

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

21909	I think this is a great move, and in a really good spot. Affordable and social housing needs to be more available in more areas, and a location in central brunswick is going to be really great for the residents.	Officer response: Support for the provision of social and affordable housing and the location of the project noted.
21910	Prefacing that I support this proposal in general, I would like to know why a sale is necessary and why the land could not either be leased to MAH or held on trust? Otherwise, the proposal is sensible and overdue.	Officer response: Moreland Affordable Housing Ltd is a for purpose charitable entity with a specific purpose to provide affordable housing for the Moreland community. It advised Council that leasehold development would not be feasible for this site. In September 2020 Council agreed to receive a proposal for a development based on sale of the land. Future development proposals by MAH on Council land is expected to consider the feasibility of different development models including leasehold.
21912	Yes please, provided that the conditions of 85% affordable housing with at least half as social housing are met, into the future. Also, can we add a sustainability minimum to the conditions? NatHERS, GreenStar...	Officer response: Support for the provision of social and affordable housing noted. MAH has committed to meeting the benchmarks for design excellence established in the Moreland Design Excellence Scorecard. This is reflected in the Heads of Agreement. This means that the building will be high-performing in terms of energy efficiency and have low carbon emissions.
21914	The requirement for a certain percentage of apartments to be affordable housing is a great position to take. My main question is whether the council are putting requirements around renewable energy or other energy efficiency measures to both help Moreland reduce our carbon footprint and ease power bill stress for lower income tenants?	Officer response: Support for the guaranteed provision of affordable housing noted. MAH has committed to meeting the benchmarks for design excellence established in the Moreland Design Excellence Scorecard. This is reflected in the Heads of Agreement. This means that the building will be high-performing in terms of energy efficiency and have low carbon emissions.

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

21915	I am in support of more affordable housing in brunswick	Officer response: Support for the provision of social and affordable housing noted.
21916	This type of development is just what is necessary.	Officer response: Support for the provision of social and affordable housing noted.
21917	More Affordable housing in the area is not a great idea. Brunswick already has one of the highest rates of Commission flats. This increases the crime in the area. Rather than more housing the better approach would be to make more jobs in the area. Employ local people who are already in this kind of housing and getting them off the unemployment.	Officer response: Council's established policy position, supported by a significant body of evidence, is that more affordable housing is needed across Moreland including Brunswick. In 2016, there were 255 social housing units in Brunswick, which was 2.4% of the total housing stock – less than the metropolitan average of 2.6%. As the number of dwellings in Brunswick increases, the proportion of social housing will reduce. As such, developing a modest number of affordable housing in central Brunswick will assist to maintain housing diversity. Comments in this submission relating to crime and employment do not merit a substantive response as they reinforce false and damaging claims against community members who live in social and affordable housing.
21918	Would prefer the site to be used as parkland	Officer response: A Park Close to Home is delivering a park at 14 Frith St, 300m to the west of the site and has already delivered Bulleke Bek Park at West St 700m north of the site and will soon deliver more public open space at 260 Sydney Rd, 500m to the south.
21920	I love the idea but the location is terrible - that car park is heavily used for people to shop Sydney road and massive apartments are going up all around this area putting more and more pressure on parking for our traders. Suggest place this in less congested areas in Coburg?	Officer response: Support for affordable housing in principle noted. Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		precinct).. State planning policy directs that planning for housing should include the provision of land for affordable housing, and that opportunities for a range of income groups to choose housing in well-serviced locations with access to jobs, services, walkability to activity centres, public transport, schools and open space should be supported. Brunswick is one of the most walkable areas of Moreland with excellent access to services and public transport.
21932	We desperately need more social housing and affordable housing in Brunswick/Moreland and this site looks great, so I am in favour :-)	Officer response: Support for the provision of social and affordable housing noted.
21934	I believe this is a great initiative. Brunswick benefits from a diverse community, and while there have been many new developments, this has not helped housing affordability for renters or residents. Affordable housing will go some way to remedying the increasing cost of living in Brunswick.	Officer response: Support for the provision of social and affordable housing noted.
21935	This is a great idea and as a Moreland resident i fully support it	Officer response: Support for the provision of social and affordable housing noted.
21936	This is a fantastic outcome and a great show of commitment from Council to assist in addressing the housing affordability crisis.	Officer response: Support for the provision of social and affordable housing noted.
21937	Social housing is imperative. I note 50% of the 85% will be social housing and fully support this initiative. Accordingly, the development should only be allowed to proceed if this is guaranteed.	Officer response: Support for the provision of social and affordable housing noted. The Heads of Agreement signed by Council and MAH makes the social housing provision a requirement of the sale.
e001	I am resident of Brunswick and have viewed the proposal for the sale of land in Wilkinson Street Brunswick. I wholeheartedly support the decision to sell the land for the intended housing. My only concerns relate to how affordable housing is defined and implemented. My support is conditional on the 85% be sold on a means tested basis otherwise the affordability becomes meaningless. I also note the social housing component and trust that this is subject to a form of	Officer response: Support for the provision of social and affordable housing noted. The Heads of Agreement signed by Council and MAH makes the social housing provision a requirement of the sale and this needs to be provided by a Registered Housing Provider.

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	rental rate control. We have seen too many development projects claiming social benefit status while giving only lip service to real low income beneficiaries.	
21940	I love the idea. More affordable housing is needed and this site is close to public transport and other amenities; it is not in an undesirable area and values the people who will live there	Officer response: Support for the provision of social and affordable housing and the location of the project noted.
21958	I welcome Council's proposal to provide social and affordable housing to community members. The site is well located in respect of closeness to public transport, community facilities and shops. I urge Council to ensure that the development will be accessible for people with disabilities - universal design is vital for such a proposed development.	Officer response: Support for the provision of social and affordable housing and the location of the project noted. MAH has committed to meeting the benchmarks for design excellence established in the Moreland Design Excellence Scorecard which has the following Building Accessibility requirement: "...must demonstrate that 75% of apartments (rounded to the nearest whole dwelling) meet the accessibility requirements of Standard B41 from Clause 55.07-7 or D17 from Clause 58.05-1 of the Moreland Planning Scheme."
21959	I think it is a great idea. I hope that it is made well and doesn't	Officer response: Support for proposal noted.
21960	The development is too small. You should make it taller and build more units so as not to waste the valuable space. I also hope the 'affordable' units will be genuinely affordable, to low-income earners.	Officer response: This process is limited to the sale of the land. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment. The Heads of Agreement signed by Council and MAH makes the social housing provision a requirement of the sale and this needs to be provided by a Registered Housing Provider.
21964	Affordable housing is great, but I strongly object to a development happening in this location at all. I believe this proposal is an abandonment of promises made in DDO18 which have been used to justify other developments in the area.	Officer response: In principle support for affordable housing noted.

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

<p>This development is going to increase the demand for urban greenspace even further in the Sydney Rd / train line corridor, while missing probably the last opportunity to provide any in the immediate vicinity. I noted the lack of greenspace in my objection to MPS/2017/745 (342-248 Victoria St) but my objection was dismissed (in D18 6473 Urban Planning Committee Report DED6, attached) on the grounds that there was a plan to turn the car park into a greenspace already:</p> <p>"An objector has raised concerns about the lack of public open space in the area and questioned whether the subject site should be required to provide public open space.</p> <p>The DDO18 identifies the Council car park adjacent the subject site as future open space. Any subdivision of the subject land will be required to provide a monetary contribution to the provision of public open space."</p> <p>So council was very happy to use this "future open space" according to DDO18 in evaluating the existing development, but now seems to have changed its mind.</p> <p>All other park options are at least 8 minutes walk away from the proposed site (Frith st is close but not directly accessible so the "300 metres away" noted is not particularly helpful).</p> <p>And now it seems council has decided to turn central Brunswick into a high density area with insufficient public amenity to counteract the high density apartments, despite the promises made just a couple of years ago. Higher density housing is great, but to provide high quality of life for residents in these developments, it requires a lot of open spaces to balance the lack of opens spaces in the apartments (there is presumably plenty left in the park budget from developer contributions). Council has already approved permits for hundreds of dwellings directly adjacent to where the park is, and it really seems to be going about things the wrong way to miss the opportunity to create more urban greenspace to make Brunswick a vibrant liveable area instead of a sea of highrises. There are already approvals for 177 apartments at 342-348 Victoria St, as well as a 6 storey development at 19 Wilkinson St. This has set precedents for a future built form of mid-rise buildings all around the Wilkinson-Rosser precinct, and the council has actively encouraged this. Since most of the other candidate sites are small, there will likely no other new</p>	<p>The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space. The report also notes that Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</p> <p>Any approved development may choose to apply for an amended planning permit to change a design in response to a change in the surrounding context.</p>
--	---

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>open space created in any further development of the precinct (see <b>APPENDIX 1</b>: picture attached from 19 Wilkinson St development plans).</p> <p>Secondly the report is very dismissive of parking requirements. Quote 'median utilisation from Thursday to Saturday' is all well and good, but the car park, as well as Rosser St, is always extremely full on peak times like Saturday morning, and the proposed sale is only going to exacerbate this, with no proposed alternative beyond "we might start charging more for parking" or "people can park at Woolies (which is against the car park terms if they're not shopping at Woolies, and try telling someone shopping at La Manna that they have to park 300 metres away around the corner). This is going to be detrimental both for local residents and for local businesses.</p> <p>Let's build more social housing where there are already unused buildings, instead of taking away the prospect of new open space right where it's needed most.</p>	
21975	<p>Over development of the area considering the other development approvals in the area and councils previous proposal for this area to be parkland. (see <b>APPENDIX 2</b> Brunswick Structure Plan 2010 screen shots)</p>	<p>Officer response:</p> <p>The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space.</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</p> <p>Any approved development may choose to apply for an amended planning permit to change a design in response to a change in the surrounding context.</p>
e002	<p>I wish to make a submission regarding the Notice of Intention to Sell Land to Moreland Affordable Housing (MAH), published in The Age on 13 July 2021</p> <p>-It is my view that the land is the property of the community, and a significant asset.</p>	<p>Officer response:</p> <p>Council is working within the requirement of legislation and state government guidelines</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

<ul style="list-style-type: none"> <li>-If its desired to sell the land, I submit that it should be sold by Public Auction only.</li> <li>-The proposed conditions of sale should be deleted as they exclude the opportunity for the community of the City of Moreland to realise a proper market value for the asset.</li> <li>-The proposed conditions of sale regarding the use of dwellings upon the site circumvent the proper means of consultation, transparency and scrutiny regarding the use of the land.</li> <li>-The proposed conditions of sale and uses contemplated do not respond properly to the Heritage Overlay 149 (HO149).</li> <li>-The proposed conditions of sale and uses contemplated do not respond properly to the Design And Development Overlay - Schedule 18 (DDO18).</li> <li>-The proposed conditions of sale and uses contemplated do not respond properly to the requirements and aims of the Commercial 1 Zone (C1Z).</li> <li>-The proposed conditions of sale and uses contemplated do not respond properly to the the Environmental Audit Overlay (EAO) and the community safety and future resident safety is at risk due to potential contamination of the soils in the site and within the existing structures on the site. The use of the site for the provision of dwellings is an inappropriate planning outcome for the site.</li> <li>-The proposed conditions of sale and uses contemplated do not respond properly to the Parking Overlay - Precinct 1 (PO1).</li> <li>-The proposed conditions of sale and uses contemplated do not maximise the community benefit from stimulating the use of the site for appropriate Commercial Uses in line with the expectations of the C1Z.</li> <li>-The proposed uses contemplated would represent an inappropriate planning outcome.</li> <li>-The proposed uses contemplated would create unnecessary visual bulk, overshadowing and dominance of the streetscape.</li> <li>-The overall proposal pre-empts proper transparency and community engagement in the planning process.</li> <li>-Overall the proposed conditions of sale and uses contemplated invite development that will flagrantly fail to meet the requirements of several local planning overlays as named above, and commit the Council and the Land's intended buyer to a development process that will circumvent proper scrutiny from the community and proper assessment of proposed structures in line with the standard procedures for developers of privately held land.</li> <li>-The proposed sale will involve the gifting of a community asset for private use.</li> <li>-The proposed sale will erode the Council rate base due to the status of the purchaser as being</li> </ul>	<p>with regard to the sale of this land by Private Treaty at below market value rate.</p> <p>Council is essentially investing in this project through the sale of the land with conditions on its future use. This is consistent with its policy positions on affordable housing going back to the early 2000s.</p> <p>The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space.</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</p>
---	---

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

<p>"Charitable", and in perpetuity cause the community to suffer a substantial financial loss through the purchaser being exempt from paying any Council rates or charges.</p> <p>-The requirement in the proposed sale conditions that "at least 85% of the dwellings constructed on the Land to be used as affordable or social housing following completion of the development" will ultimately lead to a built form, height, scale, massing and design that will dominate the surrounds and not respond positively to the surrounding context.</p> <p>-The requirement in the proposed sale conditions that "at least 85% of the dwellings constructed on the Land to be used as affordable or social housing following completion of the development" will ultimately lead to an austere design with dwellings constructed for this use only meeting the minimum Building Code of Australia standards, and fail to meet the DDO18 requirements because the likely outcome will be visually dominant and dominate the streetscape appearance.</p> <p>-The provision of public or social housing is a role of the State Government and/or interested non-profit organisations to fund, and it represents an unacceptable community and planning outcome for costs of its provision to be borne by the City of Moreland.</p> <p>-The City of Yarra has recently contemplated the issue of providing land in the vicinity of the Collingwood Town Hall to a non-profit organisation for social or affordable housing uses and ultimately and sensibly decided to reject the proposal, emanating from a particular renegade councillor, at a recent council meeting.</p> <p>I urge the City of Moreland to immediately abandon the Sale of this land to the MAH, to remove the proposed conditions of sale, and embark upon community consultation that contemplates these outcomes:</p> <ul style="list-style-type: none"> <li>-developing and using the land for community facilities and services;</li> <li>-retaining as much as possible of the existing structures and facades;</li> <li>-sale of the land by public auction;</li> <li>-leasing the land at market rates for uses that align with the current Planning Overlays;</li> <li>-discloses the purchaser name and any persons or companies having a beneficial interest in any purchaser;</li> <li>-discloses any sale prices achieved for the land or any portion of it;</li> <li>-or an outcome that includes a combination of the above.</li> </ul> <p>Please do not publish my address in the event that my submission is to be exhibited by any means for public access. I do though, approve of my submission being publicly exhibited.</p>	
---	--



## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

21995	<p>I object to the sale of this land. The proposed use for affordable housing is laudable, however Brunswick is already over-serviced with apartments, and building more, however it is spun, will create more congestion in an already crowded environment.</p> <p>The loss of the off-street carparking in this area is undesirable. Customers of the retailers in the area, including the weekend bridal shoppers, need somewhere off-street to park if they have come from further than walking distance.</p> <p>There are existing new developments going ahead less than 100 metres away. Moreland Affordable Housing could buy some of these, and add them to their housing stock. No need to reduce the local amenity further by building another apartment block.</p>	<p>Officer response:</p> <p>In principle support for affordable housing noted.</p> <p>Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</p> <p>MAH is not in a position financially at this time to buy into private developments in order to provide more affordable housing.</p>
22010	<p>I strongly stand against this development idea as the area is struggling with parking availability for not just visitors to the area, but for current and upcoming locals with the increase number of developments occurring around the immediate district. The utmost importance and need is more parking facilities to keep the area popular and functioning correctly.</p>	<p>Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</p>
22012	<p>Land should be sold at market value for the benefit of all rate payers. It's not council's responsibility to provide long term social housing. Alternatively, land should be used to provide short term relief for people experiencing domestic violence / homelessness etc while they transition to permanent housing.</p>	<p>Officer response: Council has longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 2021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing to respond to the needs of its residents and future residents (which include ratepayers, renters and those currently unhoused).</p> <p>Council is also committed to advocating for and supporting the establishment of emergency and transitional housing in the municipality.</p>
22026	<p>I am concerned at the ambiguity of the size and height of the development</p>	<p>Officer response: This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		process will provide details of the proposed built form and offer an opportunity for comment.
22027	I think it is a really positive initiative and important for Council to be facilitating the development of affordable housing in Brunswick with good access to public transport, services, education and employment opportunities.	Officer response: Support for the provision of social and affordable housing and the location of the project noted.
22028	As a parking permit holder and this being my usual car park, can you please suggest a place for me to park while I work? Does the middle of Sydney Road sound like a good option? Cycling and public transport is not an option for me.	Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).
22030	<p>This area is currently used as a business permit and customer carpark. Removing this carparking space would significantly impact businesses in the area.</p> <p>This area is also used by cars and delivery vehicles who are entering/leaving the public &amp; Bunnings car parks. Developing this area would cause significant congestion and danger at other car park entry/exit points.</p> <p>It's already a very busy area at times and developing it further would just add to this.</p> <p>There are several potential development sites for sale at present in the area and I strongly suggest that council purchase one of these to develop affordable housing, in the same way that they are purchasing real estate to build parks and green spaces.</p>	<p>Officer response:</p> <ul style="list-style-type: none"> <li>• Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</li> <li>• Traffic statistics indicated the volume is well within acceptable levels for a local street in Moreland.</li> <li>• Safe access to the Bunnings car park from Wilkinson Street will continue.</li> <li>• The impact of a new building on traffic will be part of the consideration of the planning process where the applicant is normally required to provide a Traffic Report.</li> <li>• Council has been able to purchase land for open space through its Public Resort and Recreation Land Fund (PRRLF) which is funded through development levies authorised by the state government. It</li> </ul>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		cannot use this fund to purchase land for other uses such as affordable housing development.
22037	<p>I don't agree with the councils consideration of affordable house replacing a popular car park space.</p> <p>Local business need customers to be able to arrive and car in the very popular brunswick area. This may cripple already struggling businesses. The fact that the car park is always at full is a great indication of its importance over housing there.</p>	<p>Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</p> <p>Council has longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 2021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing to respond to the needs of its residents and future residents (which include ratepayers, renters and those currently unhoused).</p>
22038	<p>Not needed there is enough high rise going up in that small area it will be clostraphobic and the surrounding houses and businesses will lose their appeal and business</p>	<p>Officer response: This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</p>
22041	<p>The car park is the hub of businesses in this business precinct. The car park is generally full and it's replacement of housing will spell the end of local business who rely on customers from outside the area, who are generally ratepayers of Moreland.</p>	<p>Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</p>
22043	<p>Hi I'm unsure about this happening. We live in a very diverse community. That car park a lot of people do use and it will be right near the station. I don't want my house to be devalued over this.</p>	<p>Officer response:</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>I understand what you're doing- don't get me wrong but I don't think this is the right place. It's a beautiful area and a special part of Brunswick and I just can't picture a apartment complex there</p>	<ul style="list-style-type: none"> <li>• This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</li> <li>• Australian and overseas research show there is little evidence to support claims that affordable housing developments impact negatively on the values of surrounding properties.</li> </ul>
22073	<p>Whilst I support affordable housing, the location chosen at the start of Sydney Road is already congested with limited parking due to the apartment blocks in the area. It would be better if the car park remains or the project moves further down Coburg area. This part of Brunswick is already congested, with apartment blocks and not enough parking lots and open spaces</p>	<p>Officer response: Support for the provision of social and affordable housing noted. Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</p>
e003	<p>I strongly oppose the sale and development of the western portion of the council carpark at 2 -12 Wilkinson Street, Brunswick into any other purpose except for what has been Strategically and well publicised by Council for this land to be deducted to a green space for a public community park area.</p> <p>I refer to all the attached information clearly identifying in 2018 that the subject site will become a green park.</p> <p>I strongly object on the following grounds;</p> <ul style="list-style-type: none"> <li>• Wilkinson and Rosser Streets have a number of developments about to occur and one of the key</li> </ul>	<p>Officer response:</p> <ul style="list-style-type: none"> <li>• The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space.</li> <li>• This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This process is the same as would be applicable to any</li> </ul>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>attracting features of the future of Wilkinson Street is the eventual conversion of the council car park into a Green park for communal use which will provide a balance and harmony for those residences living in these new developments.</p> <ul style="list-style-type: none"> <li>• 4 years (2014) before the attached Strategic Plans were released the Council had ear marked this site for low cost housing.</li> <li>• Clearly the Council changed their approach and saw better benefits to the community by creating the attached Strategic Plans for this and other precincts</li> <li>• If the proposal were to proceed, all guidelines that all other private developments must confirm to will not be achievable by the massing of one residential building containing 34 Apartments</li> <li>• The council cannot nor should contemplate flaunting their own design stringent guidelines to suit themselves. There cannot be one set rules for the Development community and another for the Council to ignore.</li> <li>• The environmental conditions of the site will need to be fully explored and tested and (should the project achieve a Town Planning permit) a condition of a clear Environmental Testing and Audit must be a condition of the Town Planning permit. This single condition should be compulsory and non-negotiable.</li> <li>• Should the Council see fit to continue with this proposal then the design must adhere to height and set back limitations as set by Council and not create a cheap, monolithic poor design that is deleterious to the street and its surrounds.</li> </ul> <p>Council clearly proposed this site to feature a communal green space which is complementary to the grand vision of this particular precinct for enjoyment all occupiers and the public alike. To pursue this proposal is contrary to this well considered grand vision of Council as set and well publicised.</p> <p>Therefore I strongly oppose this proposed medium to high rise structure on 2 -12 Wilkinson Street, Brunswick.</p> <p><i>[A range of public documents relating to planning policy attached to submission]</i></p>	<p>development proposed with Council acting as the Responsible Authority under the Planning and Environment Act. This future process will provide details of the proposed built form and offer an opportunity for comment.</p>
22184	<p>I applaud the council for responding to the public's request for more affordable housing, although the Wilkinson proposal is not enough. While it's a good start, Moreland council should demand more public housing within the electorate, and continue to support community housing initiatives where public housing is restricted. Access to housing is a right, and the state should ensure that</p>	<p>Officer response: Support for the provision of social and affordable housing noted. Council continues to be advocate strongly for an increase in public housing in Moreland. . The</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>this remain a right through public housing, rather than commodifying it through social housing. Aside from this though, the Wilkinson plans should be amended to ensure that the social housing included remains social housing, affordable and community based.</p>	<p>Heads of Agreement signed by Council and MAH makes the social housing provision a requirement of the sale and this needs to be provided by a Registered Housing Provider.</p>
22186	<p>I strongly support the use of public land to enable affordable housing in the city of Moreland. However I would question why the choice to sell the lane as freehold rather than retain the asset with a long term ground lease - as per the City of Darebin LMCF project?</p>	<p>Officer response: Support for the use of council land in the provision of social and affordable housing noted. MAH advised Council that leasehold development would not be feasible for this site. In September 2020 Council agreed to receive a proposal for a development based on sale of the land. Future development proposals by MAH on Council land is expected to consider the feasibility of different development models including leasehold.</p>
22196	<p>Having purchased our first property only a year ago, while we understand and support the need for social housing we don't believe that this is the right location. Not only would this have a detrimental effect on our property's value but we believe also neighbourhood safety, particularly being located right next to Brunswick station, where there is an adjacent alleyway, and directly opposite Woolworths (our apartment building is located next to this). We strongly oppose this sale and urge council to please choose a more suitable location.</p>	<p>Officer response:</p> <ul style="list-style-type: none"> <li>• Support for the provision of social and affordable housing noted.</li> <li>• Australian and overseas research show there is little evidence to support claims that affordable housing developments impact negatively on the values of surrounding properties.</li> <li>• There is little evidence to support the concern that a new affordable housing development impacts on rates of crime in a particular area. Evidence from the USA suggests that affordable housing reduces crime rates in low income neighbourhoods, and has no impact on rates of crime in high and middle income neighbourhoods. In some cases,</li> </ul>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		such developments provided for increases in safety
22200	Great idea, makes me proud of the council	Officer response: Support for the provision of social and affordable housing noted.
m001	Letter - see <b>Appendix 3</b> for full text	Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).. This project is consistent with Council's longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 2021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing.
22228	I agree with the proposal, but I disagree with the lack of consideration of the broader implications. For example, it is likely that parking in Sydney Rd will be removed in the future. How will this affect demand? Has this been modelled? Also you are proposing the usage of the Woolworths car park, which require people to cross over Albert St. Developments close to the railway line mean greater need for a safe crossing. So I suggest Moreland uses some of the funds raised by this sale to build a pedestrian crossing over Albert St at the rail line. (Note that cyclists are also calling for such a crossing.) Commitment to building such a crossing would not only help with gaining community support, but would demonstrate that implications of the proposal for people to use the Woolworths car park had been seriously considered.	Officer response: <ul style="list-style-type: none"><li>• Support for the provision of social and affordable housing noted.</li><li>• Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</li><li>• Council is not receiving financial consideration for this sale.</li></ul>
22284	I think this is brilliant, it's so important that local government addresses the housing affordability crisis. I hope council considers every opportunity to participate in & encourage more affordable	Officer response: Support for the provision of social and affordable housing noted.

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>housing in Moreland. This particular piece of land seems ideal, as it's close to public transport &amp; other important services.</p> <p>Because there is pressure on housing for most income groups, I would encourage council to make sure their affordable housing goes to the most needy- not the loudest. Housing is a human right itself, but having safe housing also ensures a number of other human rights can be met. People who have been homeless benefit the most from safe housing.</p> <p>For example, since moving into long term social housing I have been able to get healthcare &amp; counselling for the violence that led to me becoming homeless. I am also now working part time. None of these things can happen when we have no security of tenure.</p> <p>Thank you for doing this Moreland city council, it's really important work. Life changing for some of us.</p>	<p>Noting the submitter's positive lived experience in social housing , there is considerable evidence that living in social and affordable housing with access to services and opportunities enhances life outcomes for residents.</p>
22334	<p>I fully support this proposal. Moreland, and Melbourne more broadly, is in desperate need for more public, social, and affordable housing. It's good to know Moreland Council are looking to do their bit to help more people find secure and affordable housing.</p>	<p>Officer response: Support for the provision of social and affordable housing noted.</p>
22358	<p>Fantastic to see council looking to use this space for much needed affordable housing.</p>	<p>Officer response: Support for the provision of social and affordable housing noted.</p>
22388	<p>We need to support far more affordable housing. There are lots of great models overseas and I'm delighted to see that Moreland is making a start with this site. I strongly support it and encourage Moreland (and our state government) to provide more land to enable these developments.</p>	<p>Officer response: Support for the provision of social and affordable housing noted.</p>
22390	<p>Moreland needs more affordable housing options as private rentals are now unaffordable for anyone on a lower income.</p>	<p>Officer response: Support for the provision of social and affordable housing noted.</p>
22391	<p>I think this is an absolutely brilliant idea. It's also urgent. Over the last decade land prices have rocketed. This has been accelerated by the large areas industrial land being rezoned.</p> <p>If Council doesn't act now it will soon be too late to ringfence residential land for low income earners and key workers.</p> <p>I would love to see more of this in Moreland. Let's make Moreland a place where there is more land for more of us. Not just those who can afford \$1 million for a cottage.</p>	<p>Officer response: Support for the provision of social and affordable housing noted.</p>



## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	I am no longer a resident of Moreland. But I used to be. Until 2017 I ran an artist and makers studio in Brunswick. We were forced out by rising land prices and the forces of gentrification. So I feel very passionately about his topic.	
22552	Hi, I am for affordable housing for low income people. I don't see how this is a good idea. As far the diminished car parking is concerned. The current carpark currently service numerous businesses in the local area. And to remove this amenity would affect the income of the businesses nearby.	Officer response: Support for the provision of social and affordable housing noted. Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).
22597	It is never a good idea to sell public owned land. Ever. Public private partnerships are full of issues and it isn't a good solution. Social housing should be government run, and should not be impacted by an independent organisation. I am wholly against this idea as a solution. Terrible mark on moreland council.	Officer response: Council is committed to advocated for the ongoing role of state government in providing and increasing public housing. However, the for purpose community housing sector is also a significant provider of quality social and affordable housing within a regulated environment.
22599	I applaud and fully support Council's work to increase the supply of affordable and social housing in Moreland. Use of government-owned land is frequently identified as a key lever to increase the supply of affordable and social housing.	Officer response: Support for the provision of social and affordable housing noted.
22624	Excellent initiative. Great to see Council making a difference in this space. As a rate payer, as a member of the community, I support this proposal from Moreland City Council.	Officer response: Support for the provision of social and affordable housing noted.
e004	<p>I am writing in support of the proposal to sell and develop council land at 2-12 Wilkinson Street for the purposes of low-cost and social housing.</p> <p>Moreland is a fantastic municipality to live in, but is becoming increasingly generic as gentrification drives out the diversity that makes it great. Single parents, people with disabilities and the young are being squeezed out as quality residential options have been progressively whittled away and even tentative footholds on affordable housing becoming more and more expensive and more and more insecure.</p> <p>The opportunity to provide secure, low cost housing for those who would otherwise leave our</p>	Officer response: Support for the provision of social and affordable housing noted.

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>community or suffer extreme rental stress will change lives for the better and maintain our council's proud history of diversity and social justice.</p> <p>I commend this proposal and hope that similar projects may follow in its wake.</p>	
e005	<p>Dear all,</p> <p>I would like to add a few points worth considering to the conversation:</p> <ul style="list-style-type: none"> <li>• Lack of public parking space for local businesses around Sydney Road <ul style="list-style-type: none"> <li>o Removing public parking space will impact local businesses on Sydney Road</li> <li>o Other public parking space, e.g. at the end of Ballarat Street is often full (100% utilised) on weekdays and Saturdays</li> <li>o Measuring the utilisation of the car park in February with Covid lockdowns in place may not be representative.</li> <li>o There were 22 out of 32 carparks used, where do these 22 cars park if the car-park is no longer available? <ul style="list-style-type: none"> <li>• The sale of the public space will benefit a developer with no profit to the council or the people of Brunswick.</li> </ul> </li> <li>o Can a similar amount of affordable housing be achieved by requiring a certain amount of affordable living as part of every new development without giving public space to a developer? <ul style="list-style-type: none"> <li>• There is a lack of public green space / parks in the area.</li> </ul> </li> <li>o The spaces listed in the FAQ are quite small for the density of living in this area.</li> <li>o Any public outdoor space is at least a 10 minute walk away.</li> <li>o Adding another dense block in this pocket without adding a park, means that more people are locked into a built up area without a place for children to play, residents to sit outside.</li> <li>o The Covid lockdowns have taught us that outdoor spaces are essential, and they should provide sufficient space for residents to be socially distant. In my opinion the current spaces are not sufficient.</li> </ul> </li> </ul>	<p>Officer comments:</p> <ul style="list-style-type: none"> <li>• The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space.</li> <li>• Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</li> <li>• Council is proposing to sell the land to MAH, a charitable entity. The resulting housing provision will provide considerable “profit” in terms of community benefit for generations.</li> <li>• Council encourages and facilitates developers to provide affordable housing under the current provisions of the Planning and Environment Act. However, at this time these are voluntary provisions.</li> <li>• This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</li> </ul>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

22628	I applaude the council in investing in affordable housing. I question the location though, as someone who lives in apartments next to commercial properties, its not nice to live hearing delivery trucks and rubbish removal 24hrs a day. You need a better location for this, residents living in this apartment deserve that.	Officer response: Support for the provision of social and affordable housing noted. This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.
22646	No, this is council land that we pay for in our rates. Now you want me to pay for it to be for housing for people that I already pay for and cover in my very large taxes. I have no problem if my rates also are reduced. Will they be?	Officer response: Council has a longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 1021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing to respond to the needs of its residents and future residents (which include ratepayers, renters and those currently unhoused).
22696	Don't think it's needed. Please turn it into green space or a lovely open park to benefit the wider community on an ongoing basis.	Officer response: A Park Close to Home is delivering a park at 14 Frith St, 300m to the west of the site and has already delivered Bulleke Bek Park at West St 700m north of the site and will soon deliver more public open space at 260 Sydney Rd, 500m to the south.
22701	Yes please. Great initiative. The only hesitation/concern would be maintaining the social housing aspect of the development as a priority. 50% social housing of the 85% affordable housing is less than half of the development. An increased percentage of social housing would provide a more desirable outcome and meet the intended stated aims of developing social housing and meeting the community expectations of the project.	Officer response: Support for the provision of social and affordable housing noted. The Heads of Agreement signed by Council and MAH makes the social housing provision a requirement of the sale and this needs to be provided by a Registered Housing Provider. The

