceeds. Properties within 500 metres of the site were notified of the proposal.
228	No	I've grown up on Townhall Avenue with my family since I was a child, and we have grown to love the community that is Preston and how peaceful and iconic the suburb is - the library is around the corner, the police station, Preston Market and High St. To consider placing commission high rise will significantly impact the peaceful and iconic suburb I grew up in - in fact I think it would deter people from wanting to explore Preston as a place to live. It will also impact house pricing which is unfair on those who have lived in the neighbourhood for years. If something is broken, there is no need to fix it. I strongly oppose against this.	No.	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.

229	No	This is a car park vital for High Street traders, Preston Market, Library. Why haven't you indicated this in your submission. Leave the car park alone, which is also next to the Police. IN Darebin at the moment there are multistory apartments going up everywhere destroying Preston. What about the XXX next door to this monstrosity that you want to put up. There are currently vacant ex-housing commission to put up. There are currently ex housing commission blocks which have been now vacant for years which need to be developed now. (behind Maccas on Bell Street and Penola Street, Preston.	No- because Council doesn't care about the little people who live next door to this development and looks after developers. RSTownhall23/7/2018#181	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Council does not own the vacant land on Stokes and Penola Street, and is advocating to the State Government for increased public housing at this site.
230	No	I believe the proposed development would depreciate existing properties/apartment. Recent development has already flooded the local area causing depreciation of apartments in the area beforehand. Removal of an existing carpark and no plan to replace with some number of spaces will cause further problems with parking, especially with shops and a market nearby. Where is the local opportunity for these new occupants to go? To socialize, I anticipate/forsee social issues associated with lack of activities in the area.	No RSTownhall23/7/2018#175	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. The area is well serviced with social infrastructure and programs.
231	No	Townhall Avenue is a beautiful street and situated in the central of Preston. On the end of the street, on one side is the library and on the other side is the police. We are at the back of the City of Darebin. All the residents get on well together. Why on earth you like to spoil the Central of Preston. Thank you.XXXX	RSTownhall23/7/2018#176	Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.
232	Yes	We have a responsibility to support everyone in society. Increasing house and cost of living expenses result in debt stress on individuals and families, leading to negative situations for those affected. No-one is immune to the potential of such situations. Consideration must be given to street parking solutions if the housing development proceeds. RSTownhall23/7/2018#177		The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
233	Yes	There are no public housing close to the proposal site, therefore it is a good idea to lease the site out for affordable housing. RSTownhall23/7/2018#178		Noted.
234	No	A public car park is a big issue in the Preston. We need more spaces for the public car park particular in the business areas.	Provide more public car park areas. RSTownhall23/7/2018#179	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
235	Yes	Preston is fast becoming unaffordable for those of lower socioeconomic circumstance. This development will in part address this for some. RSTownhall23/7/2018#180		Noted.

236	No	<p>Great another ghetto. Who's knuckle headed idea was this? And the Council see's this as another exciting opportunity to squander rate payer assets and money. Wouldn't you want to maximise the rate payers asset and put the money back into improving amenities rather than passing them off 'at very low cost'. 50 years is not a practical term lease for this type of development we would be inheriting back a block of slums. Public and low cost housing is the framework of the Victorian State and Federal Government and the council shouldn't stick it's beak in State and Federal Government politics. Singles earning \$60.510 and couples on \$127.080 don't need subsidising from Darebin rate payers and rate paying pensioners. What the Council wants is NOT what the rate payers want you should be doing what's best for the residents, rate payers and Preston. The development on the site will be controlled by the Darwin Planning Scheme by allowing a 5 storey concrete box slap bank in the middle of a single level suburban housing. Is this the same mob responsible for the Thornbury junction Plenty Road High Street high rise BRONX? The car parking on the site works fine and takes parking pressure off the main drag and is a convenience for businesses in the area and for residents as well as contribute to anti social activities associated with this type of establishment. 'It it ain't broke it dunna needa fixin'.</p> <p>You can't manage the graffiti, the filthy lane ways and streets (David Street in particular) let alone the assets of rate payers. I've lived in Preston for 69 years, a once great WORKING class suburb, a suburb of WORKERS and battlers who worked when didn't have a job and made a go of it. We don't want it to finish up like our once great footy team The Mighty Bullants replaced by a load of drop kick drongo's The Northern Blues another of our great assets sold out cheap.</p>	Resign RSTownhall23/7/2018#182	<p>Council believes the delivery of affordable housing is a responsibility of all levels of government.</p> <p>The State and Federal Governments have failed to supply adequate public housing.</p> <p>The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.</p> <p>The site would continue to provide public car parking, if the proposal proceeds.</p> <p>Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.</p> <p>Council is not intending to sell the land.</p>
237	No	<p>I say no because I don't believe councils are developers,they should be focused on ratepayers concerns. How do propose to fund this? Who are you leasing the land from? Why hasn't there been more than one site being investigated.</p>	<p>No I think council has been shortsighted in delivering this proposed development to Townhall avenue residents and surrounding residents</p>	<p>Council believes the delivery of affordable housing is a responsibility of all levels of government.</p> <p>The State and Federal Governments have failed to supply adequate public housing.</p> <p>Council would identify a housing association that would develop and manage the site.</p> <p>Council would offer the land on a lease, if it proceeds.</p> <p>Multiple sites have been investigated for affordable housing.</p>
238	No	<p>I am objecting to the erection of tower behind Preston police station on the grounds that there would be too much congestion going on. Problems with tenants and cars it would be a problem for Preston police station having to come out all the time to fix up problems because tower was built at the back of the police station. I am sure Preston police would have better things to do and putting people in this tower would cause problems for tenants living there small place big problems bad idea.</p>	RS23/7/2018#183	<p>Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-served by public transport.</p> <p>There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.</p> <p>The site would continue to provide public car parking, if the proposal proceeds.</p>
239	No	<p>Preston has cleaned up a lot recently. A lot of "comission" areas have transformed. I don't want to see a reintroduction of it, particularly in central Preston. The site should continue to serve its existing purpose as parking is already scarce in central Preston.</p>	No.	<p>The site would continue to provide public car parking, if the proposal proceeds.</p> <p>Car parking for any future development would be assessed through a planning permit application.</p> <p>The site would continue to provide public car parking, if the proposal proceeds.</p>

