



Consultation Report

Housing Strategy Review

May 2019



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Report Overview

Bayside City Council carried out a community engagement program from Monday 1st April 2019 to Sunday 19th May 2019 to inform the review of the Bayside Housing Strategy. This report presents the results of this engagement.

Project Background

What is the Housing Strategy?

The Bayside Housing Strategy guides where and how residential development will occur in the future. It looks at the location and type of residential development required to meet the changing needs of the Bayside community, whilst ensuring development is consistent with and enhances Bayside's valued urban character.

The Strategy outlines where new housing growth should be located in Bayside, nominating Bayside's activity centres, residential areas in close proximity to Elsternwick, Southland and Cheltenham train stations, and strategic redevelopment sites as appropriate locations for housing growth.

The Housing Strategy has been very effective in directing medium and high density development to these identified housing growth areas, whilst retaining the low rise nature of the established residential areas (called minimal residential growth areas).

As a result of the Housing Strategy, Bayside has one of the lowest proportions of land covered by high and medium density residential zones across Victoria.

Why review it?

The Housing Strategy is being reviewed to make sure it is still addressing the needs and aspirations of the Bayside community. The review of the Strategy aims to ensure housing meets the needs of the community, now and in the future, focusing on how to:

- Improve and increase affordable housing for moderate-low income households.
- Encourage more aged care and retirement living close to shops and services.
- Require housing to include environmentally sustainable design.
- Encourage more adaptable housing.
- Strengthen Council's ability to protect and enhance Bayside's vegetation and tree cover.
- Plan for and deliver the required social and physical infrastructure.

Community Engagement

As part of this review, the community was asked to provide feedback on the key housing issues in Bayside over a seven week period from Monday 1st April 2019 to Sunday 19th May 2019 through an online survey.

The purpose of this stage of community engagement was to create awareness around key housing issues in Bayside and generate ideas about what options Council could pursue to address the current and future housing challenges, whilst providing an effective blueprint for managing population and housing growth. It was also to inform the community of the current progress Council has made implementing the existing Housing Strategy.

To create community awareness of the review and how to provide feedback, the following activities were undertaken:

- Dedicated Have Your Say page with information about the Housing Strategy, the Review and an online survey to complete.
- News item on Council website
- Social media posts and advertising
- Two ads in the Bayside Leader
- Article in Let's Talk Bayside
- Email to Have Your Say subscribers
- Email to Highett and Pennydale Structure Plan 'keep me informed' subscribers
- Direct advertising with young people using the Bayside Youth Services Facebook page to encourage responses from young people.
- Survey sent to people with limited mobility who have provided information to Council on mobility issues in the past. A few additional questions were included, focusing on design issues and barriers to accessible housing. This was done through Council's disability inclusion officer to utilise established contacts.
- Email to Bayside Traders group
- Councillor bulletin
- Article in Councils internal newsletter 'In the Loop' for staff members who are also residents.
- Postcard ad distributed to Bayside libraries, Maternal and Child Health Centres, Brighton Recreational Centre, Sandy Beach Community Centre, Hampton Community Centre, Castlefield Community Centre, Highett Neighbourhood Community House, BayCiSS, Hampton East and local M.P offices
- Letters to all local Members of Parliament.
- Ad placed in 4 school newsletters (all schools in Bayside were asked if they would include an ad in the newsletter, the following did; St Finbar's Primary School, Brighton East; Beaumaris North Primary School; St Mary's Primary School, Hampton, Beaumaris Secondary College)