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		50% figure is a minimum. MAH has advised that this balance of affordable and social housing is what is feasible.
22703	I support the idea of affordable housing on this spot, however the development should be built such that it adds to the urban environment - in that it uses quality materials (local recycled bricks), is no more than 3 storeys tall, and has proper setbacks.	<p>Officer response: Support for the provision of social and affordable housing noted.</p> <p>MAH has committed to meeting the benchmarks for design excellence established in the Moreland Design Excellence Scorecard.</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</p>
22705	I support this idea 100% There are so many social and community services that are located in and around Brunswick, I think having more affordable social housing is a great compliment to what we have already.	Officer response: Support for the provision of social and affordable housing noted
22712	<p>Awesome but it need to be 100% affordable housing. There's plenty of development happening and such expensive property being built. If possible I'd love to see a sustainability and energy requirement above the state government.</p> <p>Also incorporation of green and public space within the development</p>	<p>Officer response: Support for the provision of social and affordable housing noted</p> <p>MAH has committed to meeting the benchmarks for design excellence established in the Moreland Design Excellence Scorecard.</p>
e006	<p>How does this carpark sit in the big scheme of things for the current proposals to Sydney road and the surrounding areas parking plans.</p> <p>I don't know what others think. But I imagine the property would need to come with a certain number of car parks created for residents.</p> <p>My concern would be for the traffic exit from Henry st onto Albert. Perhaps a roundabout there</p>	<p>Officer response:</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form, including matters such as resident parking</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>would stop accidents. However there is a smash repairs workshop on that corner so maybe leave it be.</p> <p>Thanks for your time and opportunity</p>	<p>provision and traffic management and offer an opportunity for comment.</p>
22717	<p>I totally disagree with this proposal. We already having a struggling with the car parking spaces.</p>	<p>Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</p>
22726	<p>Regarding this proposal, this area is being used by many small businesses and their customers as a carpark. By removing this car park, the impact on businesses who have already suffered a lot through Covid will be too great.</p> <p>This car park is also used as an access point to reach the back of Bunnings and LaManna Fresh from Victoria st as Wilkinson street is a one way street starting from Albert street. How will people be able to get to the other car parks behind the stores (both bunnings and council car park) from Victoria st if this proposal goes through?</p> <p>Council has purchased plenty of land to convert it into parks, perhaps council and the developers can purchase their own land from one of the many that are on offer at the moment?</p>	<p>Officer response:</p> <ul style="list-style-type: none"> <li>• Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</li> <li>• This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form, including matters such as traffic management, and offer an opportunity for comment.</li> </ul>
22730	<p>How does this benefit the average rate payers of MCC?</p> <p>I assume that it does not.</p> <p>Further more, will you use this as a reason to increase rates for the maintenance of the site?</p>	<p>Officer response:</p> <p>Council has longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 1021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing to respond to the needs</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		<p>of all its residents and future residents (which include ratepayers, renters and those currently unhoused).</p> <p>Council's website provides a clear explanation as to how rates are calculated each year.</p>
22733	Great idea. Brunswick is the perfect location for affordable community housing, being central, close to transport and other amenities.	Officer response: Support for the provision of social and affordable housing and the location of the project noted.
22739	Yes, I am writing to express my support for this proposal. We need more affordable housing.	Officer response: Support for the provision of social and affordable housing noted.
22746	I object to this proposal of selling this land for affordable housing as the carparking is needed to access the shopping strip along Sydney road. It is already extremely difficult to find parking in this area to undertake my daily visits to Sydney Road for business and personal visits.	<p>Officer response:</p> <p>Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</p>
22749	It is a ridiculous idea. The area is already incredibly dense with buildings. Are you trying to kill small business? Where would customers park? It is not viable for all of us to be cyclists. There is plenty of vacant land in Brunswick East and Brunswick West for affordable housing. Why do you insist on overdeveloping areas? This has not been thoroughly thought out, at all. I have been in Brunswick for over 40 years but the mismanagement of Moreland Council and the overdevelopment in this area is pushing me and my family out.	<p>Officer response:</p> <ul style="list-style-type: none"> <li>State planning policy directs that planning for housing should include the provision of land for affordable housing, and that opportunities for a range of income groups to choose housing in well-serviced locations with access to jobs, services, walkability to activity centres, public transport, schools and open space should be supported. Brunswick is one of the most walkable areas of Moreland with excellent access to services and public transport.</li> </ul>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		<ul style="list-style-type: none"> <li>Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</li> </ul>
22760	Don't think this is a good idea where would people park seeing there is no parking	Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).
22761	Public land should remain as is. Affordable housing is nonsense, it will only continue to trash the area of Moreland, something given away will never be appreciated. How about the Moreland council get serious in cleaning the streets and lanes from rubbish including the degrading Graffiti art that is spreading worse than weeds. Also serious look at dangerous cross roads should be of priority for the council including the roads that get dug up and patched so badly that is likely to cause serious accidents whether by car or bicycle, as for the footpaths just as bad as roads. A non profit, this is never the case someone within the organisation will benefit well and with no sweat. Moreland council seriously. Get out there and provide the services for the rate payers.	Officer response: Council has a longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 1021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing to respond to the needs of its residents and future residents (which include ratepayers, renters and those currently unhoused).
22768	Generally in favour of Council selling the land for this purpose. I would prefer to see the proportion of social housing higher - 60% - and would also prefer that affordable housing was 100%.	Officer response: Support for the provision of social and affordable housing noted. MAH has advised that this balance of affordable and social housing is what is feasible.
22777	I am very keen to see more affordable housing in Moorland. This site seems excellent.	Officer response: Support for the provision of social and affordable housing noted.
22783	Affordable housing is exceptionally important component of local communities. Providing affordable housing in inner urban locations is far preferable and beneficial to low Socioeconomic groups compared to being shunned to the outer ring. Moreland is a fantastic place to live and	Officer response: Support for the provision of social and affordable housing noted.

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	affordable housing means more people can live and enjoy the community, and contribute to how exciting and successful Moreland is.	
22784	Terrible. Public land should not be sold to allow developers to make profits. Work with state government or not for profit organisations to increase public housing, keep it publically owned. Then it can be sustainable, ethical and properly managed. The developments in this council are mostly cheap, shoddy, need cladding etc replaced side to ruthless developers just in it for profit. Totally opposed to this proposal.	<p>Officer response:</p> <p>The proposal does not allow developers to make profits as MAH and its development partner as not for profit entities. The agreement on the sale precludes a for profit development to being involved.</p>
e007	Womens Property Initiatives See <b>Appendix 4</b> for full text	<p>Officer response: Support for the provision of social and affordable housing noted.</p> <p>The commentary regarding WPI's engagement with MAH (or lack of it) is outside the scope of this submission process as it relates to operational decisions of MAH which are made independently of Council. A copy of the letter will be provided to the Chairperson of MAH.</p>
22790	I don't want the social problems that social housing brings. Brunswick has enough anti social behaviour without building more places for those people to live.	<p>Officer response:</p> <p>Housing is a human right for all. Residents of social housing and other forms of affordable housing commonly suffer both material disadvantage and stigmatisation. There is little evidence to support the concern that a new affordable housing development impacts on rates of crime in a particular area. Evidence from the USA suggests that affordable housing reduces crime rates in low income neighbourhoods, and has no impact on rates of crime in high and middle income neighbourhoods. In some cases, such developments provided for increases in safety.</p>



## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		Moreland Council is committed to being an inclusive place for all its residents, workers and visitors.
22795	No way! We need to retain as much public land as possible and preferably left as either car parking, parkland or communal spaces/playgrounds for young families. I've lived in Brunswick for almost 25 years and feel like I'm being swallowed by buildings. Congestion on the roads is becoming unbearable as well...we don't need to add any more housing at all, let alone having it use up open public space. Stop ruining our suburbs!	Officer response: Council has a longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 1021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing to respond to the needs of its residents and future residents (which include ratepayers, renters and those currently unhoused). Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.
22797	Brunswick already has a shortage of car spaces and with council supported potential plan to remove some parking from Sydney road removing car parks is extremely short sighted, we use that car park regularly and dispute the peak % utilisation from study, was it done over a period that included lockdown or school holidays. Car parking is one of the few core items council should be providing, developing social housing on ratepayers land is not.	Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct). Council has a longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 1021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing to respond to the needs of its residents and future residents (which

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		include ratepayers, renters and those currently unhoused).
22798	I am extremely supportive of this proposal. All communities need to play their part in addressing the critical need for affordable housing. This seems to be an ideal location.	Officer response Support for the provision of social and affordable housing and the location of the project noted.
22801	This is a great initiative that should be expanded across Moreland given the rising unaffordability of property in Melbourne.	Officer response: Support for the provision of social and affordable housing noted.
22803	I think it's great! It's a convenient location for low income due to being near the station, this also makes it appropriate for higher density housing. I also think we really should be discouraging car use and removing the car park helps this	Officer response: Support for the provision of social and affordable housing and the location of the project noted.
22806	Brunswick needs more open space	Officer response: A Park Close to Home is delivering a park at 14 Frith St, 300m to the west of the site and has already delivered Bulleke Bek Park at West St 700m north of the site and will soon deliver more public open space at 260 Sydney Rd, 500m to the south.
22811	Agree with the idea but not for no payment. The value of that land should be injected back into the community.	Officer response: The value of the land is being invested into the project, Council is not receiving financial reward for the sale
22813	I think it's a good proposal, just wondering how you are going to enforce that the units remain affordable into the future	Officer response: Support for the provision of social and affordable housing noted. The Heads of Agreement signed by Council and MAH makes the social housing provision a requirement of the sale and this needs to be provided by a Registered Housing Provider.
22815	Firstly the council has allowed too much over development in all suburbs. Not enough parking for these apartments. The parking in that area is terrible at the best of times. I am sure there is land elsewhere away from the central busy hub it already is. It will kill the likes of bunnings, la manna, Peter's meats etc. Affordable housing doesn't need to be in such a location push out to areas like Glenroy, fawkner or merlynston. Near train stations. Over 30 units in that small area? What a joke. How high will this building be? Go ws many car spots per unit? How many bedrooms per	Officer response: <ul style="list-style-type: none"> <li>Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed</li> </ul>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	unit? A lot of lower paid people need to drive to get to work. Many driving long distances to get to work. Another balls up by our council. Let's put this on hold until the next election.....	<p>information on parking provision in the precinct).</p> <ul style="list-style-type: none"> <li>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</li> </ul>
22818	Fantastic idea. Important to provide both social and affordable housing in Moreland. I would suggest that it's important for the affordable housing to remain affordable - you could follow the nightingale model, where the future resale price is restricted. Rents should also be restricted. I also think there should be a caveat that only allows owner-occupiers to purchase the units that are sold (or they could be rented to long-term tenants) in order to build a community in the new development	Officer response: Support for the provision of social and affordable housing noted. The social and affordable housing on the developed property will be rental properties and the rent's charged are controlled by regulation.
22826	I do not approve of this proposal without further, clear details of the criteria for who is eligible for the social housing and the selection process. I also think if the council is to give away land for housing it should be for only social housing, those who need housing most in the community. I would also like to see a more detailed contract between the parties regarding obligations.	Officer response: MAH has advised that this balance of affordable and social housing is what is feasible. The Heads of Agreement clearly outlines the obligations on the future landowner regarding housing provision on the site.
22830	I support this proposal. We need social housing. We need affordable homes. It's a great location. There is the train station, #19 tram & Victoria St bus stop (#508 bus). It's great to see affordable homes near shops, schools & transport.	Officer response: Support for the provision of social and affordable housing and the location of the project noted.
22834	Please stop developing land for apartments. Brunswick has becoming so over built up. Is really not pleasant anymore. It's so hard to find parking, the roads are really too busy. I'd rather see another park or keep the car park. No more apartments	Officer response: This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		built form and offer an opportunity for comment.
e008	<p>To Whom It May Concern</p> <p>I write to the Moreland City Council regarding the proposed sale of 2-12 Wilkinson Street, Brunswick for the purposes of developing affordable housing.</p> <p>As a long-term resident of the Moreland City Council as well as an experienced development professional; who has worked in the Community Housing sector for many years; I would like to acknowledge and congratulate the Councillors and Council Officers of Moreland, for this progressive and much needed housing initiative. Well designed, suitably located, sustainable, safe, secure long-term community and affordable housing is a much needed and important part of a diverse and inclusive society.</p> <p>The proposed pilot project site (Wilkinson Street, Brunswick) is an excellent choice for a community housing development; well located (situated near employment opportunities, fixed public transport routes, public services and retail amenity), improves an underutilised asset (degraded on-grade car-park) as well as being located in a mixed use area (interfacing both residential and commercial precincts) which could easily accommodate a high density housing or mixed use development.</p> <p>The proposal to sell the land to the SPV (Moreland Affordable Housing Ltd) and partner with a registered Housing Association; to develop dedicated community housing and provide long term affordable housing (subject to securing a suitable planning approval as well as achieving the necessary funding and demonstrating financial viability), is a finically and contractually sound approach, that protects the long and short term interests of the LGA, embeds valuable expert knowledge and experience into the early and ongoing phases of the housing development process, creates certainty for all the project partners, protects the interests of future tenants, as well as creates clear and ongoing lines of demonstrable responsibility, financial accountability, risk allocation, regulatory controls and performance indicators; to achieve and maintain the intended housing project goals.</p> <p>I whole heartedly support this land sale proposal and hope it receives an enthusiastic reception</p>	<p>Officer response: Support for the provision of social and affordable housing noted.</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form, including a number of elements relevant to the points made in this submission, and offer an opportunity for comment.</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

from local Residents and Traders; as well as the successful approval by the Local Council. I appreciate there will need to a public consultation process and that a formal planning permit application process will be undertaken, and more detail considered regarding the future developments form, scale, inclusions and presentation (to be realised through this design development phase). In advance of this design and feasibility process, but I would be keen to see the following considerations addressed in the next design and development stages:

1. Please enshrine and prioritise the future affordable housing for the use of existing long-term residents of the Moreland City Council (please keep housing for the locals). Please provide housing security for existing long-term residents; whose housing needs are left vulnerable and jeopardised due to the gentrification of the city and the ongoing loss of low-cost rental accommodation to new owner occupiers. This focus needs to be a key feature of this proposed development and future residents could be asked to demonstrate their long-term links to the community, as part of their application process.
2. Serious consideration needs to be given to retaining the existing heavily utilised on grade car-park. There are many examples of Community housing developments that achieve both ends of developing affordable infill housing through 'air-rights' above public car parks (City of Port Philip's Kyme Place, Port Melbourne and Woodstock Street Balaclava as well as Kingston City Council's South Road, Moorabbin). Unfortunately developing and delivering affordable housing can be a controversial and challenging process for any LGA; that often needs to overcome objections based on misinformation, stereotyping and bias. Getting the nearby Traders and shoppers 'off-side' by removing free public car-parking (in an area which is already challenged with the perception of a lack of public car-parking) can be a way for future objectors to mask their prejudice regarding the adoption of affordable housing, and present their arguments as purely based on economic, amenity or infrastructure concerns. You can have both; an improved, on-grade and undercover public car park as well as quality housing situated above.
3. Locating housing at ground level should be carefully considered and preferably limited (or avoided all together). The site is well located, but the 'on-grade' amenity and interfaces are degraded (located behind shops, abutted by other car-parks, the location of dumpsters, an uninviting laneway and rear service entries). Wilkinson Street has a limited residential presence, and perhaps this side of the site may be suitable for 'street level' accommodation, but the necessary private open space would then need to be placed at the front of the dwelling and this creates challenges for privacy, security, resident amenity, and how to overcome these challenges