240	No	Townhall Ave is so congested as it is. There is such a lack of parking. People are getting angry and I have witnessed road rage over parking space.	I would suggest an underground parking complex where the shire can charge a minimal to park. As well as free parking for the shire workers to park in this space and reduce the congestion in the area that is taken up by shire workers. Then put a lovely greenscape park on top of the car park at ground for all to enjoy. As there a no parks withing walking distance for our children/grand children to enjoy.	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. Council is currently preparing an open space strategy that will address demand and supply of open space.
241	Yes			N/A
242	Yes	I am a keen supporter of government playing a key hand in supporting/facilitating affordable housing. In the period after World War 2, public housing was funded as something to help average people. Since that time, public and other social housing has become chronically underfunded and is in terribly short supply. If Darebin council wishes to introduce affordable housing in the area following a careful and thoughtful process, ensuring that there are no substantive negative impacts resulting from the development, then I am pleased to support it.		Noted.
243	No	We don't have a problem with public housing but it must be planned by experts and done very well for the people that need them. We don't think the council has the expertise, we would not like to see little ghetto created which would be bad for the area and very bad for the people who would be house	Proper planning which would include other developments as well as housing in all council areas. Preston has great potential, please don't mess up the opportunity. Darebin - the place to live, please keep it that way. Proper planning please. RSTownhall24/7/2018#199	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. Council would identify a housing association that would develop and manage the site. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
244	No	The site is one of the few car park available for shop owners and employees to park. When the building I am a tenant in was built money was paid to the council for car parking. All the carparks are full and therefore more cars will clog local streets causing residents more distress.	Yes - open the council carpark to shop owners and staff as obviously your staff can find alternative parking. RSTownhall24/7/2018#184	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..
245	Yes	I feel this is an important issue that affects all Australians in some way. The Darebin council should be commended for this project. RSTownhall24/7/2018#185		Noted.
246	No	This is the most ridiculous idea possible. Why would you continue to condense an already congested neighbourhood. Its ludicrous in the amount of multi-level apartments/condensed living currently going on in Preston, now the council wants to bring it inside our small suburban streets. We already have major problems with parking, couldn't imagine the further chaos it will cause to lack of public parking, not to mention congestion in and around the neighbouring streets. The frustration of neighbours and City of Darebin residence will be immeasurable.	Absolutely not. RSTownhall24/7/2018#186	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide public car parking, if the proposal proceeds.

247	No	Townhall Avenue is already so busy that I sometimes can't get a car park within 10 houses of my place, and as I am getting on a bit this is really hard when I am carrying my shopping or other things inside. The council workers and the Boxing Gym already all take all of our parking spots every day anyway and now you want to build a big block of flats?? Do you even know what Townhall Avenue is like? Have you been down from your desk to have a look? This block you want to build on is ridiculous. Commission houses are not the job of a council. They are the job of the State Government. You are acting outside your areas and should focus on actually doing the jobs that ratepayers pay you to do, like maybe install some speed humps in townhall avenue to stop the insane speeding that happens all the time, or put in a park for the kiddies. There is No park at all near us for them to play in. If you want to get rid of the carpark how about do something we residents actually want, like a park! And speaking of parkâ€¦ what are the kids who end up in these flats going to play in? They won't have a backyard, that's for sure. Are they expected to walk to Zwar Park to find some grass? You want to keep housing affordable? Get rid of negative gearing and stop foreign investment. THAT is what is making housing unaffordable. You can't fix that by building commission houses. I have done a doorknock to talk to people at this end of Townhall Avenue and Roseberry street and I have not found ONE person who wants this to go ahead. YOU NEED TO LISTEN TO THE RESIDENTS CONCERNS! Everyone I talked to (A LOT OF PEOPLE!) do not want this in our street! You have given us less than a month to talk about something that is going to really negatively impact our street and probably drop the house prices. How about the councillors with all the bright ideas put some commission houses in their streets? Yeah, I will bet that never happens. A lot of houses and units in Townhall Avenue and Roseberry Avenue have no front driveway from the street and have to use the laneway. How is this going to work? You can't block that off, it would be madness getting in and out. It is already ten times worse that it was a decade ago with all the new units using the lane now. This whole project is a terrible idea and needs to be abandoned, or moved to a location that is actually suitable for this size development.	Abandon the stupid idea altogether.	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work. Council is currently preparing an open space strategy that will address demand and supply of open space. Access via the site to the right of way will be retained.
248	No	Data from RIEU and ABS highlight that Preston has the highest level of social housing in the City of Darebin in both the number and percentage of dwellings. Analysis available on Domain.com.au highlights that house priced drop by \$72,104 by each 100m in proximity they are to a housing estate. Domain Group Chief economist Andrew Wilson has stated that Government needs to be mindful of creating harmonious neighbourhoods -"the higher proportion of public housing, the higher impact on property prices". In comparison, Preston has 29 social houses for every 1 in Fairfield (another suburb in the City Of Darebin) This does not include the recent State Government decision to invest a further \$20 million in social housing in Preston. Any future allocation of new social housing should be distributed equally across the municipality to ensure fairness for all residents	No RSTownhall24/7/2018#187	The data provided appears to be relevant to large public housing estates such as Elizabeth St Richmond; it does not apply to a single medium density developments. Council encourages Affordable Housing in areas that are accessible and well-served. Despite a high percentage of public housing in Preston, there is still significant demand. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
249	No	The proposed site does not seem of sufficient size to build numerous units/apartments. If a high rise is built to accommodate more apartments, it would devalue surrounding properties, of which are located in a very sought after and prime pocket of Preston.	No	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
250	Yes	Affordable housing is vital for the Darebin Community no simply because ethical reasons but also to maintain the diversity of the area as it gradually gentrifies. RSTownhall24/7/2018#188		Noted.
251	Yes	RSTownhall24/7/2018#189		N/A
252	Yes	Housing is an important social determinant to health and affordability and equal opportunity are important values to me. I'm proud to own a home at 29 in the City of Darebin and more than happy to support this proposal. RSTownhall24/7/2018#190		

253	No	Removal of off-street parking would place pressure along street parking capacity. I don't believe housing is the responsibility of local governments.	Identify better locations for this which wouldn't affect local businesses and residents. RSTownhall24/7/2018#191	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. The site would continue to provide public car parking, if the proposal proceeds. Council encourages Affordable Housing in areas that are accessible and well-served.
254	Yes	We need more affordable housing, so that we can start to combat homelessness numbers in each council area. RSTownhall24/7/2018#192		Noted.
255	Yes	Darebin needs more affordable housing on offer. This is very important to confined growth in the area and addressing the greater housing crisis in Victoria. RSTownhall24/7/2018#193		Noted
256	Yes	I believe it is most important for everyone to have access to affordable housing. RSTownhall24/7/2018#194		Noted.
257	No	It is unsuitable because it will unnecessarily create a trouble spot. The probability of crime like drugs, violence and other forms of (indecipherable) chronically increase. There will be increase intension (the haves vs the have notes). People that will live in it will come with many baggages. Also the safety of the new build is a problem with examples of recent five tragedies like the Grenfel Tower.	Unless there is special dipensations to cover the value offset against the median/mean apartment value. RSTownhall24/7/2018#195	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime or property values.
258	No	I absolutely oppose this idea. Housing affordability is a complex issue and best left to Federal and State policy levers. Darebin Council should focus its energies on providing value to ratepayers, residents and businesses in Darebin. - rates, roads rubbish, parks, etc. The proposed development will not solve the so called "crisis" and it is not a local government issue. I have seen Council's EOI advertisement so this "community consultation" sees disingenuous to me and tokenistic.	Yes, retain a pubic carpark to access the Police Station and library. RSTownhall24/7/2018#196	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. A previous EOI process was done in error and was ceased. The site would continue to provide public car parking, if the proposal proceeds.
259	Yes	I am very supportive of any proposal to increase the stock of affordable housing in Darebin. Members of my extended family have personal experience of the long waiting list for social housing. Any initiatives that assist vulnerable members of our community and commendable. RSTownhall24/7/2018#197		Noted.
260	No	Having witnessed affordable housing development in the past, namely the Melba Flats in Canberra. In this case there was a dramatic rise in crime rates in the area, the units themselves were abused and the area became a ghetto. Melba housing prices dropped comparatively to surrounding suburbs, since the flats were torn down and redeveloped in 1991, it has taken 15 years for the suburb to recover its reputation of safe and inviting place to live. I do not want to see Preston going down this same road - and I believe that it cannot be guaranteed if this development goes ahead. Coming from Canberra I also saw similar occurances of Stuart Flats and Burine Court- these have also been removed.	A 'peppering' of medium affordable housing across the suburb, avoiding a focus of one area/site. RSTownhall24/7/2018#198	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council is working with developers to encourage the supply of Affordable Housing in large developments.
261	No	It is expected that the proposed development would lead to increased traffic congestion and lack of parking. The latter is already an issue on weekdays during business hours for close proximity to access the businesses along High Street, Preston Market and Preston Library. The site does not appear to be a sufficient size for the proposed development and if a high rise apartment is to be built it may significantly reduce the value of surrounding properties.	Not at this time.	The site would continue to provide car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
262	Yes	I live in regent and two houses recently sold for 1.5 million dollars. This is farcical when it comes to you honest working joes ability to afford living in their own home in Darebin.		Noted. Council notes that the median house price in Darebin is now \$1 million.
263	Yes	I think it's a great opportunity to help those who need it in a very practical way that I don't think will cost the community too much.		Noted.