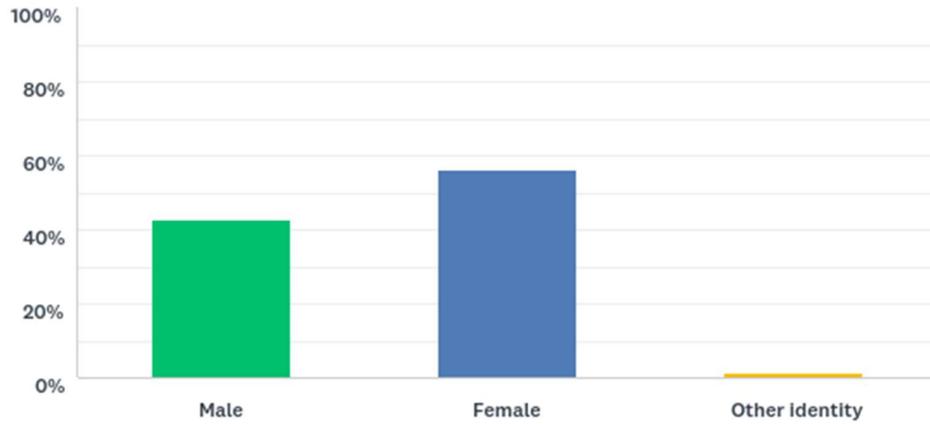
In addition, targeted consultation was also undertaken with the Bayside Healthy Aging Reference Group and Housing Associations. A different survey was also sent to 9 consultants that frequently represent applicants in Bayside to better understand barriers to delivering apartments in Bayside, 6 responded.

Participation Rate and Profile

387 survey responses received. In addition there were 42 views of the Bayside Have Your Say project webpage. Whilst this is a good result, it is important to note that these views only represent approximately 0.4% of the Bayside population.

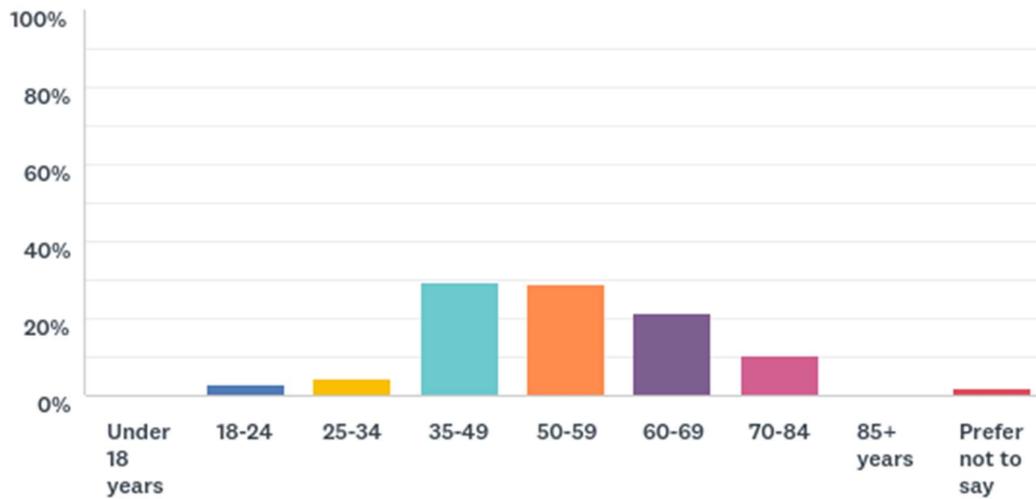
More females (56%) participated than males (43%).

Q27 Are you ...



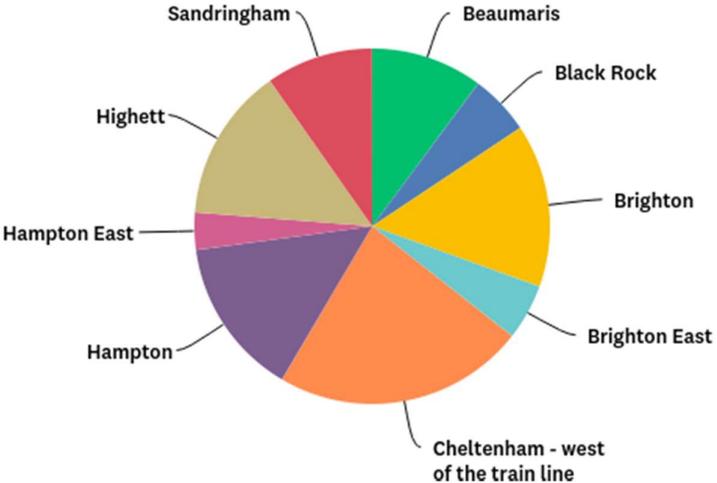
There was a good spread of ages represented, with the highest participation in the 35-49 age group, followed by the 50-59 age group.