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>while ensuring a sympathetic approach to the existing streetscape. Placing residences 'on-grade' in this location creates challenges with how to manage the street entry for occupants, how to place and protect private open space (courtyards at street level in laneways too often become unwanted rubbish dumpsters from people passing by). The way to create successful communities is to create continuity of occupancy and long-term tenure. Spaces that feel unsafe, unsecure, uninviting and inaccessible see a high turnover of occupants (or worse; remain un-occupied), and can become degraded, unappreciated, neglected and their use and intended benefit lost. Again – the creation of an on-grade car-park and housing above, creates a natural 'security layer,' where private open space (balconies) are elevated, can be screened (but not fortress like), and lifts residents above the noise, impact, car movement, waste services and intrusions into the 'quiet enjoyment' of their homes as well as retains the benefits of car-parking for shoppers and Traders.</p> <p>4. If the Council is keen to see the removal of the on-grade car-park, consideration should be given to turning the ground level over to another use /activity (and maintain the housing above), such as activating this with street level community, commercial or retail spaces, which could accommodate Council services, activation space for the LGA, promote new businesses with discounted rent, create an arts hub or additional meeting space for residents and locals alike. Given the congestion, poor amenity of the actual laneway, ongoing car movement, waste collection activities, narrow laneway, lack of activation in non trading hours and abutting car-parks, the ground floor activities for any future development are better suited to commercial facilities or public infrastructure, with housing perfectly placed in an elevated position above. Congratulations again to the Moreland City Council for their vision and commitment to this important affordable community housing initiative. I look forward to seeing the successful approval of the land sale proposal and the future development progressing to construction and occupancy.</p>	
22844	<p>I am opposed to this proposal for several reasons:</p> <p>1. The subject site is in the Brunswick Major Activity Centre, for which Council does not have up-to-date data on a precinct-wide basis. Council does not have a Carparking Plan for the BMAC, the BITS 2013 has never been reviewed or updated (not even to align with the MITS 2019), the Activity Centre Framework is from Feb 2014. Council is making decisions to remove on-street carparking on an ad-hoc basis, for example the Dawson Street pop-up bike lane trial, which has removed at least 40 carparking spaces recently, with no proper impact assessments. The Brunswick Activity Centre Place Action Plan of December 2017, was only reviewed and updated once - in Oct 2018 - and never again since then. The Brunswick Structure Plan in the Moreland</p>	<p>Officer response:</p> <p>A number of the points made in this submission are outside the scope of this process and will not be addressed.</p> <ul style="list-style-type: none"> <li>The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space. The report also</li> </ul>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

<p>Planning Scheme is from many years ago. And although there is apparently a Brunswick Parking Strategy document created by GTA Consultants, I don't think it has ever been endorsed by Councillors.</p> <p>2. Until Moreland Council reviews the Brunswick Activity Centre Place Action Plan, with appropriate community input, then it is not fair to give away Council-owned land. This land belongs to the ratepayers of Moreland, not to Councillors or Council Officers.</p> <p>3. I checked the ACNC Charity Register and see that MAH Ltd have not submitted their financial documents and reports for 2020 by the due date of 31 Jan 2021. These documents are overdue.</p> <p>4. Why are the ratepayers of Moreland giving land to a charity affiliated to Moreland Council? I would prefer that Council's overpaid Executives donate their wages to a charity that purchases land instead. I would also like to see Victorian ALP MP's donate their ridiculously high salaries to charity in order for land and housing to be built for those in need.</p> <p>5. Moreland Council has been a major contributor to rising house prices for many years, by being an avid supporter of unsustainable population-growth, and promoting the sub-standard theories of the University of Melbourne academics. In particular [claim relating to a third party person redacted]. In my opinion the Vice-Chancellor of Melbourne University should donate their annual \$1.5 million dollar salary to an affordable housing provider, instead of Moreland Council giving land to MAH Ltd for free. There are also many grossly overpaid Executives at Melbourne University who should also donate their excessive salaries to those in need.</p> <p>6. I do not believe that the parking occupancy survey quoted for the subject site is accurate or trustworthy. I have read numerous Council Reports that have parking occupancy surveys, and whenever I look up the days and times, I see that it is not reflective of true use. This parking occupancy data is most likely grossly under-estimating the true use of the subject site.</p> <p>7. Moreland Council has failed to even deliver a Draft Council Plan or Draft Council Vision for 2021-25, even though it is now August. Moreland Council has totally lost the plot and is failing to deliver the basics. The Community Planning Councillor Reference Group does not respect the votes cast in the 2020 Council election. The fact that there are 3, now 4 Greens Councillors on this Reference Group is ludicrous. The Councillor who received the highest votes in the election was not nominated to be on this Reference Group even. Who on earth do these other 6 Councillors think they are exactly?</p> <p>8. The CEO of Moreland Council fails to fulfil her functions. For example, she has not created Terms of Reference for Citizens Advisory Committees that were established on 9 Dec 2020. Fails to include reports in monthly agendas on issues that matter to the community - such as a Draft</p>	<p>notes that Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</p> <ul style="list-style-type: none"> <li>• This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</li> <li>• Re points 3 &amp; 14. Moreland Affordable Housing Ltd has advised Council that, as of 9 August 2021, its reporting is up to date with the ACNC.</li> </ul>
--	---

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>Council Plan, such as a Report on the pop-up bike lanes in Pascoe Vale.</p> <p>9. I am opposed to any suggestion that the development on this land should be a Design Excellence Scorecard planning application. In my opinion the Scorecard process fails to give due consideration to the rights and interests of affected persons. "Before making a decision that affects a person's rights, Council must identify whose rights may be directly affected and provide an opportunity for that person (or persons) to convey those views regarding the effect on their rights and consider those views."</p> <p>10. The fact that the Hearing of Submissions committee for this proposal has 3 Greens Councillors and 1 ALP Councillor, shows the complete disrespect of this Council for how Moreland voters cast their vote in October 2020.</p> <p>11. The fact that 3 Greens Councillors are on the Hearing of Submissions Committee confirms to me that this proposal is nothing more than ideology. And it also confirms that Moreland Council does not genuinely want people to participate in the Submissions Hearing.</p> <p>Thanks a lot for keeping people away.</p> <p>12. I would have considered participating in the Submissions Hearing, but not with such a lopsided unrepresentative group of Councillors, most of whom are unable to listen to what people say, and do not respect the diverse range of people living in Moreland.</p> <p>13. It appears that this website is not going to give me a Privacy Collection Notice. Instead it merely says that the Privacy Policy on this webpage applies. I believe that to be incorrect for a formal process such as this, and does not comply with the 10 IPP's of the PDP Act 2014.</p> <p>14. Finally I would just like to repeat the fact that MAH Ltd have not submitted their Financial Report 2020 and Annual Information Statement 2020 to the ACNC, and these are overdue since 31st January 2021. This is the typical standard of conduct that I expect from Moreland Council.</p>	
22845	<p>I strongly Support the development of affordable housing but I wonder about this site given we also want no parking on Sydney Rd and so off street car parks like this will be at a premium.</p>	<p>Officer response: Support for the provision of social and affordable housing noted. Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</p>
e009	<p>I am writing about the proposed affordable housing project planned for Wilkinson Street, Brunswick.</p>	<p>Officer response:</p>



## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>I have read the information available online, and have a number of questions/comments.</p> <p>1. This land was ear-marked as a future green space. Given the increase in the number of residences in the immediate area, over the past 5 years, I think a green space is desperately needed. The mention of a green space at 14 Frith Street isn't really relevant as it is already close to Randazzo Park, and there are no green spaces in and around the Brunswick station on the west side of Sydney Rd. There have been a huge number of residential buildings erected in Hope and Breese streets, generating a lot of rates and development contributions collected specifically for open space in the area, and this money should be directed to that purpose. A park or green space is needed at Wilkinson Street, to offset the impact of residential towers, and to provide amenity to those already living in the area.</p> <p>2. Has any consideration been given to the pricing of the finished housing, and the impact on the prices of existing surrounding housing? The details are very vague regarding "affordable housing" being 20-30% of someone's income. Are these to be owned by the Council and then rented to people in housing distress? Are they are 'rent-to-buy" model? I think more information needs to be disclosed regarding the commercial nature of this project. Are council building is on a non-for-profit basis? And if so, are the beneficiaries going to be from the local area, or simply anyone on the State list, but funded by the Moreland rate payers? Whilst the cause is a noble one, housing is a State responsibility, and not that of Moreland rate payers...</p> <p>In summary, we do not support this project in this location.</p>	<ul style="list-style-type: none"> <li>• The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space. The report also notes that Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</li> <li>• Regarding pricing, The social and affordable housing on the developed property will be rental properties and the rent's charged are controlled by regulation.</li> <li>• Dwellings will be preferentially allocated to those with strong links to Moreland</li> <li>• Council recognises social and affordable housing as primarily a state responsibility. However it has a longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 1021/22 and the Moreland Planning Scheme to increase the provision of social and affordable housing to respond to the needs of its residents and future residents (which include ratepayers, renters and those currently unhoused).</li> </ul>
22849	<p>Disagree with this decision. Would recommend it be made into a park if bought. Traffic, essential services and infrastructure are not keeping up with development NFP and private. Please do not develop this land.</p>	<p>Officer response: A Park Close to Home is delivering a park at 14 Frith St, 300m to the west of the site and has already delivered</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		Bulleke Bek Park at West St 700m north of the site and will soon deliver more public open space at 260 Sydney Rd, 500m to the south.
22853	I propose a park would be better due to brunswicks low amount of green spaces. As the suburb gets more developed green spaces will be at a premium. Think about the future now and turn it into a park, we can't put a price on nature.	Officer response: A Park Close to Home is delivering a park at 14 Frith St, 300m to the west of the site and has already delivered Bulleke Bek Park at West St 700m north of the site and will soon deliver more public open space at 260 Sydney Rd, 500m to the south.
22855	This is very shortsighted. There is a significant amount of development already occurring in this pocket all the way up to Albion St. We do not need yet another car park to be taken away. There is already an abundance of development taking place and the area is not fully equipped to handle anything further.	Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).
22859	I'm opposed to it. I pay incredibly high mortgage and rate fees to live here I feel everyone should do the same.	Officer response: Not everyone in Moreland's diverse community is in a position to obtain and have the means to support paying a mortgage. In 2016 Moreland had a shortfall of 4000 affordable homes, this will rise to at least 7000 by 2036.
22860	No, don't do it. The last thing Brunswick needs is more low quality high density housing for anyone. Space is at a premium, if you want to do something with that land, make a park. Everyone can use that not just a privileged few	Officer response: The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space. Council is making parks, A Park Close to Home is delivering a park at 14 Frith St, 300m to the west of the site and has already delivered Bulleke Bek Park at West St 700m north of the site and will soon deliver more public open space at 260 Sydney Rd, 500m to the south.
e010	I am definitely a supporter of the project proposed for Wilkinson St	Officer response: Support for the provision of social and affordable housing and the location

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	Such housing is desperately needed, and I hope that the design for anything that is built will incorporate many accessible features so that people with mobility issues could live in these homes. Housing without stairs (let alone other accessible features) is hard to find!	of the project noted. MAH has committed to meeting the benchmarks for design excellence established in the Moreland Design Excellence Scorecard which has the following Building Accessibility requirement: “..must demonstrate that 75% of apartments (rounded to the nearest whole dwelling) meet the accessibility requirements of Standard B41 from Clause 55.07-7 or D17 from Clause 58.05-1 of the Moreland Planning Scheme.”
22864	Proposal of affordable housing in this location is short sighted given the amount of other commercial developments in the area & the lack of available parking spaces etc Other land should be sought for this project as it is important to have affordable housing. There are many issues with Moreland planning in general. Overdevelopment of the area by people building too much on their own block, too big commercial developments adjoining parklands. Perhaps council need to think about purpose building affordable homes as part of larger developments, working with big developers. Also providing enough open spaces for those who need to get out for exercise and fresh air.	<p>Officer response:</p> <ul style="list-style-type: none"> <li>MAH has committed to meeting the benchmarks for design excellence established in the Moreland Design Excellence Scorecard</li> <li>Council encourages and facilitates developers to provide affordable housing under the current provisions of the Planning and Environment Act. However, at this time these are voluntary provisions.</li> </ul>
22875	I would prefer if Council transferred ownership of any existing buildings for social housing. Take a leaf out of City of Melbourne’s book - they’re transferring an empty building into apartments for the homeless. I don’t want to see any more public land being used for anything other than parks and green space.	<p>Officer response:</p> <p>Unlike the City of Melbourne, Moreland does not have an empty office building which it can convert so it has assessed its underutilised land assets for potential development sites.</p>
22876	Council should not be gifting land to what is essentially a private organisation. Council owned land is held in the public interest and this clearly is not a public use. The land should be either retained as carparks (to help reduce parking demand on Sydney road and improve Sydney road bike lanes) or another public use such as pocket park, or for use by a community group (if short council to retain ownership).	Officer response: MAH is a charitable entity established to serve the Moreland community in providing more affordable housing. Far from short- changing future generations, this project

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	Council's intention to gifted the land to a housing provider is short sighted and short changes future generations of the ongoing utility of this council owned land. Once it's gone its not going to come back.	will provide intergenerational outcomes that will enhance the community.
22877	I support this move . I would like to suggest that the housing be made available to the demographic group most in need in Moreland .	Officer response: Support for the provision of social and affordable housing noted. There is high need across a number of demographic groups in Moreland for affordable housing and the involvement of a community housing provider as a delivery partner will ensure the allocation is appropriate and fair.
22878	Does the development benefit everybody or just the few? Why does the council need to give up ownership?	Officer response: Moreland Affordable Housing Ltd is a for purpose charitable entity with a specific purpose to provide affordable housing for the Moreland community. It advised Council that leasehold development would not be feasible for this site. In September 2020 Council agreed to receive a proposal for a development based on sale of the land.
22879	I heartily support the proposal. It's an excellent, socially responsible solution.	Officer response: Support for the provision of social and affordable housing noted.
22884	<p>You are stepping outside of your scope. No one wants this.</p> <p>You keep bringing outrageous ideas and wasting our money on stupidity. How about you concentrate on what a council is supposed to do and get it done in a timely manner, we don't need a council doing a job that is for state and federal government.</p>	<p>Officer response:</p> <p>Council has a longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 1021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing to respond to the needs of its residents and future residents (which include ratepayers, renters and those currently unhoused).</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