264	No	This proposed site is already a very congested area with both Townhall Ave and Roseberry Ave currently experiencing parking issues and high traffic volumes on a daily basis. It is not uncommon to have people parking over the entrance to our driveway. I also feel it is not the role of council to be involved in social housing projects. This should be handled by State and Federal Governments who have the expertise to run such projects. Focus on making our streets more secure and safe (speed humps in Town hall ave and Roseberry ave would be a huge benefit to the community and yet for some reason council will not consider them) Why not build something the residents actually want like a park area with bbq facilities and maybe a caf�� that serves locally sourced produce. There is a severe lack of green space around Townhall Avenue, and this development will just make that worse. A five storey block of flats totally disrespects the current character of Townhall Avenue, not to mention the fact that the block is so small. Adjoining neighbours will be eclipsed by such a building. This site is totally inappropriate for such a development. Is entrance to the laneway going to be kept open at both ends? So many houses and units use the lane now, there is no way you are going to be able to block that off. There is also the issue of potential problems associated with commission housing can bring to an area, especially on a large scale like this. You can't even tell us what sort of housing it will be? How are we supposed to make a decision on supporting something like this when we have no idea what sort of residents you plan to plant in our neighbourhood?	No	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. Council is currently preparing an open space strategy that will address demand and supply of open space. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. Access via the site to the right of way will be retained. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
265	Yes	Yes, it would be good to have more affordable housing and next to a Police Station should provide added safety. It's better than it being a car park. The only thing I'm concerned about is access to green space and making sure there are really good environmental outcomes in the building.		Noted. Council is currently preparing an open space strategy that will address demand and supply of open space.
266	No	SPIKE CRIMES AND ANTI-SOCIAL BEHAVIOURS BRING DRUG DEALERS TO THE AREA INCREASE UNEMPLOYMENT RATE TO PRESTON SUBURB ALL THESE ABOVE PROBLEMS WILL MAKE THE AREA BECOMING UNSAFE AT DAY AND ESPECIALLY AT NIGHT AT PRESTON MARKET AND TRAIN STATION. ALSO AFFECTING AREA PROPERTY VALUE. TYPICAL EXAMPLES ARE RICHMOND, CARLTON, BRUNSWICK HOUSING COMMISSION.	NONE	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime or property values.
267	Yes	Rental and housing prices are increasing in this area, therefore this will be beneficial for low income people by saving funds to buy a house.		Noted.
268	No	I have lived near affordable housing and unfortunately it can bring its own troubles, not by all residents but many residents.	No RSTownhall25/7/2018#199	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
269	Yes	To help the homeless and low income earners a place to stay. RSTownhall25/7/2018#200	To persue all applicants, to reduce crime.	Noted.
270	No	There is enough affordable housing in the area already.	No RSTownhall25/7/2018#201	Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
271	No		RSTownhall25/7/2018#202	N/A
272	Yes	Affordable housing is crucial for the wellbeing of people. RSTownhall25/7/2018#203		Noted.

273	No	<p>It was reported, by a DADA member, that council has already voted to go ahead with the plan though I could not find this in the minutes. Is the Townhall Avenue site the first example or have other council parcels of land been signed off for the scheme? We are very pleased to see Darebin Council use their own definition of affordable housing for this project. At DADA we find it annoying to be asked to spend our precious time to make a response to council, but only within the perimeters that council set, either through rigged surveys or by having to answer a question in only one of two ways, just so our other, more meaningful, comments will be considered. It is unfortunate, that in this case, DADA does not support the affordable housing proposal in the current form, though we would like too. This is because, among other things, there is no assurance the scheme will provide suitable family housing, even though the need is clearly expressed in the council housing policy and supported by ABS statistics. This is a failing of the planning scheme that, as yet, no Darebin Council is prepared to change to provide a framework to better meet the needs for housing in Darebin, right now and in the future. If you want meaningful consultation with the community then show you listen to what we have to say. We would be concerned if any of the land was leased or sold to any for-profit organization or developer and support that not-for-profits are targeted for involvement. We wonder how Darebin Council will ensure an appropriate mix of apartment size, that reflects the needs stated in the housing policy, is included in the design of the dwellings. It is critical that the project goes some way to redress the loss of three bedroom dwellings in Darebin and is able to provide much needed housing for families with children. We would like to see incorporated into the design of the dwellings the notion of universal housing, so that the dwellings are flexible to meet the needs for the broadest range of occupants, including the disabled and elderly. We would want to see the dwellings designed and built to the highest sustainable rating to ensure the best possible living at the lowest possible ongoing cost for the tenants. We would want to see garden space at the correct orientation for growing food either in individual or shared plots. We think neighbours should be appropriately protected from overshadowing and overlooking.</p>	<p>Final, we would like to see Darebin Council compulsorily acquire the Preston Market site for such a scheme. Our view is that it is the perfect site to supply the much needed mix of affordable with other types of dwellings and allows the space needed for a salt and pepper mix of inhabitants rather than the separating by demographic as with the current proposal. It could also allow the council to ensure better protection of the key heritage market values the community loves. We would have liked to see more detail of the proposal for a more detailed response but hope this covers most of our concerns and ideas.</p>	<p>Council has not made a decision regarding the proposal. Council would seek a diversity of housing types to meet different household types. Overshadowing and overlooking would be addressed through a planning permit application. The compulsory acquisition of the Preston Market is beyond the scope of this consultation exercise. Council is working with developers to encourage the supply of Affordable Housing in large developments. While the percentage of three bedroom dwellings has decreased since 2011, the number of four and five bedroom dwellings has increased. Currently, approximately 40 per cent of dwellings have two bedrooms or less, yet 60 per cent of households have one or two people. There is a mismatch between dwelling size and household size. Approximately 50 per cent of dwellings in Darebin have three bedrooms or more. The number of couples with dependents is expected to decline to 2041 (though marginally) and the average household size is also forecast to decline. Lone person households and couples without dependents are expected to increase to 2041. Notwithstanding this, Council would seek a diversity of dwelling types within any proposed development.</p>
274	Yes	<p>As the XXXX, a Not for Profit Homeless and Housing organisation with offices in XXX, Preston, we are supportive of the need to deliver more social and affordable housing across Preston and all of Melbourne.</p>		<p>Noted.</p>
275	Yes	<p>As I live in government housing there is more need for affordable housing in our area of Darebin as there is inadequate stock of housing for the public on low income and an ageing population.</p>		<p>Noted.</p>

