

Table of Key Housing Issues

THEME	KEY HOUSING ISSUE
Environmental	<ul style="list-style-type: none"> • There is a need to encourage Ecologically Sustainable Design Principles in all new developments to mitigate environmental, social and ecological impacts. • There is a concern that higher density developments are occurring in an ad-hoc and unplanned manner throughout Darebin rather than being concentrated in highly accessible areas such as ; employment areas, Darebin’s network of centres (Major, Principal, Neighbourhood and Local), in and around existing and proposed public transport infrastructure (Train, Tram and Smart Bus Routes) to maximise the use of existing services and infrastructure. • Changes to climatic conditions and the prevalence of extreme weather events can impact on the existing urban environment, new developments need to recognise this potential risk and be more adaptable and resilient.
Social	<ul style="list-style-type: none"> • Ongoing housing affordability (e.g. utility and travel costs) needs to be considered in the affordable housing debate. The location of social and affordable housing is very important in addressing ongoing housing affordability issues. • The ageing population contributes positively to diversity in Darebin. Retaining this group within the municipality can be a challenge if age related developments and ageing in place is not promoted and supported. These developments need to be strategically located to mitigate environmental, social and economic impacts. • There are often misguided assumptions that higher density housing does not appeal to larger households. Some larger households with children have chosen higher density housing as a form of accommodation. • The rise in house prices and undersupply of affordable housing has been identified as a key issue for the loss of population diversity in Darebin. Emerging younger households, newly arrived migrant households and pensioners who do not own their homes have been identified as some of the key groups that may be potentially pushed out of the municipality due to the lack of affordable housing. • There is an overall lack of student housing or affordable housing options to cater for students enrolled at the major educational facilities in Darebin. Student preferences for housing are primarily based on affordability, proximity to tertiary education and proximity to public transport. • Pet ownership can be an issue for people who choose to live in medium to higher density housing.

Economic	<ul style="list-style-type: none"> • As high density residential land is often considered the highest and best use based on average sales values, some developers are often inclined to opt for complete residential on large scale redevelopment projects, even in accessible areas. These areas are better suited to accommodate a mixture of uses and need to be considered in the decision making framework. • Some businesses in certain areas of Darebin, particularly properties located along St Georges Road and Plenty Road appear to be experiencing decline. Strategically locating new developments can assist this. • Delays in the planning scheme can be costly for larger scale developments. These costs are ultimately factored into the end sale of dwellings which may affect housing affordability.
Services and Infrastructural	<ul style="list-style-type: none"> • Communities south of Bell Street appear to benefit from greater levels of access to existing services and infrastructure. • Extreme weather events and a climate changed future can greatly impact the existing urban infrastructure. • Areas in Darebin that do not exhibit strong population growth and overall development activity can miss out on upgrades to services and infrastructure. Investments in infrastructure and services have tended to be located in areas that show strong population and housing growth.
Amenity	<ul style="list-style-type: none"> • Some mixed use developments can create amenity issues for co-existing residents. Noise and odour attenuation matters are generally the key concerns. • There is a concern that the quality and amenity of affordable and social housing developments will be of a lower standard than a private dwelling sold on the market at full value.
Political	<ul style="list-style-type: none"> • Regional migrations from surrounding municipalities contribute to population growth in Darebin. This is a trend that is currently occurring and is projected to continue creating demands for additional housing in the municipality. • A challenge for Darebin in planning its housing growth is the requirement for it to be consistent with the current State Planning Policy Framework. • Council's need to be looking beyond the opportunities and constraints within its own municipal boundary when planning for housing growth. The opportunities and constraints within neighbouring municipalities, particularly along the municipal borders need to be considered.

Spectrum's Principles for Public Participation

PRINCIPLE					
	Inform	Consult	Involve	Collaborate	Empower
GOAL	Providing the stakeholders with balanced and objective information to assist in understanding the issues, alternatives, opportunities and the solutions.	To obtain and provide stakeholders the opportunity to provide feedback on the options, decisions and outcomes.	To work directly with stakeholders throughout the process to ensure their concerns and aspirations are consistently understood and considered.	To work with stakeholders in each aspect of the decision, including the development of alternatives and the identification of the preferred solution.	To place the final decision making in the hands of the public.
EXAMPLE	E.g. How supporting increased housing development and densities in the municipality may address the issue of housing affordability.	Various methods will be used in the consultation stage to allow members of the community to effectively and efficiently engage in the project. These methods will be discussed further in the report.	Stakeholders who have concerns in relation to the project will be given the opportunity to meet and workshop issues with project officers, on a one-on-one basis if the need arises.		At the end of the consultation stage, stakeholders will be provided the opportunity to put in a submission for the project. These submissions will be collected and reported back to Council, who will be responsible for the final decision making process.