Q28 What is your age group?



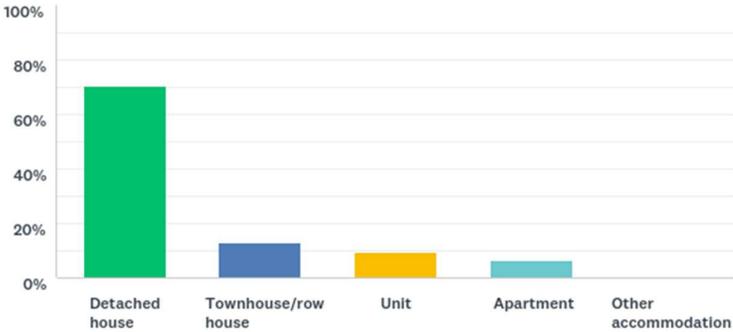
Participants were spread across Bayside, with all suburbs in Bayside represented and the majority of respondents coming from Cheltenham and Hampton.

Q29 Where do you live?



The majority of respondents lived in a couple household with children (45%), followed by couple only households (34%), with most respondents living in a detached house (70%) followed by town house/unit (13%)

Q31 What is your current housing type?



The Survey

The survey was designed to gather community feedback on the key housing challenges in Bayside, namely managing housing growth, delivering homes that are environmentally sustainable, enabling people to age in place, ensuring housing can adapt to changing household needs, protecting and enhancing vegetation and tree cover and planning for and delivering the required social and physical infrastructure.

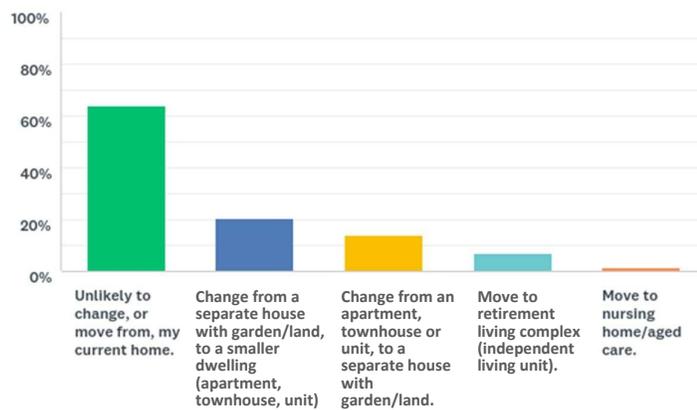
The Questions

Housing Need

Participants were asked to consider what their housing needs might be in the next 15-20 years.

Of all survey respondents, 64% said they were unlikely to change, or move from their current home in the next 15-20 years, 21% would consider downsizing to a smaller home, 14% would consider upsizing to a larger house with a garden, 7% would consider moving to a retirement living complex, whilst 2% would consider moving to a nursing home/aged care facility.

Q1 Which of the following changes would you consider making, in the next 15-20 years?



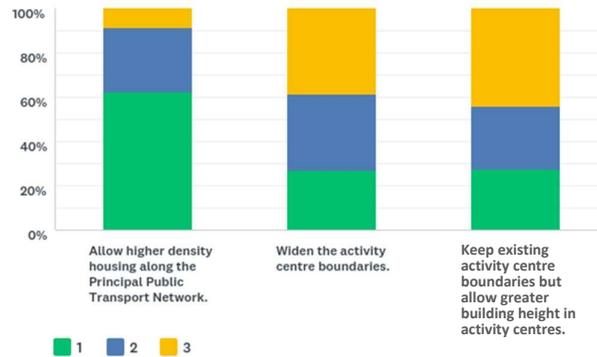
Respondents could elaborate on their answer. The most common themes were 'move from Bayside' (9 references), 'move to a bigger house' (7 references) and 'stay in current home/children will take over' (6 references).