276	No	<p>The impact of the proposed development at 52-60 Townhall Avenue will have significant negative impacts on the amenity of the local area. The limited information provided to date indicates that the development will be up to five storeys high. Irrespective of the intended use of the development, any building or combination of building nearing this number of storeys is highly inappropriate. The immediate area is highly congested and is used as a rat-run by many road users traveling between High Street and Plenty Road. The entrance to the council offices carpark and use of parking along the street further intensifies this congestion and adds to the already excessive traffic volume on the surrounding residential roads. Although the council states that public parking would remain available on the site, it is difficult to see how the current number will be maintained. There is a general lack of carparking in the area, the combination of the development bringing more cars into the area and the lost carparking due to the development will have significant consequences on access for residents and visitors, particularly on market days. Any design of any development will need to allow for access at the Kelvin Grove end to the laneway running parallel to Roseberry and Townhall Avenue to be maintained. Access for the lower end of the laneway is critical for many residents who rely of the right of way to exit and enter their property. Many of the property entrances onto the lane have been designed to provide easier manoeuvring into and out of properties when traveling from the Kelvin Grove end. Access from the Plenty Road end is also somewhat challenging due to the tee intersection at the end of the laneway. Considerations such as the lack of local parks and potential locations for greenspace within the development do not appear to have been considered. Numerous studies have demonstrated the advantages of providing communal and private greenspaces within developments on the mental and physical health of residents. Although somewhat limited, the vegetation currently onsite does provide habitat for a range of birdlife that use the trees and shrubs for food and shelter. Habitat is such a valuable commodity in the highly built environment that surrounds the site. Any habitat loss is likely to have consequences to the fauna and will reduce opportunities for residents to appreciate and connect with elements of the natural environment.</p>	<p>The process undertaken by council to date has not considered the concerns of local residents and lacks transparency. The timelines are rushed and do not allow for due diligence or constructive conversations with the community to evolve. Analysis of the selection criteria and comparative tables between sites has not been made readily available. No concept designs for the site demonstrating how council's objectives will be reached have been made available. Similarly, no examples of similar initiatives in operation, demonstrating living examples of the concept in action have been provided. The provision of the above information while considering the concerns raised above will allow local residents to provide informed feedback that can potentially produce improved and positive outcomes of the community while addressing the lack of affordable housing in Darebin. A long-term vision and approach to any developments is required in order to maintain liveability within Darebin.</p>	<p>The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.</p> <p>The site would continue to provide public car parking, if the proposal proceeds.</p> <p>Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..</p> <p>Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.</p>
277	Yes	<p>Using vacant air space above a public car park for high rise affordable housing with additional car parking for residents and guests that is well designed, has interesting architectural qualities for higher density housing is a great concept.</p>		<p>Noted.</p>
278	Yes	<p>I do agree with Council supporting affordable housing for Darebin. But I do not support a five storey development in a quiet back street, it would be different if it was on a main road. I would think that no more than 3 storeys is better suited to that area. If a five storey development went in at that location it would set precedence for other developments. I am sure that the developers would argue that it is not viable if there is less units, but there needs to be a balance so that the site is pleasant to live in and not overcrowded for existing and new residents. I do not live in this street but am familiar with the location.</p>		<p>The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.</p>
279	No	<p>Dear Darebin Council, My name is XXX and I am 9 years old. I would like to tell the Darebin Council why they should not be building a large apartment block at the end of my street. My brother and I already can't play in our street because the traffic is too busy and too fast. We have not got a park anywhere near our place and we have to walk to Wood street or Zwar Park if we want to play in a park. Putting a big building at the end of our street is just going to make the cars worse than they are now. Why can't you build a park for us in that spot instead of an apartment block? We don't want big buildings in our little street please.</p>		<p>Thank you for your thoughtful response.</p> <p>Council is undertaking projects like this so that when you and your brother grow up, you'll be able to buy a house and live on the same street as your Mum and Dad. Houses are very expensive!</p> <p>We are also making a plan to create more parks in Darebin.</p>
280	No	<p>As the street is close to High Street, car parking is more beneficial. A five storey car park could be built on site.</p>	<p>No RSTownhall26/7/2018#204</p>	<p>The site would continue to provide public car parking, if the proposal proceeds.</p> <p>Car parking for any future development would be assessed through a planning permit application</p>

281	No	This is a great site to be part of a civic zone for the benefit of the community. For now car parking on the site is greatly appreciated.	No. RSTownhall26/7/2018#205	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application
282	Yes	We need to support people of low income. I would also like to see the homeless with a place to live. Perhaps council could work on this more actively. RSTownhall26/7/2018#206		Noted.
283	No	I am writing about your proposal to build affordable housing in Townhall Ave. My family has resided in XXX for 47 years. Through these years, we saw what was quite a quiet street to become one where parking was impossible for the residents. As you are aware 90% of the homes in our street have no driveway access, and as the street is so close to the Market, High St, Council Offices, The Post Office, The Police Station, The Library, The Health Sister, Trams, Trains & Buses, it is USED by other locals as a parking area. Within the last few years, it was disappointing to see that our Library was "chopped" for parking lots, and homes in the area of which you anticipate to build this accommodation were knocked down to create parking. At that time, the owners were intimidated to sell up to create this. This still has not fixed the "parking" and "congestion" issue that we face on a day to day basis. By removing this parking allotment would definitely make things a lot worse. Thus, as you can see over the last few years, the council has "identified" a parking issue in the area, and (a) has created this parking lot & (b) chopped the library greenery to make more parking spots. By adding affordable housing, which I am sure would accommodate multiple families, with perhaps an allocation of one car spot each, would mean that our street will be congested on a full time basis with "permit residents". In addition to that, we feel that there are many areas of Preston/Darebin, that would better suit this sort of accommodation. Whilst I agree that this is necessary, there are other less congested areas that can be of interest. Congestion "ALL DAY" is currently caused by: Council Staff using street for Access-morning, throughout the day & after work Police staff Library Staff Local business staff Activity staff & customers (at the Scout Hall) Library members People needing Police services People needing Council services People needing Health Nurse services People needing to park for easy access to High Street People using street to park vehicles to access the public transport into the city (thus making there zone One) Permanent residents of the street (allowing at least 2 vehicles per household, and taking into consideration that MOST homes do not have a driveway Visitors for the permanent residents On a security/safety note, over congestion of this street, would make it almost impossible for any emergency vehicle to safely park and attend to an urgent matter. Already we are seeing that Ambulance officers, are parking in "other" peoples driveways, or double parking to attend to emergencies. Your attention and consideration of this matter is urgently required, and reconsideration of this proposal sought.	No RSTownhall26/7/2018#207	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.. Car parking for any future development would be assessed through a planning permit application.
284	Yes	I'm absolutely in support of Darebin Council leasing land to a community housing provider for the development of affordable housing. However it's essential that Council has a strong role in negotiating and monitoring the property and tenant management policies and procedures of the successful provider. Its highly likely that neighbours of the proposed development will be resisting the project and will be more supportive if reassured that Council will have an ongoing role in influencing good management of the site. RSTownhall26/7/2018#208		Noted. Council would seek to identify a housing association to develop and manage the site. Council will retain ownership of the site and could control the use of the land through the lease.