Features of the interactive website for community engagement.

The website
<ul style="list-style-type: none">• An easy to navigate and visually appealing web interface consistent with Council’s design standards.• User-login and password enabled• Links to relevant documents• Page enabling lodgement of formal submissions• Automatic email notifications of project updates
Integrated commenting system
<ul style="list-style-type: none">• Independent moderating of comments (by the consultant)• Commenting rules and privacy policy consistent with Council standards• Discussion ‘feed’ published on front page• Statistics on how many people have viewed and replied on comments• Integration of social media icons to encourage sharing / participation• Ability to:<ul style="list-style-type: none">○ rate comments○ Flag as Inappropriate○ login using Facebook or Twitter (optional)
Interactive Content
<ul style="list-style-type: none">• Interactive Framework Plan of key elements of spatial strategy• Web-mapping module of relevant background GIS information• Summary articles of key extracts from background reports• Integration of social media icons to encourage sharing / participation

List of Housing Advisory Committee Members

NAME	ORGANISATION
Alex Dordevic	Department of Human Services
John Zika	Darebin Ethnic Communities Council
Angela Ventura	Spectrum Migrant Resource Centre
Anne Barton	City of Yarra
Elizabeth Blades-Hamilton	City of Yarra
Anne Gartner	City of Moreland
Annie Paliwal	Council to Homeless Persons
Brett Wake	Community Housing Limited
Caroline Larcher	Victorian Women's Housing Association
Jeanette Large	Victorian Women's Housing Association
Jacqui Watt	Community Housing Federation of Victoria
Steve Saikos	Community Housing Federation of Victoria
Tim Purcell	Affordable Housing Solutions
Trish O'Donohue	WISHIN
Geraldine Fowler	Northern Support Services
Jennifer Tobin	NEAMI
Greg Maloney	Northcote Rental Housing Co-Op
Michael Moriarty	DIVRS
Jayson Ralston	Justice Advocacy
Dora Solima	Salvation Army Preston
Lindy Parker	Women's Housing Limited
Meriel Wicks	NEHS
Jodi Mohr	North West Homelessness Network
Sally Rossiter	Darebin Community Health
Sarah Toohey	Victorian Council of Social Services
Sherri Bruinhout	Melbourne City Mission
Steven Nash	Homeground Services
Svetlana Krsinski	Community Housing Limited
	Merri Outreach & Support Service
Karen Janiszewski	Urban Exchange
Hoang Nguyen	Preston Office of Housing
Michael Lennon	Housing Choices Australia
Emily Seuling	Darebin City Council
Gillian Damonze	Darebin City Council
Emma Pase	Darebin City Council
Libby Hynes	Darebin City Council
Michael Ballock	Darebin City Council
Michelle Bennett	Darebin City Council
Michelle Marinelli	Darebin City Council
Nicky Tsalamandris	Darebin City Council
Vige Satkunarajah	Darebin City Council

Anticipated timeline for community engagement and consultation

Activity	Jan-12	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Councillor Workshop												
Draft key housing principles, vision statements and change scenarios												
Stage One												
Launch of the interactive website for community engagement												
Rucker Ward facilitated workshop												
Cazaly Ward facilitated workshop												
La Trobe Ward facilitated workshop												
(Grace period and collation of findings)												
Reporting of the outcomes to Council												
Preparation of Draft Housing Strategy												
Stage Two												
Interactive website modified to reflect stage												

Engagement Timeline	Jan-12	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Consultation period (individual workshops, one-on-one meetings and information sessions)												
Preparation of final draft strategy inclusive of Stage One and Two outcomes.												
Report to Council on the outcomes of Stage Two with recommendations to endorse the final draft strategy.												
Final Strategy sent to DPCD												
Release and publication of the final strategy												