Location of new, higher density housing

Participants were asked to consider where additional housing capacity should be delivered if required in future years.

If additional housing capacity is needed in future years, most respondents would prefer it to be delivered by allowing higher density housing along the Principal Public Transport Network, followed by widening the activity centre boundaries. Allowing additional building height within existing activity centre boundaries was the least preferred option.

Q2 If additional housing capacity is required in future years, how do you think this should be delivered?



Survey respondents could suggest other ideas for catering for additional housing for Council to investigate. The most common suggestions were change the planning scheme to allow for more dual occupancy development (21 references), direct additional housing to other municipalities (21 references) and that it should be spread evenly across the municipality (20 references). A full record of all verbatim answers to this question is located in Appendix 1.

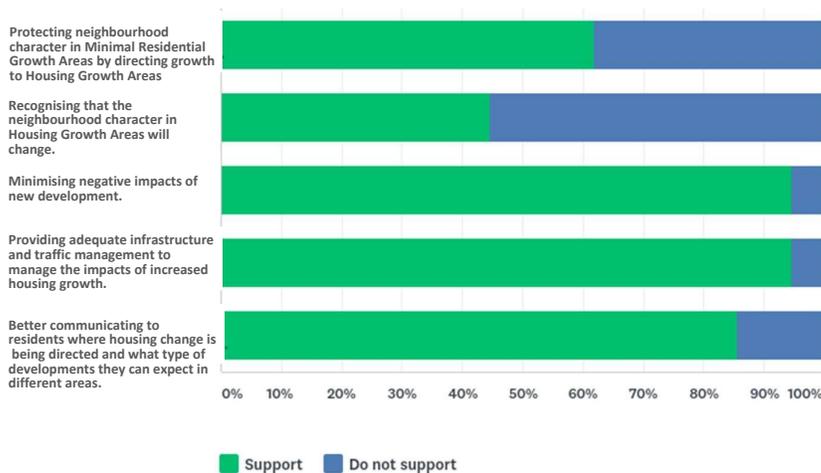
Focus Areas for this Housing Strategy

Respondents supported the Housing Strategy continuing to focus on the following actions:

- Protecting neighbourhood character in Minimal Residential Growth Areas by directing growth to Housing Growth Areas (including activity centres) (62% support).
- Minimising negative impacts of new development (95% support).
- Providing adequate infrastructure and traffic management to manage the impacts of increased housing growth (95% support).
- Better communicating to residents where housing change is being directed and what types of developments they can expect in different areas (86% support).

However, there was ambivalence towards the Housing Strategy recognising that the neighbourhood character in Housing Growth Areas will change (45% support).

Q4 Please indicate if you support, or do not support, each of these actions:



Respondents were asked to elaborate on their reasons for not supporting the above actions (if they didn't). The primary reason given was it was unfair to protect only the Neighbourhood Residential Zone and growth should be spread evenly across the municipality (52 references), they don't support the actions as they don't support increased density in any form (11 responses) and new development will destroy neighbourhood character and increased traffic congestion (8 references each).

Other important actions respondents thought the Housing Strategy should consider include: spreading development evenly across Bayside (13 references), capping population in Bayside (10 references), and minimising high density in general (10 references).

A full record of all verbatim answers to this question is located in Appendix 1.