285	No	<p>To Whom It May Concern, I recently received a letter re affordable housing at Townhall Ave, Preston. My views re the council proposal to build at Townhall Ave is OBJECT. Whilst affordable housing is a major community concern and needs to be addressed, I believe the Townhall proposal is not addressing this. We seem to have a suitable alternative arrangement on Walker street estate in Northcote. Yet the council wants to sell this to private investors, therefore, relocating the current residents and their range of programs and community services. Why I ask? The Townhall proposal also needs to address the social mix model to ensure affordable housing tenants can interact with the private occupants on the street. Both Townhall Ave and Roseberry St are usually California bungalow and Victorian style houses. I believe an apartment lot will definitely ruin the height and the street landscape. It certainly doesn't fit within the existing character of the area and potentially over shadowing the existing home of 48 and 50 Townhall Ave. The Townhall Ave neighborhood is quite quiet and holds lots of beautiful charm and would be destroyed with the proposed affordable housing. Parking at Townhall is already a nightmare, with the majority of the households do not have driveway and rely on off-street parking. The lack of parking on High street has already added pressure to Townhall Ave parking. The proposed apartment lot will just increase the traffic and parking needs in Townhall Ave and needs to be addressed especially since the old site is already a parking lot which is currently used up. Therefore I ask, where will people who park at Townhall going to use? The library parking is always full so that's not even an alternative. I do sincerely hope that the council does not support this project for the sake of the Preston community and the residents of Townhall Ave.</p> <p>As a long term homeowner of Preston I recently heard about Darebin council's plan to initiative to build on Towhall ave and I am deeply disappointed. Whilst I agree we need to do more about affordable housing. Why we are using a car park â €” the smallest parcel of land. Yet the council city offices has three times this land size. The council are saying they are committed to increase the supply of affordable housing. We seem to have the perfect solution Walker st estate but the council is only interested in selling to private investors (at the expense of the tenants. If we have the option to rebuild why aren't we doing it properly.) so I disagree with this initiative</p>	<p>No. The Council can continue with the alternative arrangement at the Walker Street estate in Northcote. However Council wants to sell this to private investors. RSTownhall26/7/2018#209</p>	<p>The Victorian State Government is selling the Walker street site to private developers. There is an urgent need for more public housing due to the decreasing number of public housing properties in Darebin and the waiting list for public housing ia increasing. Council is working with developers to detremine the suitability and long term sustainability of the site. Residents will be consulted as the project progresses.</p>
286	No	<p>What's really needed in Preston, especially the Preston central area is more parkland. This will add immeasurably to the quality of life for those living in the area and the many more moving in. A housing development at this site is well intentioned but will be a mere dent in the growing need. And I believe that the impending glut of small apartments in the area will provide cheaper housing for those wanting to live in the area. More parks, more green spaces, more playgrounds for Preston. And act now before there's absolutely zero space left to reclaim. The council will get massive support from residents I believe. It's plain as day to me.</p>	<p>No RSTownhall26/7/2018#211</p>	<p>Council is currently preparing an open space strategy that will address demand and supply of open space. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. Council is working with developers to encourage the supply of Affordable Housing in large developments.</p>
287	No	<p>We recently a letter re affordable housing at townhall ave, Preston. My views re the council proposal to build at townhall is OBJECT. Whilst affordable housing is a major community concern and needs to be addressed I believe the townhall proposal is not addressing this. We seem to have a suitable alternative arrangement - walker st estate in Northcote. Yet the council wants to sell this to private investors. (with minimal housing to those who need it). Relocating the current residents and their range of programs and community services. Townhall proposal also needs to address the social mix model to ensure affordable housing tenants can interact with the private occupants on the street. Townhall ave and Rosebery st are usually California bungalow and Victorian style houses. I believe a 5 level height apartment will ruin this height street scape. Parking at townhall is already a nightmare. Since majority of the households do not have parking and rely on off street parking. A 5 level apartment will increase the traffic and parking needs in be addressed especially since the old site is a parking lot. (where are people who park at townhall going to use?)The library parking is always full so that's not even an alternative .</p>	<p>No RSTownhall26/7/2018#212</p>	<p>The Walker Street Estate is owned by the State Government, not Council. Council does not support the privatisation of public housing land. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..</p>

288	No	Increased traffic in an already congested area Parking issues Increased crime There are already high rise government building on Elizabeth Street	No RSTownhall26/7/2018#213	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
289	Yes	I support it because housing should be more equitable and location should not be reserved for the most wealthy in society, so long as it is not more than 5 stories high. The concrete apartment tower abhorrence that is the intersection of High st and plenty rd is a prime example of how it should not look.		Noted.
290	No	Due to the length of this response, it is included in a separate page at the end of this attachment.	The relocation of the development to an appropriate site.	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council acknowledges the importance of green space and is currently preparing an open space strategy that will address demand and supply of open space. A Council report on 18 April 2016 identified three sites as suitable. The other two sites were not able to progress for numerous reasons, including land contamination, leasing arrangements and the current uses on site. A report providing further detail of this will be considered by Council in late 2018.
291	No	I disagree with Darebin's plans to develop a large apartment block on this site. The location is completely inappropriate for a project of this size. Townhall Avenue and the surrounding streets are already overly congested due to the number of people using the streets for parking and as a rat-run between Plenty Road and High Street. Any housing development larger than the existing properties in the street is completely out of character and a serious imposition on neighbouring properties. Many of the residents who live at that end of Townhall Avenue are older and have little English (including XXXXX). I truly hope you have fully briefed them in their native languages about what you are planning to do. While I do agree with the idea of social housing, I am concerned that Darebin are acting outside their area of expertise and responsibility here for no good reason. Social housing should be the responsibility of State and Federal Governments, not that of a local Council. This project is short sighted and has not been given anywhere near the appropriate level of community input required for something that will change a neighbourhood so drastically.	Not really. Think about a location that is actually suitable.	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. Council has translation services available and translated the key facts about the proposal into eight languages.