22890	I think it is a great proposal and demonstrates a real outcome on social housing. Given the chronic demand of social housing in Brunswick and Council's commitment to use Council land to build some, I think this is an ideal site. Most of the car parking in the vicinity remains. The proposed site is the portion from 2 to 12 Wilkinson St, which is rarely used because it is a paid car park, while the other adjoining free car park is fully used. Given the development is being developed by a Council entity I do understand what you mean it is being given away. Currently it is a wasted eyesore and wasteland which will be utilised for a community purpose by providing affordable housing. What a great outcome.	Officer response: Support for the provision of social and affordable housing and the location of the project noted.
22898	It sounds all very good but I feel the area has already to many existing montrisities in apartment blocks .I live in the area and already traffic is bad forget about parking. These new housing need to be built further out as we are now to congested in Nicolson st lygon st etc. stop building altogether tks	Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..
22903	I would be very interested in exploring the proposed development on Wilkinson St, Brunswick. I'm 40, and have never purchased a home before - having lived in the Tip Top complex since 2014 I consider Brunswick/Brunswick East "home" and would love to purchase in the area one day. I look forward to any further information that can be shared RE this opportunity. Cheers,	Officer response: Support for the provision of social and affordable housing noted. Council will be providing submitters with an update on the future decision about the sale of land and will be communicating into the future on the progress of this project.
22904	I think this is a great idea, but could be pushed even further to 100% affordable housing. Given the state of housing affordability and homelessness in Brunswick, the more we can do to support those struggling to afford accommodation, the better. I also think having the housing located in a central area close to services, such as Wilkinson St is the best way to provide a realistic and inclusive option for those who need it.	Support for the provision of social and affordable housing and the location of the project noted.
22905	Terrible terrible decision. The area is congested already without removing parking and avenues for delivery trucks and drivers to get through. The permit area provides parking for the workers in the area (though not substantial) it does provide all day parking. There are plenty of sites within Moreland that are currently vacant that could be used instead.	Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..
22910	As a business owner who uses the carpark for business permits, I do not believe this proposal is suitable. The carparking situation in Brunswick is hard enough and to now have to compete with	Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	another 35 apartment occupants will add pressure and possibly risk the possibility of getting more fines due to having to move the car every 2 hours.	report provides detailed information on parking provision in the precinct).
22916	The amount of apartments in central Brunswick is overwhelming as it is. I feel like I'm living in Hong Kong or New York. How much are you selling the land for? What will be done with the funds? I presume it will be several million. Are the primary schools in the area going to manage the increase in children which will come in the next 5 years. I do not support the proposal also because of the over crowded transport and the fact there are too many blocks of apartments in Brunswick. Brunswick is becoming a very expensive inner city area - creating a challenge for people who are financially struggling to manage living in this area. Have you checked the concession pass at the Brunswick Baths? Council needs to think about the people living in the housing.	Officer response: This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.
22922	I support this proposal - it's very important to provide affordable housing in our area and it's great to see council getting it done (especially replacing a car park!)	Officer response: Support for the provision of social and affordable housing and the location of the project noted.
22923	<p>I live in Tinning St, pay rates and visit the shopping area around Wilkinson St several times a week. I strongly support the proposal to create affordable housing including "social" housing at the described site.</p> <p>Brunswick is full of places to live but all the rents and house prices are huge. If you are on a social security benefit, without a home, or are a casual or low paid worker, you are unlikely to be able to afford to live here. Yet is an ideal place for people to live - transport, services, etc, and a still diverse and welcoming community on the whole.</p> <p>I know the proposal will remove some parking spaces. This is a small price to pay for a community good. I have already given up driving to the shops in that block - too much traffic! I always ride my bike.</p> <p>Lack of affordable and suitable housing is in our faces every day, if we take notice of the people eking out an income on the streets or occasionally seen with small tents in the parks.</p> <p>I am pleased that my council is finding a way to make a difference for a proper mix of housing which has been skewed away from a human right to housing towards a developer right to profit from housing.</p>	Officer response: Support for the provision of social and affordable housing and the location of the project noted.
22929	There are too many MCC strategies and governance errors that impact this decision. It should not proceed until MCC can prove to the ratepayers it has adhered to every governance requirement. No parking plan around this activity centre, no approval for any change to bike lanes in Sydney	Officer response:

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	Road etc etc. The community is fed up with MCC cutting corners. Ratepayers expect the Council to do the right thing.	<p>Council is working within the requirement of legislation and state government guidelines with regard to the sale of this land</p> <ul style="list-style-type: none"> <li>• Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</li> </ul>
22917	In area of car parks , big sites about to start construction, this particular prescient is screaming for greenery and relief to inner suburban densely intensified living. This proposal is well suited to a Main Street location and not on this particular site. Everyone needs psychological and physical relief provided by the communal green space that has always been freely orchestrated by council that this car park will be developed into a green space.	Officer response: This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment
22942	This is a sensible approach to a longstanding issue with clear and active leadership of this style being much needed. Being Moreland, it is expected that the development will be zero net carbon and to a very high level of environmental sustainability more broadly. Well done on this initiative.	Officer response: Support for the provision of social and affordable housing noted.
22943	No no more commission homes we have enough trouble as it is. No open spaces anymore, that's what Moreland was about.	<p>Officer response:</p> <p>Housing is a human right for all. Residents of social housing and other forms of affordable housing commonly suffer both material disadvantage and stigmatisation. There is little evidence to support the concern that a new affordable housing development impacts on rates of crime in a particular area. Evidence from the USA suggests that affordable housing reduces crime rates in low income neighbourhoods, and has no impact</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		on rates of crime in high and middle income neighbourhoods. In some cases, such developments provided for increases in safety. Moreland Council is committed to being an inclusive place for all its residents, workers and visitors.
22949	<p>I'd like to put forward my strenuous objection to the proposed sale of the land on Wilkinson Street, and the proposed development of affordable housing on this property as well as on Frith Street. To be clear, it is not affordable housing that I am objecting to but because of the reasons below.</p> <p>The amount of approvals the council has allowed to pass has been extraordinarily high and the Transport section of Moreland has not been able to keep up or plan for vehicle traffic and parking restrictions. There seems to be no one who has taken urban planning into account when approving these plans.</p> <p>Also, construction of buildings and houses seem to have passed with the bare minimum standards. Examples of these are 1 Lygon Street in Brunswick East, Elvera on 326 Lygon St., where the floorplan layout and quality are similar to third world countries. And planning notices that are placed on one side where the actual residents who should be notified are kept in the dark ( rear of 102 Blyth Street and end of Aberdeen Street).</p> <p>With these issues, it would be beneficial to the community if qualified parking and urban planning people are employed before making irreversible decisions that do not add value but create chaos.</p> <p>In summary, I am vehemently opposed to the sale of the property in Wilkinson, the development of it until there is clear evidence that the right kind of people are being employed by the council to make changes that benefit the community. I do support the idea of affordable housing.</p>	<p>Officer response: Support for the provision of social and affordable housing noted.</p> <p>Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</p>
22950	I am writing in support of Moreland Council's proposal to sell a carpark to MAH for the purpose of building affordable apartments. The location, within a short distance of the Sydney Road Activity Centre, trains and trams, is an ideal location for affordable housing. In this instance, the highest and best use of the land is for affordable housing. The current use of the land, as a carpark, results in this site being underutilised. It also does not support mode shift towards more sustainable	Officer response: Support for the provision of social and affordable housing and the location of the project noted.



## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>forms of transport.</p> <p>Should this proposal be accepted, I support the principle for the land to be sold to MAH on the condition that it continues to provide a community benefit through the provision of affordable and social housing. Council could also consider requiring MAH to provide additional public open space, possibly in exchange for additional density. MAH should also ensure it retains existing trees, where possible, and adds to tree canopy cover.</p>	
22934	<p>This seems like a great idea to provide affordable and social housing in a good location. Loss of some car parking is the only possible downside.</p>	<p>Officer response: Support for the provision of social and affordable housing and the location of the project noted.</p> <p>Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</p>
22953	<p>I think it's a brilliant plan.</p>	<p>Officer response: Support for the provision of social and affordable housing noted.</p>
22936	<p>Excellent do more of this</p>	<p>Officer response: Support for the provision of social and affordable housing noted.</p>
22933	<p>I think this land is tax payer owned and should become green space. The over development of the Moreland area is horrid. Buy the existing apartments in over developed areas and have affordable housing within these. Then you are integrating low cost housing with regular housing and not creating buildings that become commission style flats in the next 5-10 years.</p>	<p>Officer response:</p> <p>The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space.</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

22961	Not interested in providing public housing in a prime location. They can be catered for elsewhere	Officer response: Wilkinson St is an excellent location for social and affordable housing. It offers future residents a chance to share in all the advantages of its being a prime location.
22962	<p>Absolutely do not approve or support any such developments.</p> <p>Brunswick is at capacity already, with congestion increases constantly impacting on the quality of residents lives.</p> <p>“Affordable “ housing is just like saying “let’s devalue Brunswick...Does that also mean that Rates for existing Brunswick residents will be “affordable “...</p>	Officer response: Council has a longstanding policy position as currently expressed in the Municipal Health and Wellbeing Plan 2017-21, Affordable Housing Action Plan 1021/22 and the Moreland Planning Scheme is to increase the provision of social and affordable housing to respond to the needs of its residents and future residents (which include ratepayers, renters and those currently unhoused).
22957	100% supportive	Officer response: Support for the provision of social and affordable housing noted.
22965	<p>To whom it may concern,</p> <p>Please find my submission for the proposed sale of land for affordable/social housing.</p> <p>I strongly attest against the selling of 2-12 Wilkinson street, Brunswick.</p> <p>One of the main reasons is that out of all of the sites listed, Wilkinson street is one of the smaller locations and is in an already congested area, not to mention the already approved projects that will occur and add to that congestion. This will certainly lead to it being the site with the most negative impact on surrounding businesses and residents, which is not what the council should be trying to achieve.</p> <ul style="list-style-type: none"> <li>• 23-27 Frith street Brunswick is marginally bigger and it also located next to already established apartments and warehouses, the carpark opposite this site is much larger and would cater for the needs of the proposed building as it is less congested than Wilkinson street.</li> <li>• 4 Gladestone parade Glenroy even though this is a smaller block it is better situated at the end of a strip of shops before leading into a residential area which is a better way to integrate affordable/social housing into the community.</li> <li>• 5-7 Lytton Street Glenroy is almost double the size of Wilkinson street and is better situated at the end of a strip of shops before leading into a residential area which is a better way to integrate affordable/social housing into the community.</li> <li>• 26 Belair Avenue Glenroy is 1 ½ times larger than Wilkinson street and is located in an area</li> </ul>	<p>Officer response:</p> <p>Choice of site: Council has accepted MAH’s proposal that Wilkinson St is the most appropriate for its first development.</p> <p>Open/Green Space Use: The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space.</p> <p>Parking: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

<p>where the building of this site would not lead to further congestion and allow integration of affordable housing in a positive way.</p> <p>A much better use of space would be to do what the Moreland City Council had already earmarked the site for which was for a new open green space in Schedule 18 to the Design and Development Overlay. The promise of a future park was used to justify other high-density developments in the area, including an approved 11-storey 177-apartment development (342-348 Victoria St, across Rosser St). This communication and agreed upon terms by the council was a big reason why we decided to reside in this area, however now we feel blindsided with the proposal to change it into more apartments. Families are moving into the Moreland area and the need for an open space would be a much more community friendly use of space, as originally earmarked. Council has recently approved a 6-storey development at 19 Wilkinson St, setting a precedent for mid-rise 5-storey buildings down the entire length of Wilkinson St. This is the only possibility for any open space in the immediate area, while the many already-approved or likely-to-be-approved apartments over the next 10-20 years are going creating significantly more demand for the open green space/parking space. The following sites that have already been approved</p> <ul style="list-style-type: none"> <li>- 177 apartments at 324-348 Victoria St (approved)</li> <li>- 256 apartments at 288 Albert St (existing)</li> <li>- 8 Ballarat St (approved)</li> <li>- 4 Ballarat St (approved)</li> <li>- 19 Wilkinson St (approved)</li> <li>- Not to mention the already proposed building of Brunswick village currently on Rosser street and the future plans for apartment as well as the current rebuild of the railway hotel.</li> </ul> <p>This equates to many hundreds of apartment residents and visitors within a two-minute walk of this location. The developers of these apartments pay a contribution to the council to support development of such spaces, yet Council is missing out on an opportunity to build a park and keep parking adequate in one of the most useful possible places, in the high density development corridor between Sydney Rd and the Upfield train line. All other existing or proposed parks (such as Bulleke-Bek park or not-yet-existing Frith St park) are roughly a 10 minute or more walk away, which isn't suitable for an area where the demographic is drastically changing as an area for families.</p> <p>Another reason why this proposal won't work is the immediate issues with the lack of parking, which will not only add to the congestion of the area, it will have a negative flow on affect for the current 'Bunnings' car park as well as the Woolworths carpark. I am aware of the council's opinion</p>	<p><b>Built form:</b> This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</p> <p><b>Valuation:</b> the land valuation has been undertaken in line with legislative requirements. It is exclusive of GST.</p>
--	--

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

and survey of parking occupancy which was conducted during February 2021, for much of which Melbourne was in lockdown or strict coronavirus restrictions, both of which reduce mobility and therefore likely underestimate realistic long term parking usage. However even though this was the case, I took the liberty to take photos on the 17th of July when we were also in a lockdown. The council states that the average capacity of the carpark was 57% and 69% at its peak. However when I visited the area on a Saturday morning during a lockdown the Bunnings carpark was at 86% capacity and the proposed location for the carpark was at 75% capacity, not to mention the Woolworths carpark that was at 85% capacity. Therefore the solution of using the current Bunnings carpark and the Safeway carpark (which is already deemed unacceptable due to its current restrictions/guidelines) are obviously not feasible. The proposed new 34-apartment develop will simultaneously increase demand for parking in the area (people will visit apartment residents) while reducing its availability and only adds to putting more pressure on businesses and residents in the immediate and extended area.

Building new housing for the most vulnerable in the community is a great thing. However this doesn't have to come at the cost of reducing amenity of central Brunswick for all residents and visitors. The problem is not that this proposal is for social housing, it's that it is overdevelopment in an increasingly crowded precinct, and Brunswick will be stuck with the outcome of this for generations. Instead of giving away this parcel of land which has other valuable uses, there are many ways Council could incentivise or directly ensure construction of social and affordable housing in growth corridors, such as one of the other proposed sites or even the current firth street area. These proposed areas have more space and much larger carparks, those areas wouldn't have a negative effect of residents and businesses like this one will.

In summary this proposal is not only detrimental to the local residents and businesses, it will not deliver the intended purpose of integrating the most vulnerable into the community. It is detrimental to the local businesses and residents as it will take away parking and add traffic congestion and there is no adequate solution for this, it will cause resentment to the location, which would not be what these residents need and it will put even more pressure on the surrounding residents and businesses. The council will lose an opportunity to have an open space in what will already be one of the most congested areas with the approved construction of apartments already to take place and the revamp of the Railway hotel. It will not only create an overhaul of congestion, it will create a really dangerous environment on the road/footpaths along Wilkinson street and Rosser street. Vehicles already mount the curve to maneuverer around traffic and if congestion increases it will become such a dangerous area and incidents that were

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>otherwise avoidable may occur. I implore you to reconsider this location and furthermore look at using one of the more suitable locations that you have already earmarked for housing, leaving this place as is or even better turning it into an open area for the community to enjoy would be a much more suitable and partial way to support the Moreland community.</p> <p>To accompany my summary, I have the following questions:</p> <p>Are there plans or schematic design drawings? If so why have they not been circulated?</p> <p>If it is accepted that 34 apartments are to be constructed what car parking will be provided by the development? (Parking should be between 24 to 34 spaces included in the development). Given the lack of parking available street parking it would be interesting to understand the Council approach.</p> <p>If 34 apartments is correct and 85% (29) must be used for affordable housing. What will happen to the remaining 5 units?</p> <p>Moreland Affordable Housing Ltd. May transfer up to 90% of the affordable housing to a registered agency. Please explain?</p> <p>Is this a sale, lease, licence? – Please explain the intent</p> <p>Therefore 29 units for affordable housing up to 90% transferred to a registered agency (26) so (3) are left with MAH Ltd. What an administrative mess!</p> <p>It appears that the development has 4 different types of occupants</p> <ol style="list-style-type: none"> <li>1. Unit owner private sale</li> <li>2. Unit occupier affordable housing (moreland Council or MAH Ltd tenant)</li> <li>3. Unit occupier affordable housing (3rd party registered agency)</li> <li>4. Unit occupier Social housing (3rd party registered agency)</li> </ol> <p>Is it the proposal of the Council to rezone the area from Commercial 1 to Residential as part of this proposal?</p> <p>The current valuation of \$4.1 million is based on Commercial 1 and should it be rezoned the value of the site would increase. Does the current \$4.1 million include or exclude GST. Will the site be revalued in line with the Heads of agreement “not more than 6 months prior to the sale” therefore I believe the valuation is not current or applicable.</p> <p>Regards</p>	
22958	<p>I disagree with the Council's proposal for several reasons. Firstly this is in an area that already experiences antisocial behaviour due to individuals of socio-economic disadvantage. The proposal does not address the safety concerns of residents already living through the challenge of this. Safety and perceptions of safety need to be enhanced. The numerous high profile assaults in area</p>	<p>Officer response:</p> <p>Safety: Residents of social housing and other forms of affordable housing suffer both material disadvantage and stigmatisation.</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	<p>remain scarred into everyone's memory.</p> <p>Secondly, there is already a crisis of suitable vehicle parking around Sydney Rd. The feasibility assessment only considered current parking occupancy levels. With the increased development of the area, parking pressures are being increased. The proposed solution of adjusting on street parking is not an effective compromise.</p> <p>Thirdly, the Council has not been supporting current citizens through the impacts of the pandemic. If there are public lands that the Council is willing to part with, then any funds that can be secured for their sale should be maximised and returned to residents. Residents pay significant rates and taxes. Whilst it's altruistic to support those disadvantaged by affordable housing, it's of more imperative to support those who are struggling to maintain their housing.</p>	<p>Relating a proposal for social and affordable housing with safety concerns promotes stigma and is antithetical to Council's position with regard to being inclusive and respectful of all members of our community. Noting high profile assaults in the area in relation to this proposal is not appropriate and certainly not relevant. There is little evidence to support the concern that a new affordable housing development impacts on rates of crime in a particular area. Evidence from the USA suggests that affordable housing reduces crime rates in low income neighbourhoods, and has no impact on rates of crime in high and middle income neighbourhoods. In some cases, such developments provided for increases in safety.</p> <p>Parking: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</p> <p>Use of funds: Council will not get any financial return for this proposed sale</p>
22960	<p>Absolute rubbish. You have no right to convert this space. There's no infrastructure, just a whole lot of extra people polluting an area in inner city Melbourne that is already overcrowded.</p>	<p>Officer response: This process is limited to the sale of land at Wilkinson Street, Brunswick (which Council does have the right to do based on following the applicable law and government guidelines) Any future development will be considered as part of a separate planning process. This future process will provide details of the proposed built form and offer an opportunity for comment.</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