292	No	<p>1. I, like many others, have my only vehicle access to my property via the right-of-way between Roseberry Ave and Townhall Avenue. It is impossible to turn either in the right-of-way or my property so I must have access from both ends. From the drawings available there appears there is no access through the development. 2. In 1976, I was the first person to develop a new double story residence to the east of High Street between Gower Street and Murray Road. The contract price was seven times my annual salary so I did much research including consulting the then Municipal council regarding future plans for properties in Townhall Avenue. At the time I was assured there would be no plans for council development except for the building of the Library. I believed Townhall Avenue was to be a residential street so I went ahead. Having a five story building totally alters the character of the street in which I live. 3. I live opposite the Scout Hall which I am happy is in regular use but if parking was not difficult due to patrons of the Preston business district, it is much more difficult when the Boxing classes are running. The proposal will not only remove current parking space, but the additional residents will undoubtedly create greater demand for parking spaces. Similarly the road traffic will increase in Townhall Avenue, a narrow thoroughfare that attracts not only police, council staff & residents but drivers trying to avoid the Gower Street & Plenty Road traffic lights. 4. My father was instrumental in raising money for the then Methodist Church which is now leased to the Department of Housing and on which low rental accommodation has been built. Unfortunately there appears inadequate management of these units to the distress of surrounding residents. How can similar problems be avoided in this case?</p>	<p>It now has been discovered that the Darebin Council has been in negotiations with the Lord Mayor's Charity fund, none of which was shared with residents in what was publicised as consultation. Before I support the proposal, I would need assurances that the issues raised above have been addressed and that there has been a level of honesty not so far shown.</p>	<p>The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Access via the site to the right of way will be retained. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council would seek to identify a housing association to develop and manage the site. These organisations are highly regulated and accountable to the Housing Registrar. Council has not attempted to conceal that it is working with the Lord Mayor's Charitable Foundation, a charitable philanthropic organisation, regarding this proposal. This has been stated in Council reports. Working with the LMCF provides an opportunity for any development to attract funding, in an environment where such funding is scarce. The current consultation focuses on whether or not Council should lease the land.</p>
293	No	<p>Spike crime and antisocial behaviour. Bring drug dealer to the area. Increase unemployment rate in the area. All the above problems will make current peaceful central Preston become unsafe, out of control and affecting property value of the area. Typical example: Richmond, Brunswick housing commission.</p>	<p>None RSTownhall30/7/18#207</p>	<p>There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.</p>
294	No	<p>Spike crime and antisocial behaviour. Bring drug dealer to the area. Increase unemployment rate in the area. All the above problems will make the area unsafe at day and night. Affecting livelihood of Preston market and property value. Richmond, Carlton housing commission is an example of drug and crime. WILL SPIKE CRIMES SUCH AS THEFTS, ROBBERS, DRUG DEALING. SPIKE ANTI SOCIAL BEHAVIOURS SUCH AS DRUNK, OVERDOSED, PHYSICAL ABUSE, VIOLENCE (AFRICAN GANG IS AN EXAMPLE). INCREASE UNEMPLOYMENT RATE TO THE SUBURB. ALL OF THE ABOVE PROBLEMS MAKE THE AREA BECOMING UNSAFE AT DAY; AND MORE AT NIGHT AT PRESTON MARKET, TRAIN STATION AND HIGH STREET SHOPPING/ RESTAURANT STRIP. RICHMOND NEW HOUSING COMMISSION IS AN TYPICAL EXAMPLE: NO PRIVATE OWNER BOUGHT ANY NEW APARTMENT AS PLANNED. END UP MOST UNEMPLOYED PEOPLE LIVING THERE. AND THE AREA BECOME HOT SPOT FOR DRUG DEALING.</p>	<p>None. RSTownhall30/7/18#208</p>	<p>There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.</p>
295	Yes	<p>Lack of affordable housing in the area. I think being next to the police station may make it a good location for women and children who have previously experienced family violence. RSTownhall30/7/18#209</p>		<p>Noted.</p>
296	Yes	<p>Inner city needs to be accessible to people of all cultures and economic backgrounds - it makes for a richer community. RSTownhall30/7/18#210</p>		<p>Noted.</p>
297	Yes	<p>Affordable housing is critical. It adds diversity and makes Darebin a great place to live and work. From a business owners perspective it's critical to have affordable housing to help maintain diversity. RSTownhall30/7/18#211</p>		<p>Noted.</p>

298	No	<p>My answer explained in the attached page with heading question 2 - to provide vision for the expanding Central Preston Business Area. See next page.</p> <p>Leadership is about providing a vision for the city, properly manage the public assets for the benefit of all rate payers. Council (used to) has a plan to develop the Preston Central Area to become a hub of leading business, community activities centre for Northern Melbourne surrounding area. Including creating a walkway through the Post Office laneway from High street to Kelvin Grove, with businesses, shops, community meeting places along the walkway.</p> <p>The subject site is one of the only few large enough and most expensive site available in the Centre Preston Business Area. Council (and rate payers) should use the subject site to forge the vision to make Preston Central Area becoming a vibrant business, community function/event activities centre. And most importantly create local jobs in this area (this is what is lacking in this area at the moment). With the trend of opening more and more business, shops/restaurants in the Preston Central Area in the last 10-15 years (to the credit of hard working local businesses), there will be higher demand for spaces of this kind for the next 10-20 years, otherwise it may drive businesses elsewhere.</p> <p>If the subject site is giving away (at a nominal cost and locked away for 50 more years) for us of affordable housing, Council and Central Preston Area is at risk of losing the opportunity of a vision to make the area a leading activity hub for northern surrounding area. Because what is lacking now and into the future for Preston Central Area is jobs, business activities, meeting places for all ages in the community.</p> <p>Council can cooperate with state and other housing authorities to use other public land in the municipality for this type of affordable housing. There are some empty public housing sites such as the East Reservoir housing area (near Darebin Community Health Northland), public housing sites in Penola St, Stokes St in Preston and many other sites in the municipality for affordable housing.</p> <p>In conclusion, it is not only use the public assets in the cost-effective way, but also create functional activity cluster for the city now and into the future by properly manage the limited public asset for the benefit of all in the city of Darebin. This site should not be used for affordable housing stock!</p>	<p>Only the site is developed into mix use of commercial/office suites/shops will be supported, which in this way will be enhanced the function of activities hub of Central Preston Area and no residential development.</p> <p>RSTownhall30/7/18#212</p>	<p>Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.</p> <p>Council's view is that the provision of affordable housing is essential for a thriving activity centre, and that this needs to be balanced with other uses, including commercial ones.</p> <p>The site was identified as suitable for residential development in the Preston Central Structure Plan 2006.</p>
299	Yes	<p>I believe strongly in the value of a fair go for all and understand that housing is a critical need for every person seeking a dignified life. It's important to provide a range of housing options so that all people are able to secure the basics for a decent life and enabled to be contributing members of our community.</p>		<p>Noted.</p>
300	No	<p>Please accept this late submission given our proximity to this proposal and it's potential impact. We have also been managing a new family additional which has made timing difficult. I do hope you accept this beyond the 5pm deadline. As residents and owners of XXX, we currently do NOT support the Council's proposal to lease the land at 52-60 Townhall Avenue. We have arrived at this view based upon the following: - A lack of clarity regarding the proposal and what indeed the Council does mean by way of 'affordable housing' - the reference to the Planning and Environment Act 1987 does not clearly outline what the proposal's actual description is as intended. What is the anticipated relationship and structure regarding property developers, tenants (or owners?) and the council? - There is no clarity given with regards to the potential impact to the surrounding area such as traffic congestion, rubbish and waste implications. What impact analysis has taken place and when will the local community receive access to this information? - We do not believe a building behind the High Street thoroughfare of FIVE stories is in keeping with the surrounding area nor the general impact (see point 2) of how many additional people this may have to the local area. - There has been a lack of communication to date regarding what the proposal is and it's impact. We are not against the concept of affordable housing in general however we believe the proposal as outlined to date does lack clarity and the required impact analysis that should be expected of such a proposal. We do expect this to have occurred prior to any consultation and feel the consultation process has been minimal to date. Can you please advise that you have received and accepted the above submission.</p>	<p>N/A</p>	<p>Council is working with developers to encourage the supply of Affordable Housing in large developments.</p> <p>Council also wishes to explore use of its own assets for this purpose.</p> <p>Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work..</p> <p>Detailed analysis of the issues mentioned would be undertaken through the planning permit application, if the proposal proceeds.</p> <p>The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.</p>