22954	Creating affordable housing in Moreland, is important, does it need to come at the cost of access to local businesses. Parking in the main shopping areas of Brunswick, is already a severely limited resource. Decreasing an already rare resources, in an every expanding population, forces locals into frequenting retailers in the area, who can afford to provide parking or possibly look elsewhere. It would be good to know why this location was chosen for developing affordable housing and what would make it successful at this location, in becoming part of the local village?	Officer response: Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).
e011	I support the sale of the car park land for affordable housing.	Officer response: Support for the provision of social and affordable housing noted.
m002	G2 Consulting for Banco Group see <b>Appendix 5</b> for full text	<p>The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space. The report also notes that Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process.</p> <p>This future process will provide details of the proposed built form and offer an opportunity for comment.</p> <p>Any approved development may choose to apply for an amended planning permit to change a design in response to a change in the surrounding context.</p>
22975	I am in complete support of Council's proposal. Affordable housing is desperately needed in Moreland and across Melbourne. This project demonstrates leadership on the part of Council and	Officer response: Support for the provision of social and affordable housing noted.

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

	will create meaningful change in the lives of future residents. I commend Council for taking this action.	
22976	Messinia Receptions Pty Ltd and Owners Corporation Plan No. PS515920K see <b>Appendix 7</b> for full text.	<p>Officer response:</p> <p>The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space. The report also notes that Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future development will be considered as part of a separate planning process.</p> <p>This future process will provide details of the proposed built form and offer an opportunity for comment.</p> <p>Any approved development may choose to apply for an amended planning permit to change a design in response to a change in the surrounding context.</p>
e014	Sydney Road Business Association see <b>Appendix 8</b> for full text	<p>Officer response:</p> <p><i>1. Does Council value the existing businesses and what they bring to Moreland and this area?</i></p> <p>The Retail sector is the one of the top 5 employers in Moreland. Moreland is home</p>



## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

14,800 businesses with more than 80% of these business being micro businesses who are either non-employing or employ less than 5 people. Micro business has been the growth driver of Moreland in the past 5 years. Brunswick in particular is known for its vibrant shopping strips and the variety of street activity along Sydney Rd, and indeed in many other pockets of Brunswick. Council is absolutely committed to supporting retail and traders, and does so through capital works programs, business development programs, mentoring and training programs as well as Shopfront improvement programs, ( Love Your shopfront) a vacant shop activation program ( MoreSpace) and through Council's Retail Facilitation officer role. Council works hard to support traders through a myriad of programs which are developed to assist business to thrive in what is becoming a very competitive and challenging environment- especially though the Covid 19 disruption.

*2. The Association strives to support the businesses in what is the main business sector in Sydney Road Brunswick, the employment they provide and most importantly the ability to encourage, attract and maintain a constant flow of customers, whether they be locals or visitors to the area, for the ongoing survival and viability of the shopping strip.*

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

Council has partnered and worked with the SRBA for decades to deliver marketing and attraction programs to the Sydney Rd, Brunswick precinct. Through the Special Rate and Charge Scheme, hundreds of thousands of dollars are levied each year to enable many inspired and unique campaigns in support of retailers and traders on Sydney road. Along with this long term partnership Council works constructively to ensure that retailers and traders are considered in Council strategies and the implementation of these strategies.

*3. Consulting with businesses about the allocation to businesses for the remaining area of the carpark ?*

Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct). and any changes to the location of business bays will involve appropriate consultation with those affected.

*4. Reduction in car spaces could be managed through adjustments in paid parking opportunities?*

Parking management actions will look to ensure the right mix of parking opportunities are available to visitors and workers in the precinct.

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		<p>5. The population of the Affordable Housing project will bring spending to the local area. While the projection of population for this housing development has not been undertaken there will be a significant new population of families, couples and singles moving into this new housing project. This new population will bring its spending power to the local area which will support local businesses.</p>
22991	<p>As president of the Sydney Road Business Association I am disappointed that Moreland City Council appears to have failed to take its mission to support business into consideration when adopting the proposal to sell off Rosser St Carpark. Sydney Road Brunswick is one of the most dynamic and successful shopping strips in Melbourne and as such deserves every assistance from its council. Even the option of Frith Street would not have imposed as much pain on the residents, business owners and visitors to Sydney Road. I implore the Council to review its proposal with respect to the consideration of further disrupting the growth of business within its boundaries. I refer the council to the letter written to you on this subject by our manger Claire Perry for more detail about our concerns.</p> <p>I believe this will be another hit to business optimism in our street after a crippling 18 months of disruption. Please reconsider and look more carefully at the other 4 options</p>	<p>Officer response:</p> <p>Issues raised by the SRBA in submission e014 have been addressed above.</p> <p>Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct).</p>
e015	<p>Tract Consultants for Owners of 413-419 Sydney Road. See <b>Appendix 9</b> for full text</p>	<p>Officer response:</p> <p>The Issues section of the Council report provides a comprehensive response to questions of planning policy and the provision of open space. The report also notes that Parking management actions will be undertaken in response to the development (the Issues section of the Council report provides detailed information on parking provision in the precinct)..</p> <p>This process is limited to the sale of land at Wilkinson Street, Brunswick. Any future</p>

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

		<p>development will be considered as part of a separate planning process.</p> <p>This future process will provide details of the proposed built form and offer an opportunity for comment.</p> <p>Any approved development may choose to apply for an amended planning permit to change a design in response to a change in the surrounding context</p>
e016	Community Housing Industry Association (Victoria) see <b>Appendix 10</b> for full text	<p>Officer response: Support for the provision of social and affordable housing noted. Comments in relation to the use of s173 agreements are understood as part of a broad conversation with Council is part of with the community housing sector and state government about how best to partner in the delivery of social and affordable housing.</p>
e017	Darebin Council see <b>Appendix 6</b> for full text	<p>Officer response: Support for the provision of social and affordable housing noted.</p>

## Appendix 1

Submission 21964- attached document

Extract from 342-348 Victoria St Decision (D18 6473 Urban Planning Committee Report DED6 18 342-348 Victoria Street):

### Lack of public open space in this area

An objector has raised concerns about the lack of public open space in the area and questioned whether the subject site should be required to provide public open space.

---

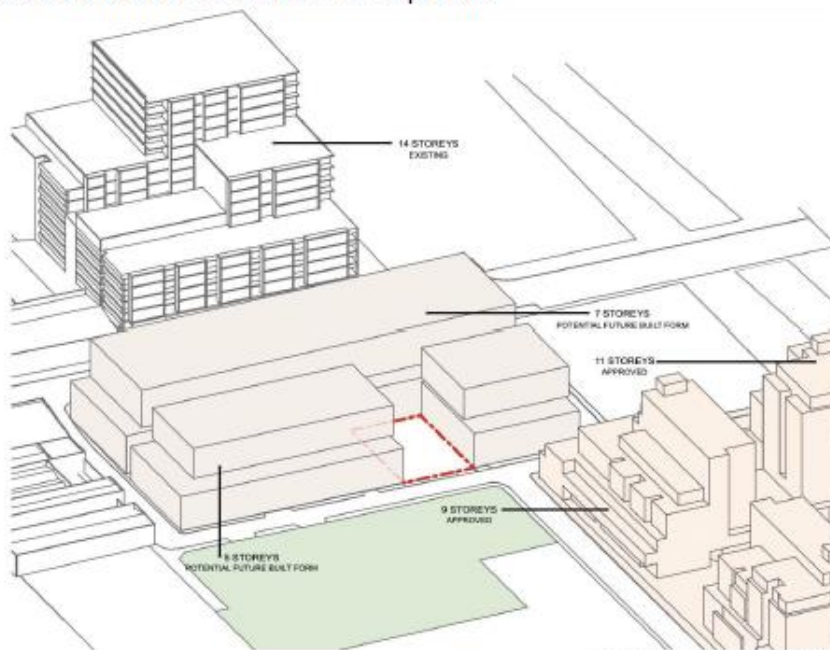
Urban Planning Committee Report 28 February 2018

19

---

The DDO18 identifies the Council car park adjacent the subject site as future open space. Any subdivision of the subject land will be required to provide a monetary contribution to the provision of public open space.

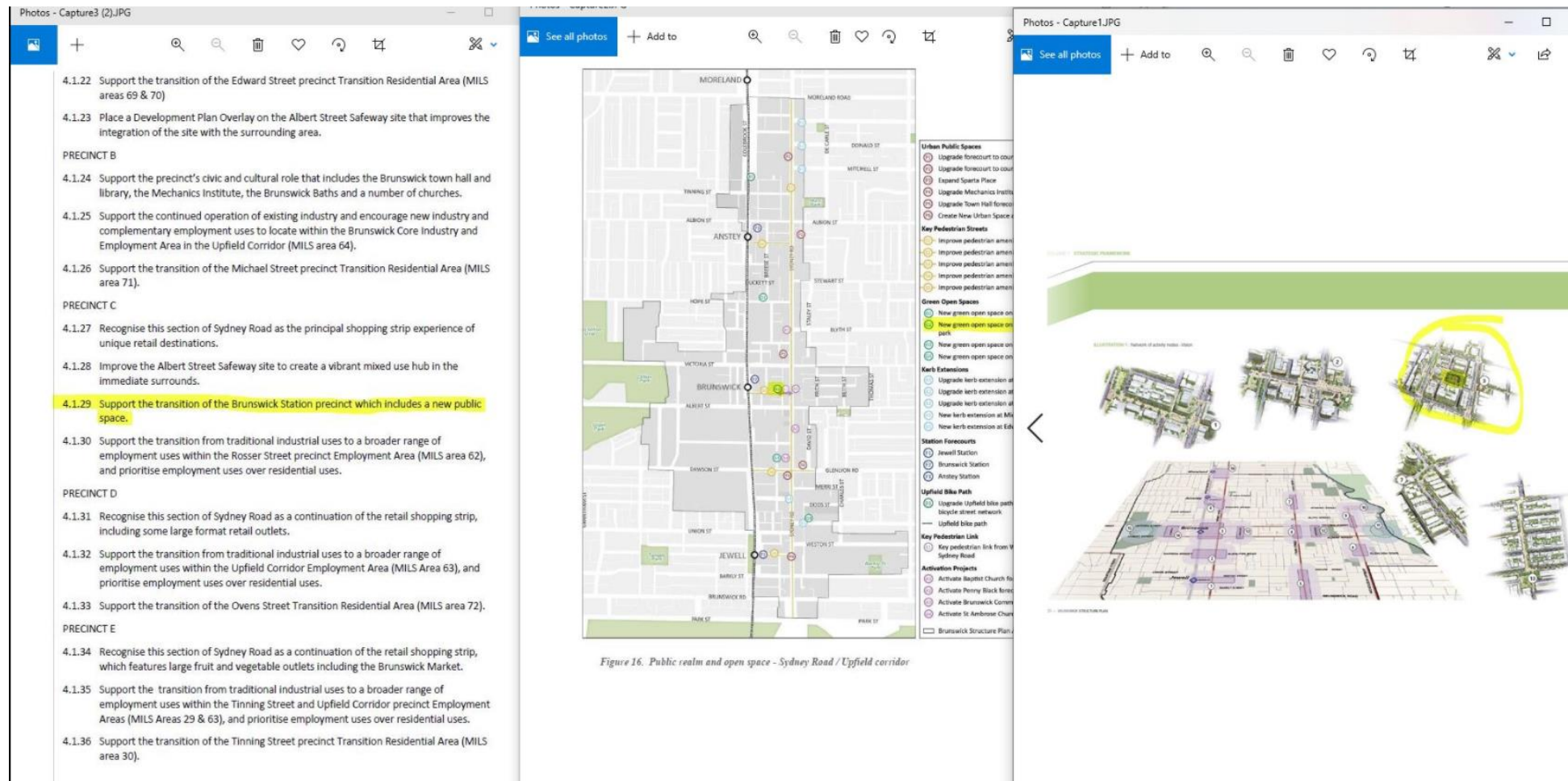
Extract from ADV2 - 19 Wilkinson St Devpt Plans



**FUTURE BUILT FORM**  
ANALYSIS OF THE POTENTIAL BUILT FORM (SOURCE: STRUCTURE PLAN) INCLUDING APPROVED DEVELOPMENTS

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

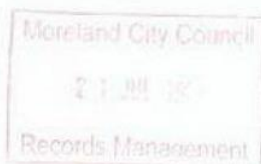
### Appendix 2 Submission 21975: attached document





### Appendix 3 Submission m001

Moreland City Council  
Locked Bag 10  
Moreland Victoria 3058



19/07/2021

Dear Kirsten Coster,

Re: Proposed Land Sale Car Park at 2-12 Wilkinson St Brunswick and your plans to build affordable social housing on the site.

I write to you with angst at what your plans are with regard to what is currently a much-needed car park facility.

With every passing year council seems to find a way to remove car parking with every opportunity they find. The area is constantly increasing in density with more and more people living, working and commuting to the area. Those that work in the area are finding it more and more difficult to find suitable parking. Your plans will only exacerbate this situation. You recently have taken car park away by the installation of parklets, street seating on the road in front of cafes in both Victoria St, Albert St and elsewhere. Business other than the cafes themselves were not consulted about the changes that caused the loss of street car parking, at least certainly I was not. I did not even receive a call back when I tried phoning council in relation to those changes. Very poor. While we are told that this is only a short-term measure to assist the cafes with their businesses due to Covid, am sure that this is in fact a long-term council plan which does not take into account the requirements of all businesses trading in the area. The car parking spaces that were taken away are lost by all traders and the now proposed loss of the car park in Wilkinson St will be another loss, body blow to all businesses and people that work trade and rely on the car park.

The area needs more car parking provided, not less, and although your suggestion to use the site to build support and social housing sounds pious, it is in fact another action that will diminish the function of the immediate area. People who commute by car, work and shop in the area come from all over Melbourne, and further, and require car parking. Any loss in car parking can only diminish retail opportunity employment and business alike. The loss of this car park will only add further pressure on the other in short supply parking in the area.

Just like you would not consider building affordable social housing on a public park, so too should you not even consider taking space away from just as badly needed community infrastructure.

If you believe that car parking is not important and really not required, then why not sell the councils Urquhart Street car park in Coburg and build on that site. If you find fault with this suggestion then you must also find fault with your own proposal.

Take it upon yourself to try and increase car parking both here in the immediate area, and also the rest of the municipality. Then you would do everyone living working trying to shop run a business and be employed in Brunswick a service.

At the end of the day your thought's about providing affordable social housing is a state government controlled matter not a council issue, and not something that council should be concerning itself with. This matter does not come under the charter of local government or you as councilors.

As an owner and occupier of property affected by your proposal, I have spoken with many traders in the surrounding area who are also strongly concerned with this proposal. They have encouraged me

to voice their concerns as well. I am happy to start a petition of objection if required and know that the list of signatories will be large.

Take your proposal and bin it. Hands off this much needed car park infrastructure.

Please respond in writing to my concerns promptly as I intend to take the matter further.

Yours sincerely,

[Redacted signature]

[Redacted address lines]



### Appendix 4 Submission e007



#### SUBMISSION – PROPOSED SALE OF THE LAND AT 2-12 WILKINSON ST, BRUNSWICK

Moreland City Council  
Locked Bag 10  
MORELAND 3058

Sent via email to: [affordablehousing@moreland.vic.gov.au](mailto:affordablehousing@moreland.vic.gov.au)

Dear Moreland Council,

I am writing in support of the proposed sale of land to the Moreland Affordable Housing Ltd. to provide affordable housing on the site. As the need for Affordable Housing and in particular Affordable Rental Housing, continues to grow throughout the whole of Metropolitan Melbourne, positive actions such as selling of land by a Council for this purpose must be encouraged and congratulated.

The positive outcomes for the whole community when people are housed in safe, secure and affordable housing is immense as we have demonstrated through Social Returns on Investment research we have had undertaken for our organisation. Breaking the generational cycle of poverty is one of the most important outcomes.

I must however express my disappointment the Women's Property Initiatives (WPI) was not included in the EOI process to be considered as one of the Community Housing Organisations to deliver affordable housing on this site. WPI has had a long positive relationship with Moreland Council, delivering several affordable housing projects within the municipality and therefore to be overlooked in this process is immensely disheartening. We sincerely hope this will not be the case in the future and that the projects we have delivered in the past will be recognised and hold us in good stead to be considered for future opportunities.

I sincerely hope this piece of land is approved to provide good quality, safe, secure affordable rental housing.

Yours sincerely

A handwritten signature in black ink that reads 'Jeanette Large'.

Jeanette Large  
CEO

[www.wpi.org.au](http://www.wpi.org.au)

Women's Property Initiatives  
ABN 64 077 478 696

**Developing Housing  
Building Futures**

### Appendix 5 Submission m002

#### G2 URBAN PLANNING

6 August 2021

Mr Mike Collins  
City of Moreland  
Locked Bag 10 Moreland  
Vic 3058

Dear Mike

***RE: Submission – Proposed sale of land at 2 to 12 Wilkinson Street, Brunswick***

We act for the Banco Group the owners of 342 to 348 Victoria Street situated at the corners of Victoria Rosser and Wilkinson Street.

Our client has secured relevant planning approvals from the City in Moreland to develop their site.

This submission follows on the heels of our discussion on 4 August 2021 in relation to the process the Council seeks to undertake to dispose of the above land pursuant to Section 189 of the Local Government Act.

We understand that Council via earlier resolutions is seeking to facilitate affordable housing on the site through the entity called Moreland Affordable Housing Ltd - MAH. We understand MAH to be a charitable organisation supported by the City of Moreland.

Our client is opposed to Council selling the land outright. They have no opposition to affordable housing in principle.

Their opposition arises from the fact that the current Design and Development Overlay DDO 18 has since 2016 enshrined an expectation that the land be used for open space. As a result of the DDO the community has a legitimate expectation that the land be used for the provision of public open space.

DDO 18 Map 2b *open space and public realm network north* makes specific reference to the site being *new green open space on Wilkinson Street car park*. This reference has in no small part guided the planning and siting of buildings facing to Wilkinson Street and Rosser Street. Both approvals have responded to a future open space interface on the land.

The development at 342 to 348 Victoria Street will facilitate a widening of Rosser Street at ground level. This widening which exceeds 2 metres extends for most of the length of Rosser Street. It is designed to better facilitate pedestrian and vehicle access thereby complementing the future park.

The built form scale which is 3 storeys at the street wall is both in response to the DDO as well as the need to provide appropriate solar access to the public realm being the streets and future park. Similarly the approved plans for 19 Wilkinson Street show an appropriate response to the street wall of 3 storeys.

As is evident in the wording of the DDO much of the planning for surrounding development has had to have regard to the importance of the public realm. This includes strengthening the role of Wilkinson Street as a connector road between the Brunswick Railway Station and the link to future open space. The loss of the land for open space will weaken this link.

It is to be further noted that the land sought to be sold by Council comprises open space which is part of a chain of open space areas identified for the Upfield corridor. The Upfield corridor is an area for extensive intensification as mandated by both State and local policy. It is short-sighted in our submission to remove any opportunity to create green spaces within the corridor. Opportunities for green spaces are limited in Moreland - they are even more limited in intense urban areas such as this one.

Council should reconsider its position and seek more appropriate sites where there is not a detrimental trade-off between affordable housing and necessary open space.

As Council is acutely aware the need to provide open space has been highlighted by the impact of Covid 19. The health and well-being of the community relies on the ability to utilise accessible open space. Where intensification is highest the need for open space remains the highest.


The development at 342 to 348 Victoria Street makes provision for open areas for the community but this is not in substitute for the loss of open space at the site. The complimentary role that this private realm open seeks to provide will be undermined by the loss of this public open space.

The loss of this potential open space will have a significant impact on the functioning and role of Wilkinson Street as identified in the DDO. The synergy between the station pedestrian connection and Wilkinson Street and open space to the rear of Sydney Road will be lost.

There is an opportunity for Council to maintain both car parking provision which is essential for the health of the Sydney Road strip and provide above ground public open space in conjunction with the balance of Council's carpark. There are numerous examples throughout Melbourne of the success of this approach.

It is submitted that this opportunity to provide public open space on the site should not be lost notwithstanding the clear need for affordable housing.

Yours faithfully,

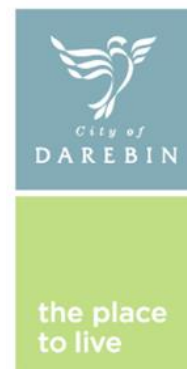


Giovanni Gattini  
G2 Urban Planning

### Appendix 6 Submission 22975

9 August 2021

Mike Collins  
Principal Advisor, Social and Affordable Housing  
Moreland City Council  
Locked Bag 10  
Moreland VIC 3058



Dear Mike

I write in support of Moreland City Council's proposal to sell land at 2-12 Wilkinson Street, Brunswick to Moreland Affordable Housing.

Council is committed to increasing the supply of affordable housing and ensuring Darebin is an inclusive, safe and affordable place to live. Council has recently leased a council-owned car park to Housing Choices Australia for the purpose of affordable housing. HCA will build and manage affordable housing on the site for a period of 50 years.

We face a critical undersupply of affordable housing in our community, and across Melbourne, and Council is committed to playing its part in addressing this. We wish to extend our support for projects that work towards this goal. Council's support for such projects is evident through various policies and strategies, including the *Council Plan 2021-2025*, the *Darebin Housing Strategy 2013*, and *Responding to Housing Stress: A Local Action Plan 2013-2017*.

I commend Moreland Council for its initiative and its commitment to affordable housing. I look forward to continuing to work together to increase the supply of affordable housing in Melbourne's north.

Yours Sincerely,

Sophie Jordan  
**A/Coordinator Strategic Planning**

Darebin City Council  
ABN 75 815 980 522  
Postal Address  
PO Box 91  
Preston VIC 3072  
T 03 8470 8888  
darebin.vic.gov.au

National Relay  
Service  
TTY dial 133 677  
or Speak & Listen  
1300 555 727 or  
relayservice.gov.au  
then enter  
03 8470 8888

Speak your  
language  
T 03 8470 8470  
العربية  
繁體中文  
Ελληνικά  
हिंदी  
Italiano  
Македонски  
Soomalii  
Tiếng Việt



**Appendix 7** Submission 22976

8 August 2021,

Messinia Receptions Pty Ltd,  
and Owners Corporation Plan No.  
PS515920K  
39 Hickford Street  
BRUNSWICK 3057

Moreland City Council  
Locked Bag 10,  
Moreland 3058  
VICTORIA

Dear Sir/Madam,

**SUBMISSIONS – PROPOSED SALE OF LAND AT 2-12 WILKINSON STREET  
BRUNSWICK**

I act on behalf of Messinia Receptions Pty Ltd who is the owner of Lots 1, 2, 3, 4 and 5 of 322 Victoria Street Brunswick and the owner of the retail premises at 320 Victoria Street Brunswick. I also act on behalf of the Owners Corporation Plan No. PS515920K who is the owner of the common property of the building located at 320-322 Victoria Street Brunswick.

I refer to the notice by the Moreland City Council ('Council') pursuant to section 189 of the *Local Government Act 1989* of its intention to sell the land at 2-12 Wilkinson Street Brunswick ('the Site') for the construction of affordable housing.

The Site was constructed by the Brunswick City Council as a public car park at or about 1963 for the mere purpose of:

- supporting the surrounding commercial and retail businesses by providing public car parking for the use of the local community and in particular for the use of the customers who support the Brunswick commercial and retail businesses; and
- complementing the surrounding available car-parking areas due to the limited public carparking and the limited on-street carparking; and
- to compensate for restricted on-street car parking due to 'clear ways' during certain periods of the day (e.g. Sydney Road).

The Site currently includes 32 car parking spaces which are regularly used by the local community and the customers of the surrounding businesses. The 32 car parking spaces significantly contribute in supporting the economic viability of the Brunswick Activity Centre, especially during this unprecedented pandemic which

has seen a number of on-street car parking spaces removed for the construction of outdoor platforms to support the local businesses.

Since 1963, the number of on-street car parking spaces and the number of public car parking spaces in the surrounding area has been reduced. For example:

- there has been a reduction of on-street car parking in Victoria Street Brunswick due to the provision of on-street bike racks and on-street parking for 'car-sharing';
- there has been a reduction of car parking spaces in the public car park located at 283 Victoria Street Brunswick, which was upgraded and redesigned approximately 15 years ago resulting in a reduction of approximately 4 car parking spaces.

There is high demand for public car parking and on-street parking within the Brunswick Activity Centre. The local community and the customers rely on the public car parking and on-street car parking to support the surrounding businesses.

There is high demand for public car parking and on-street parking within the Brunswick Activity Centre. The local community and the customers rely on the public car parking and on-street car parking to support the surrounding businesses.

The proposal to sell the land is contrary to the previous Council policy (i.e., under the previously known Brunswick City Council), which required the Council to utilise the funds from 'car parking cash-in-lieu payments' for the sole purpose of creating additional public car parking spaces to support the surrounding businesses. Messinia Receptions Pty Ltd is one of many ratepayers who has made 'cash-in-lieu' payments. More precisely, Messinia Receptions Pty Ltd paid approximately \$30,171 to the Council over a four-year period commencing in 1979, which related to 'cash-in-lieu payments' in lieu of on-site car parking as part of a planning permit to construct a reception centre.

Accordingly, the Site is not in any way considered to be surplus land. To the contrary, it is land that is used for the purpose of public car parking that supports the surrounding businesses. The Council bought the Site using the revenue it received from general rates, special rates and 'cash-in lieu' payments.

The Council therefore has an obligation to support the local community and the local businesses. Moreover, the strategic directions in the Moreland Planning Scheme require the Council to support inter alia Major Activity Centres including the Brunswick Activity Centre.<sup>1</sup> Further, the strategic directions seek to support the economic viability and growth of activity centres.<sup>2</sup> Furthermore, the strategic directions of the Council recognise that car parking plays an active role in supporting broader transport and land use strategies.<sup>3</sup>

---

<sup>1</sup> Moreland Planning Scheme cl 02.02-1.

<sup>2</sup> Moreland Planning Scheme cl 02.03-6.

<sup>3</sup> Moreland Planning Scheme cl 02.03-7.

For the above reasons, we do not support the proposal for the Council to sell the land on the subject Site as it will reduce the available public car parking by 32 car parking spaces. Whilst we fully support the provision of more affordable housing in the municipality of Moreland, it should not be to the detriment of the surrounding businesses and in particular their customers who rely and use the Site on a daily basis for car parking.

That said, we would support the sale of the land on the subject Site for the construction of affordable housing, subject to one storey of the proposed building being allocated and dedicated as public car parking with the provision of at least 32 car parking spaces, which would form part of a section 173 Agreement and would run with the land, and would also be a condition of the contract of sale. This model has been used by many councils throughout Victoria for many years. One example is 24-28 Gladstone Street Moonee Ponds, which is a car park building located adjacent to the Australian Taxation Office in Moonee Ponds. We say that if this model is implemented, it will allow the provision of affordable housing, whilst maintaining the provision of public car parking spaces to support the economic viability of the surrounding businesses and support the Brunswick Activity Centre.

We request the Council to consider our submissions and take into account the alternative model put forth by us, which we say is a sensible approach in providing affordable housing and maintaining the provision of public car parking to support local businesses.

We also request to make oral submissions at the Hearing Meeting.

If you require further information or would like to discuss the above, please do not hesitate to contact me on my mobile phone number 0413 835 049.

Yours sincerely,



**TOM VASILOPOULOS**

for and on behalf of  
Messinia Receptions Pty Ltd, and on behalf of  
Owners Corporation Plan No. PS515920K

Appendix 8 Submission e014

**Sydney Road Brunswick Association  
Moreland Community Enterprise Centre**  
**L1, 233 Sydney Road Brunswick 3056**  
**Phone: 9380 2005**



9 AUGUST 2021

MORELAND CITY COUNCIL  
Locked Bag 10, Moreland 3058

**Submission: Proposed sale of LAND /CARPARK  
2-12 Wilkinson St, Brunswick (referred to as Rosser St Carpark)**

As representatives of the Business sector in the Community and managing aspects of the shopping strip of Sydney Road Brunswick, the Sydney Road Brunswick Association express our objection to this particular site being sold or handed over for the proposed housing. We are fundamentally in support of much needed affordable housing in our area and particularly social housing, but object to this particular chosen site, which accommodates our supporting customers and is located in the busiest section of the whole of the 2.7km Sydney Road Brunswick shopping strip.

We question the proposed use and what we for-see as detrimental impacts on the near-by businesses, where it currently provides safe and secure carparking for customers, businesses and their staff, even though limited spaces are provided here. The importance of the Sydney Road shopping strip as a whole cannot be underestimated, and in particular this section ( Albert St to Victoria St ).

A recent study undertaken by Mainstreet Australia – **The Value of Victorian Main Streets:** July 1, 2021, prepared by Geografia in association with Tim Nott- Executive summary states:

***This report describes the value, scale and role of main streets across Victoria. It highlights the importance of main streets to the State's economy and social and even environmental landscape, how they are changing and their vital role in helping to rebuild Victoria's economy during a time of significant economic turmoil caused by the Covid-19 Pandemic.***

This report gives a clear insight into the valuable contribution outdoor shopping strips make in our Community, both socially and economically. Victorian main streets have always been more than just a retail space. They are a place for residents and visitors to gather, meet, shop and be entertained; they are key service delivery points; and an important provider of jobs.

**More info & full report:** [mainstreetaustralia.org.au/research/](https://mainstreetaustralia.org.au/research/)

The examples below, outline the key business drawcards to this immediate vicinity on the west side of this block, which are paramount to maintaining a healthy, mixed business strip for Sydney Road overall:



- Post Office – busiest P.O. in Brunswick
- A well patronised & very large Chemist & Pharmacy (Chemist Warehouse) ,
- A hot bread shop & favourite lunch pick up for Tradies in the area,
- Comm. Bank- one of the only two remaining in the strip with Thursday pension queues
- Bunnings hardware store- minimal car parks available for tradies and locals to collect often heavy and cumbersome goods, where a vehicle would be required.
- La Manna Organics & La Manna fresh green groceries- extremely popular with visitation from many areas of Melbourne.

These businesses alone, attract hundreds of customers weekly, both locally and from near-by areas and with many needing a convenient and safe car park.

Whilst we see an increase in 'online' sales, especially since the Covid lockdowns and restrictions, visitation to our shopping strip, (obviously by various means), provides numerous advantages to the Community and the economic sustainability of Moreland, whilst also providing a high level of employment.