301	No	Not clear of the purpose of affordable housing!?!? - how high up the floor? - how many units, apartments? - how about the parking?	Not to lease the land RSTownhall31/7/2018#213	Affordable Housing is subsidised housing for people on low incomes. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. The site would continue to provide public car parking, if the proposal proceeds.
302	No	Concerned about our home property value dropping. Also not fair that hard working families cannot afford to buy in Preston but yet giving away to other people. I had to live far away from city when I started out as it was all we could afford on two incomes.	No RSTownhall31/7/18#214	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.
303	Yes	Thank you for your letter dated 2 July 2018 seeking Yarra City Council's views about developing affordable housing on land owned by Darebin City Council at 52-60 Townhall Avenue Preston. Yarra City Council recognises the chronic shortage of affordable housing in inner Melbourne and believes disadvantaged households should have access to the robust job markets, public transportation and social infrastructure of inner Melbourne. Our Councils must be strong advocates if we are to have municipalities that a socio-economically diverse, now and into the future. The state government is the largest land-holder of affordable housing and as such has the lead role to play in expanding supply, provision of affordable housing has not kept pace with the growing needs in our communities. We therefore support your proposition and wish you well in securing appropriate partnerships to deliver the best housing outcomes. Yarra City Council undertook a similar process in securing a long-term lease of its property at 239 Brunswick Street back in 2011 and we would be very happy to share our experiences of bringing this project to fruition. The Yarra City Council invested more than AUD1.5 million and granted a 40-year lease to the former Yarra Community Housing to develop a four-storey building with 14 studio apartments to support affordable housing in the area. The project received funding approval under the Australian Government's Nation Building Economic Stimulus Plan. In 2017 and 2018, we have developed our new draft Housing Strategy which describes our vision to expand supply of affordable housing. Yarra's 'Affordable Housing in Private Developments Policy Guidance Note' aims to secure a minimum 5% affordable housing on all sites to be rezoned that is likely to yield 50 or more dwellings. We have also had success in securing allocations of affordable housing through the Section 173 agreements for 5% affordable housing on the Amcor site in Alphington as well as commitments by developers to develop affordable housing on re-zoned sites including the GTV 9 site in Bendigo Street, and 81-95 Burnley Street and 462-482 Swan Street. There are many lessons to learn on the economics of developing affordable housing in private developments and any efforts to donate land to keep the costs down can only help the viability of such developments. As a neighbouring Council, we wish you every success in developing more affordable housing in the City of Darebin.		Noted.
304	Yes	Housing is no longer affordable for people on regular wages. -here is not enough public Housing and too many people are on waiting lists. These people are desperate. These people end up homeless. Newstart is totally inadequate. We need to be and care for the most vulnerable. Development is too much about making money for the few, whilst driving out those less fortunate. Inequality is rampant. Housing should not be a luxury or a means for wealth creation, but a right in a wealthy country. RSTownhall2/8/2017#215		Noted.
305	No	There is routinely cars parked across our driveway due to the lack of parking - and you want to take what little there is and remove it. For 'strategic planning' - there is no strategy or planning involved with this proposal. Your ability to plan what should be an 'activity centre' is currently not living up to what it needs to and you want to further erode this - this is plain ridiculous and lazy. Whilst this may sound severe your recent planning decisions have not given me any trust in your abilities. I would recommend you actually do something worthwhile for the citizens of Preston - who constantly pay the ever increasing rates. And on that topic - put something like this in your key activity area and we are going to end up the disaster that is Dandenong.	Come up with something that isn't affordable housing/commission housing and you might have a chance. Stop doing things that make you feel better and start making some proper economic decisions which has the current citizens in mind as well. RSTownhall2/8/18#216	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.

306	No	The proposed site is very close to a childcare centre and the soon-to-be-opened Preston High School. It is a reality that low cost housing will inevitably attract some undesirable residents to the area. Although they will be a minority, this poses a safety risk to the children and community. The reputation of Preston as a safe, family-friendly community suburb would be tarnished.	Change the proposed site location to somewhere further away from Central Preston. RSTownhall3/08/2018#217	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council considers the use of terms such as 'undesirable' as disrespectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. Council encourages Affordable Housing in areas that are accessible and well-serviced.
307	Yes			N/A
308	Yes	Housing is a universal need and right - it is the foundation of all families and communities. We are distressed by the increasing disparity between the rich and poor and by the trends in Federal, State and Local policy to allow private/commercial sector to determine social outcomes. We strongly believe Darebin and other local gov authorities should play a larger role in ensuring affordable housing is avail to those in need.	If the level/proportion of affordable housing is nominal/minimal and the primary beneficiary is a developer. RSTownhall9/08/2017#218	Noted. The beneficiary of the proposed development would be very low to moderate income earners.
309	Yes	As a community, something has to be done about affordable housing in this country and we should start with us. RSTownhall10/8/2018#219		Noted.

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Submission #2 Response to Can you please explain your answer?

There is a desperate need for more housing to meet the needs of very low and low income earners in Darebin. Rising house prices across Darebin are putting increasing pressure on the ability of lower income households to remain in Darebin. The private housing market is not meeting the needs of many lower income and vulnerable households. Government, including Council, has a social responsibility to care for all of its citizens. A just community addresses housing stress and homelessness and the impacts of gentrification and rising rents. I live in XXXXXX, Preston, a few doors down from the affordable housing complex on XXXXXX. This development was being built as I moved into the area 11 years ago. The people who live within this building add so much to the community I live in. There's the single mum whose daughter goes to school with my children. She left a situation of domestic violence. She has no extended family in Australia and was shunned by her community when she left her violent husband. When we hear about women and children in situations of domestic violence we say 'Why don't they just leave?' Well they need somewhere to go and in this case, this woman and her child did have somewhere to go thanks to Darebin Council's involvement in providing affordable housing. Then there's the elderly woman who walks up and down my street with her wheeley walker, to the market and supermarket. She is able to maintain her independence because she lives within 2-3 blocks for many services and facilities. We all read about increasing homelessness and social isolation for older lone women and think 'someone should do something about that.' For this woman, someone did. The affordable housing complex in my street is her home. Then there's the man in his 30's or 40's who walks up and down XXXXX to the shops many times each day. He has an acquired brain injury as a result of a motorcycle accident. We all see people sleeping rough as a result of mental health or other health challenges and think 'someone should do something about that.' In the case of this man, someone did. He has a secure home and is able to live independently. He is well known to residents of XXXXX and staff at the local shops he frequents. He has a supportive community around him. Then there's the man with a physical disability. He moves up and down my street on his motorised scooter. For those seeking to support themselves on a disability pension there are limited housing options. The affordable housing development in my street provides accessible housing to this man at a price he can afford. Then there's the woman with an intellectual disability. She walks along my street daily with a carer and is always up for a happy chat. Disability as a result of illness or injury or potential homelessness as a result of domestic violence or significant life challenges, could be ANYONE of our future selves. I sit on my front verandah each day with a cup of tea or a glass of wine. There is a constant stream of people walking along my street because very few of the people in the affordable housing complex work and almost none of them drive. These people enliven my street. They mean my house is less likely to be burgled while I am at work and these people are the eyes on the safety of my children when they are out and about in our neighbourhood. Like the site in XXXXX, the site between the library and the police station is ideally located to provide housing for vulnerable people at a price they can afford, in a place which enables them to optimise their independence without a car. I have seen the poster which has put up by opponents of this project who appear to live in Townhall Avenue. It is full of factual inaccuracies. I find the position taken by these residents abhorrent. Anyone can become vulnerable and need support with secure affordable housing. The Townhall Avenue proposal is NOT 'Housing Commission'. I'd have no issue if it was, but the poster seeks to drum up concern based on misinformation. In fact if state government investment in public housing had kept pace with need, Darebin Council would not need to be looking at the contribution it can make to housing low income people. Nor is the proposal 'high rise'. This opposition poster includes an image of an 8 storey building on one of the DHHS estates. I strongly support the Townhall Avenue proposal at any height, but

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the ultimate outcome is more likely to be mid-rise than high-rise. The proposed building height is not stated in consultation material so statements by opponents that 'high rise' is proposed, is emotive fear mongering. The Townhall Avenue site has an adjacency to only one residentially zoned property. This property is ideally situated for three storey medium density redevelopment, so the more affordable dwellings on the Council land, the better. The Council owned site is in a Priority Development Zone and citizens might reasonably expect this land to be developed in an optimal way. Neither Townhall Avenue or Kelvin Grove are 'congested'. Both streets have high rates of utilisation of on street car parking, as you'd expect in the heart of a principal activity centre, but neither street is congested. My experience of a development like that proposed in Kelvin Grove, is that the people who live in affordable housing are very unlikely to drive or own cars. If they do, parking will be provided within the development and the streets have plenty of capacity to accommodate these traffic movements. Finally the opposition poster claims that the proposal will have a 'massive long term impact'. On this point I hope they are correct. Like the similar complex within my street, I hope it provides secure housing for decades of vulnerable members of our community and stands as a testament to our compassion.

Submission #290 Response to Can you please explain your answer?

I live in XXXXX and have many concerns regarding the proposed development of the site at 52-60 Townhall Avenue. The three main areas I have issues with are as follows: TRAFFIC / PARKING / CONGESTION / SAFETY As it stands, Townhall Avenue is already incredibly congested for a residential street. There are major issues with a lack of parking and speeding traffic due to the volume of people using the street. The on-street parking in Townhall Avenue is regularly used by council workers, Boxing Gym clients and High Street and market shoppers. We have no speed control measures in place, and the extra traffic and congestion a development of this size will bring will add to an already dangerous environment. I cannot let my children cross the street in Townhall Avenue without an adult due to the volume and speed of traffic. This should not be the case in a residential street with a 40kmh limit. Many residences in Townhall Avenue and Roseberry Avenue have no driveway from the street. Their only access is via the right of way at the rear of their properties. Most of the new units being built in both streets have laneway access and it is already becoming more congested than ever. The western exit through the existing carpark must be maintained, which will further cut into an already under-sized block. LACK OF TRANSPARENCY AND COMMUNITY INPUT Residents have been provided with very little detail regarding the proposed size of the development, however the limited information Council has shared suggests this could be a five-storey apartment block. A development this size completely disregards the existing neighbourhood character of Townhall Avenue and the surrounding streets. A large apartment block of ANY size is completely inappropriate for this location. Council are offering an unreasonably short timeframe for community input and discussion about the proposal, and the feeling in the community is that Council have shown an unacceptable lack of transparency. It seems that this may be in part due to the \$1 million LMCF grant that expires in February. \$1 million is NOT a large enough pot of money to risk the liveability of a large residential area by rushing through a poorly thought-out solution. A thorough and transparent discussion and review of the appropriateness of the site needs to be conducted with local residents. We are the ones that will be living with this in the future – not the councillors. There has also been a total lack of transparency in the procedures and selection criteria that council have used in deciding on the Townhall Avenue site. The first time residents knew anything about it was late June. According to the documents on your website, Council began exploring three locations in 2016 for potential use for affordable housing, including Townhall Ave, Robinson Rd, Reservoir and car park of Northcote Plaza. Why weren't the residents consulted during this process? It seems incredible that a two-year

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study could be conducted and a location chosen without consulting the community. I have been unable to find a copy of this report, and I would be very interested to know what criteria made Townhall Avenue a more suitable location than the other two sites. Would it be possible to have a copy of this report emailed to me please? On the surface it seems obvious to me that Northcote Plaza would be an ideal location with its proximity to High Street, the Plaza, All Nations Park and public transport. Space is no issue there, allowing both more room for building as well as a much larger buffer to existing residents. LACK OF EXISTING GREENSPACE / PARKLAND The lack of local parks and greenspace is also a huge issue. There are no parks or greenspace anywhere close to Townhall Avenue. This pocket of Preston desperately needs more green space. The closest parks to us are Zwar Park and Wood Street. Any development of this size on this block would mean potential residents will have no easy access to green space. It is hard to see an apartment block on such a small piece of land incorporating any private gardens. There have been many studies over the years that link mental health and wellbeing with natural surroundings. Adequate green space needs to be catered for in any public housing development, particularly as a development like this would more than likely house many children. You will be taking people who are potentially at-risk members of society and placing them at further risk of mental health issues. If you haven't already, may I suggest you have a look at the following documents supporting this? They have been prepared by Parks Victoria and The World Health Organization respectively.

https://parkweb.vic.gov.au/__data/assets/pdf_file/0008/693566/Guide-to-Healthy-Parks-Healthy-People.pdf <http://www.euro.who.int/en/health-topics/environment-and-health/pages/news/news/2016/11/who-report-shows-urban-green-spaces-deliver-multiple-health-benefits>