Does Council value the existing businesses and what they bring to Moreland and this area?

If they do, then they need to support them and provide the infrastructure required to nurture the ongoing viability of the strip, especially after what these shops / businesses have been through in 2020 and are currently experiencing.

As there is no voice for small businesses or a representative experienced in operating and sustaining a small business on the MAH board, below is a simplified version of what operating a small business requires in order to survive :

### How do businesses survive ?

- By being able to pay for ongoing - rents, rates, utilities, permits, overheads & staff.

### How do businesses pay for these daily/weekly & monthly expenses?

Only through any sales they make on their product or services. A business may only achieve a Net Profit , as low as 5-10% of turnover. **That's .07cents to .10cents in \$1.00**  
ATO benchmarked business turnover and expenses.

<https://www.ato.gov.au/Business/Small-business-benchmarks/In-detail/Benchmarks-A-Z/>

How do these sales arrive? – Some could be from online sales if set up to do so, otherwise, It is via whatever customers come through the door & then actually purchase something.

### How does a customer come to be there- ?

- Perhaps for a specific reason, like posting a parcel or buying food for the week or coming to peruse the bridal sector.
- Maybe to visit the Bank. (espec. on a Thursday, with many elderly pensioners)
- They maybe there to meet friends and breakfast/dine together.
- Might even be to engage socially with people, get a coffee and wander the strip.

### But who are these customers ?

- NOT just locals we know-

We make a significant point in that this strip would not survive solely on the local community, no matter how regular. Before the pandemic, we attracted visitation from broader Melbourne areas, regional, interstate and note that overseas tourists were slowly on the increase.

Our diverse business offering, with what was also the largest bridal sector in Melbourne, brought customers from outer areas, usually the whole family, obviously by car.

Being able to obtain a car park fairly easily is part of the equation and a fundamental component of encouraging visitation to the centre. By taking away much needed carparking in this area, you are taking away the prospect for the community to visit the centre- in a way they choose – which has already been limited by the tightening of the Transport Strategy, where the elimination and reduced time-limits of car spaces, along with substantial fees, forces the community to ride, walk or take transport to the area.

This in theory serves a purpose, but potentially also reduces their purchases, in not being able to carry and transport as much.

An obvious example would be the Bunnings store, located in this block, (for how ever long it may be there) but often demands a car for transport and collection of items (reinforced by the amount of 'tradie's' utes, coming and going from this area. ) They are not local.

Other factors detrimentally affecting this block must also be taken into account, when considering reducing existing and much needed car parking in this area:

- A Clearway exists 5 days a week on this whole West side of Sydney Road, 4-6pm- where NO parking is allowed in Sydney Road for those wanting to visit these shops. (Could be after school pick-up hours or after work. )
- NO right turns for cars travelling Sth- Nth ( at Albert St or Victoria St ) perhaps wanting to access the East side carpark & shop on both sides in this area. Not possible.
- No pedestrian crossing on Sydney Road in this busy section, (as in Coburg) where you can currently observe people risking traffic to access their cars on the East side with heavy shopping loads (mostly fruit & vegetables). This is not ideal or safe, to direct people to park there, (if they can get there), with several "NO RIGHT TURNS" activated, as mentioned above.
- Several on-street carparks in Albert & Victoria streets are now permanently taken up with increasing numbers of rental/hire car spaces eg: Go Get, Flexicar, Car flexi , etc-
- None of the historically built premises on this west side, have made provision for owner/staff car parks at the rear of their businesses when established and cannot be accommodated to do so.

There are other areas in Sydney Road where this does occur, but not here.

- The signage indicating the carparking to the west (as displayed in all of Sydney Road) is small, poorly displayed and not prominent amongst the many other signs in the street. (see pics)

The SRBA has been lobbying for over 15 years to obtain overhead signage to carpark in the strip, so people know where are off-street carparks can be found. This can equate to the possibility of the car park not being completely full, all of the time.

## Sale of Land at 2-12 Wilkinson St Brunswick – Public Submissions

- This far west carpark, also competes with free and limited timed parking in the same block on Wilkinson St which is sometimes available and where you can often observe customers waiting for a free park , as opposed to paying \$3 an hour. Whether justified or not, there are some instances where people just cannot afford to pay \$3 for a quick visit or may actually object to the fee eg: to post a parcel, go to the Bank or pick up a Vietnamese Pork Roll for lunch.

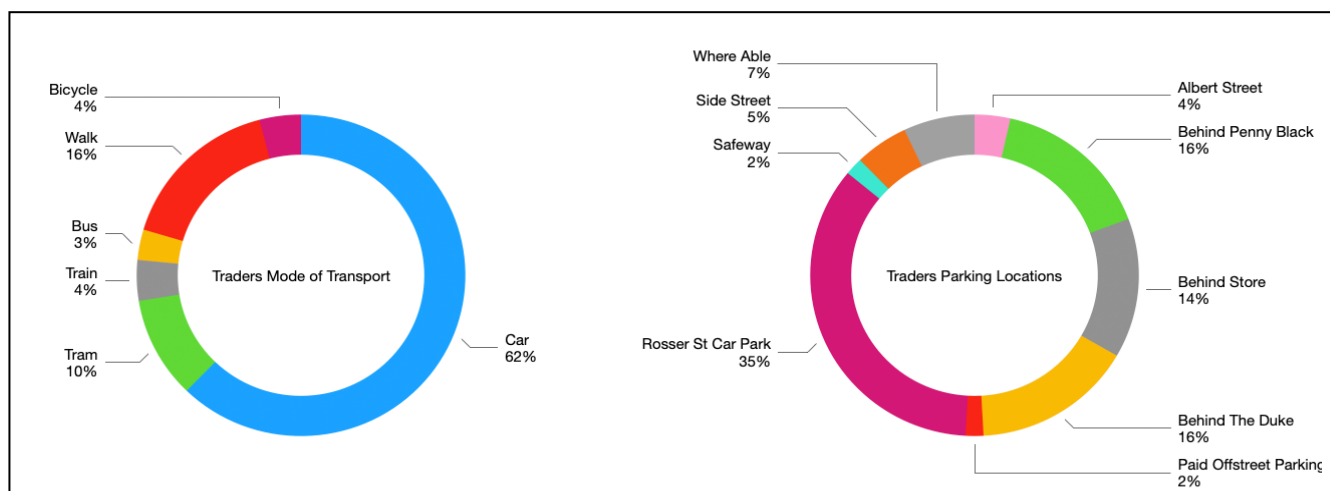
Therefore, it may be the last car park section to be filled- but a longer more expansive survey would need to be undertaken to establish the daily use (not during Covid) and where consideration should still be given o support to the strip, in providing cheaper or free parking.

- The ratio of Business Permits allocated for the business parking is not in proportion to the actual spaces allocated for Business parking at 2-12 Wilkinson St car park. Therefore business staff may be required to pay \$10.40 a day here = \$52 a week, which is quite a large fee if working in the area. Staff needing to drive to work, find themselves searching for a suitable car park, for the duration of their shifts.

**37 businesses on East & West side of the area were surveyed :  
90 employees & owners are included in the sample.**

**How did they get here ? (61 came by car) :**

**Where did they park ? 35% - (Wilkinson St)**



SUBURBS from where they drive from,		61			
<i>Travelling from</i>		<i>Travelling from</i>		<i>Travelling from</i>	
Aintree	1	Epping	1	Pascoe Vale	3
Avondale Heights	2	Essendon Fields	1	Preston	2
Brunswick	3	Fitzroy	2	Reservoir	3
Brunswick West	2	Fitzroy North	2	Springvale South	1
Bundoora	1	Fountain Gate	1	St Albans	2
Caulfield	1	Glenroy	3	St Kilda	1
Coburg	5	Gobur	1	Thomastown	3
Craigieburn	1	Keilor Downs	1	Thornbury	1
Doncaster	1	Keilor East	1	West Brunswick	2
Eltham	1	Maribymong	1	Windsor	1
Epping	1	North Melbourne	1	NOT STATED	8
				<b>TOTAL 61</b>	

<b><i>Parking Locations</i></b>		
<b>Albert Street</b>	2	
<b>Paid Offstreet Parking</b>	1	
<b>Rosser St Car Park</b>	20	
<b>Safeway- Albert St</b>	1	
<b>Side Streets</b>	3	
<b>Behind Store</b>	8	East side
<b>Behind The Duke Edin-</b>	18	East side
<b>Where Able</b>	4	
<b>NOT Answered</b>	4	
	<b>61</b>	

The above charts outline the number of staff travelling from far-off suburbs, where there is a need to travel by car to their place of employment. During this pandemic and ongoing concerns of transmission, there maybe more employees choosing to drive, rather than take public transport, but here we demonstrate there are also employees coming from further distances that would otherwise take 1 ½ hrs to get to their place of work in Brunswick.

The proposal states:

***“Reduction in car spaces could be managed through adjustments in paid parking opportunities.***

We question what this actually means :‘adjustments in paid parking’ ?

Proposal also states:

***Trader- allocated parking provision can be reprovisioned on the eastern portion of the car park. “***

How could the existing Business Parking Permits possibly be relocated to the East side of this car Parking area ? We note from your report that only 40 spaces currently exist.

Had we had more time, we could have recorded the actual visitation and turnover of people arriving to this area, indicating that 40 spaces is very limited to accommodate the demand.

In summary, we ask that Council re-consider the other sites nominated for the affordable housing, especially the site at 23-27 Frith St, which would not have such detrimental impacts in removing what is much needed carparking in this particular section of Sydney Road Brunswick business strip.

The Association strives to support the businesses in what is the main business sector in Sydney Road Brunswick, the employment they provide and most importantly the ability to encourage, attract and maintain a constant flow of customers, whether they be locals or visitors to the area, for the ongoing survival and viability of the shopping strip.

We would also like to register to speak to this submission at the hearing of 17<sup>th</sup> August 2021.

Claire Perry

Manager

On behalf of Sydney Road Brunswick Association

## Appendix 9 Submission e015

Tract

**Mike Collins**

Principal Advisor – Social and Affordable Housing  
Moreland City Council  
90 Bell Street  
COBURG VIC 3058  
via email: [mcollins@moreland.vic.gov.au](mailto:mcollins@moreland.vic.gov.au)

9 August 2021

Dear Mike

**Submission to proposed sale of land at 2-12 Wilkinson Street, Brunswick**

Tract acts on behalf of the landowner of 413-419 Sydney Road, Brunswick in relation to the above matter.

Our client's land is located immediately north-east of the subject land at 2-12 Wilkinson Street and is informally referred to as the Brunswick Bunnings site, comprising shops fronting Sydney Road (including Bunnings Brunswick and Australia Post) as well as the large car park accessed via Wilkinson Street.

We understand that Council will consider the proposed sale of land at 2-12 Wilkinson Street, Brunswick to Moreland Affordable Housing Ltd with the purpose to provide affordable housing options in Moreland.

Our client understands the importance of social and affordable housing within well serviced locations such as the Brunswick Activity Centre and supports Council's intention to deliver on its *Affordable Housing Action Plan 2021/2022*.

Our client however wishes to raise concern that the subject land is identified as a potential future public open space within the Brunswick Structure Plan and Design and Development Overlay – Schedule 18.

This submission encourages Council to reconsider the sale of land at 2-12 Wilkinson Street as:

- The sale of land will result in the trade-off much needed community infrastructure in the form of public open space which is critical to the health and vibrancy of the rapidly intensifying Upfield Corridor.
- DDO18 encourages improvements to Wilkinson Street inclusive of a pedestrian link between Brunswick Station and the future public open space. The sale of land will undermine the key public amenity of this precinct which has informed the built form controls for all adjoining property including our client's land.
- The sale of land does not address the remaining eastern portion of council owned car park which is encumbered by a 'Special Rate' funding arrangement. This encumbered land may be better suited to redevelopment for social or affordable housing on the basis that the car parking can be accommodated within the development or relocated with associated funding from the development.
- Council has not to our understanding provided any strategy for public realm improvements to Wilkinson Street to offset the sale of land otherwise set aside for community amenity purposes.

In absence of a cohesive strategy for the delivery of public realm improvements to Wilkinson Street inclusive of public open space it is submitted that Council should not proceed with the sale of land at 2-12 Wilkinson Street and that an alternative land holding be selected for this project.

Yours sincerely,



**Andrew Thornton**

Associate Town Planner  
Tract

Tract Consultants Pty Ltd  
ACN: 055 213 842

ATF Tract Consultants Unit Trust  
ABN: 75 423 048 489

Quality Endorsed Company  
ISO 9001: Licence No. 2095

### Appendix 10 Submission e016



Moreland City Council  
90 Bell St  
Coburg Vic 3058  
Sent via email to [affordablehousing@moreland.vic.gov.au](mailto:affordablehousing@moreland.vic.gov.au)

9<sup>th</sup> August 2021

Dear Moreland City Council

The Community Housing Industry Association Victoria (CHIA Vic) would like to congratulate you on your affordable housing proposal on Wilkinson Street Brunswick ('the proposal'). We welcome the opportunity to provide feedback on the proposal.

CHIA Vic is the peak body that represents the not-for-profit community housing sector in Victoria. CHIA Vic's member community housing organisations (CHOs) are committed to providing secure, affordable and decent housing for people on low to middle incomes. Members include the 39 CHOs registered as Housing Associations or Housing Providers under the Victorian regulatory framework for non-profit housing organisations, plus other organisations and individuals interested in housing.

We have provided feedback on a few specific elements of the proposal below.

#### **Developing affordable housing on council land**

We strongly support Council's identification of council owned land to provide affordable housing, and willingness to sell the land under this proposal at a peppercorn rate.

Unused local council land can play a key role in driving the growth of affordable housing in the municipality, and the Big Housing Build is making funding available which could support these projects if done in partnership with a CHO.

#### **Partnering with community housing sector**

We strongly support Council's approach to develop more social and affordable housing by partnering with CHOs, such as Haven Home Safe.

CHOs are not-for profit organisations with a mission to provide safe, secure, affordable and appropriate housing for low-income Victorians.

The registered community housing sector is an established and highly regulated complement to public housing in Victoria and owns and manages over 20,000 housing units.

Regulation under the Housing Act forms a key part of the accountability framework, to guarantee that the significant government and other investment into the registered community housing sector is retained for future generations. The regulatory framework ensures registered agencies are held accountable to government and other investors, tenants and the community (Housing Registrar, 2016, *Our Regulatory Framework*), promotes best practice and gives government the tools to address poor performance by registered agencies.

CHOs have a strong track record in tailoring housing and services to tenants' needs and involving tenants in decisions that affect them. They establish strong links with local service providers to ensure their tenants have access to supports when they need them and assist them in sustaining their tenancies. CHOs work to integrate their housing within the local community.



### Section 173 agreement with perpetuity requirement

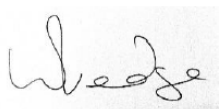
Under this proposal, Haven Home Safe has agreed to develop this land under a section 173 agreement, with the condition that the housing remains as affordable housing in perpetuity. However, we do not believe that a Section 173 that remains in perpetuity is always the best solution. A perpetuity requirement introduces some risks for CHOs, such as the commitment to hold that asset beyond its lifecycle and a loss of flexibility to respond to changing conditions at the property or neighbourhood.

CHOs are mission driven and highly regulated organisations both of which protect the Council's contribution to the project. It is worth noting that the State Government only requires CHOs to hold a property that it has funded for 20 years as social housing.

CHIA Vic is currently working with the MAV on a project to examine the various ways local government can secure and manage affordable housing contributions over time. The project will produce resources aimed at enhancing the local government and community housing sectors' understanding of the available mechanisms to secure affordable housing. These resources will step through available legal arrangements that protect the interests of the parties involved and ensure the longevity of the affordable housing that is built. We would welcome the opportunity to talk with you about the results of this work in the coming months.

In summary, Moreland City Council should be acknowledged for its leadership and its willingness to sell council owned land at a peppercorn rate and partner with a registered CHO to deliver affordable housing.

Yours sincerely



Lesley Dredge  
Chief Executive Officer