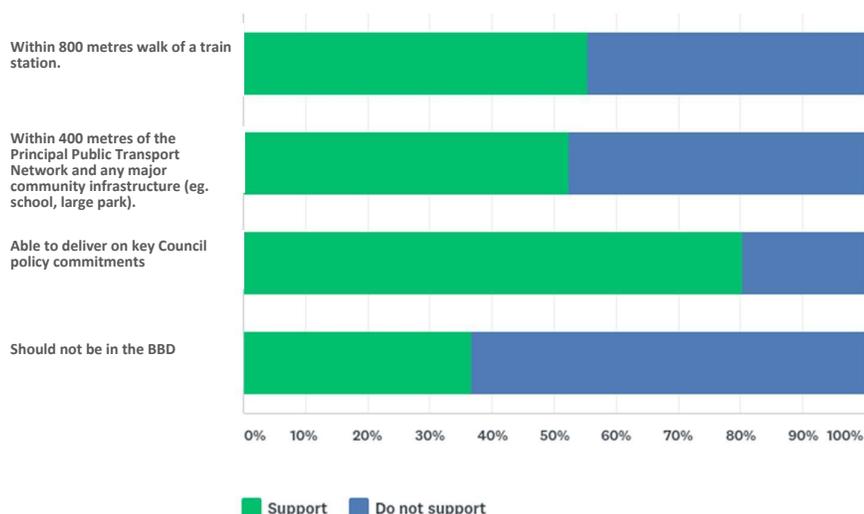
Strategic Redevelopment Sites

The Housing Strategy Review proposes to change the criteria that define a Strategic Redevelopment Site. Respondents supported 3 of the 4 criteria, being:

- Strategic redevelopment sites should be within 800 metres walk of a train station (55% support)
- Strategic redevelopment sites should be within 400 metres of the PPTN and major community infrastructure (52% support)
- Strategic redevelopment sites should be able to deliver on key Council policy commitments such as affordable housing and open space available to the wider community (80% support)

However, respondents did not support the criteria that Strategic Redevelopment Sites not be located within the Bayside Business District (37% support, 63% not support). Although there seemed to be some misunderstanding with the term Bayside Business District, with some people assuming this meant activity centres.

Q7 We are proposing to change the criteria that define a Strategic Redevelopment Site. Please indicate if you support, or do not support, each of these criteria:



The reasons for not supporting the criteria included: strategic redevelopment sites shouldn't be limited to areas near train stations (29 references), the Bayside Business District (BBD) should be a strategic redevelopment site (24 references) and Bay Road should be considered (10 references).

Other criteria that respondents felt should be considered included: in commercial and mixed use zones (7 references), general comments regarding minimising any new development (6 references),

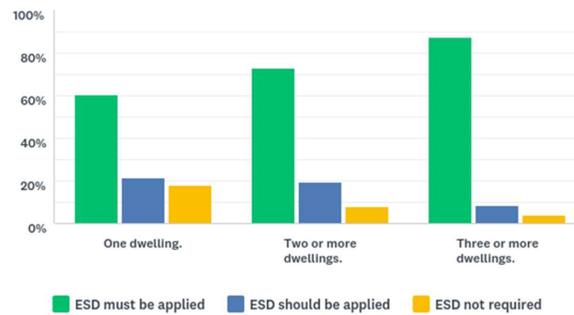
less than 800m from railway stations as this catchment was too large (5 references), and along arterial roads (2 references).

A full record of all verbatim answers to this question is located in Appendix 1.

Environmentally Sustainable Design

If an ESD policy is introduced for Bayside, respondents felt that all residential developments should have to achieve best practice environmentally sustainable design, although support was greatest for developments of two or more dwellings.

Q10 If an ESD policy is introduced for Bayside, which of the following residential developments do you think should have to achieve best practice environmentally sustainable design:



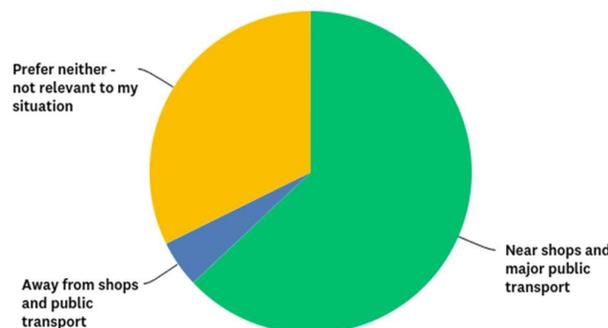
When asked if there were any locally specific ESD principles Bayside should consider over and above those included in local policies adopted by other Victorian Councils, suggestions included: making solar panel installation mandatory on all new developments (26 references), introducing more ways to improve water capture and reuse (i.e grey water tanks etc) (20 references) and increasing car parking spaces and bicycle storage facilities (13 references).

A full record of all verbatim answers to this question is located in Appendix 1.

Housing for Seniors and the Elderly

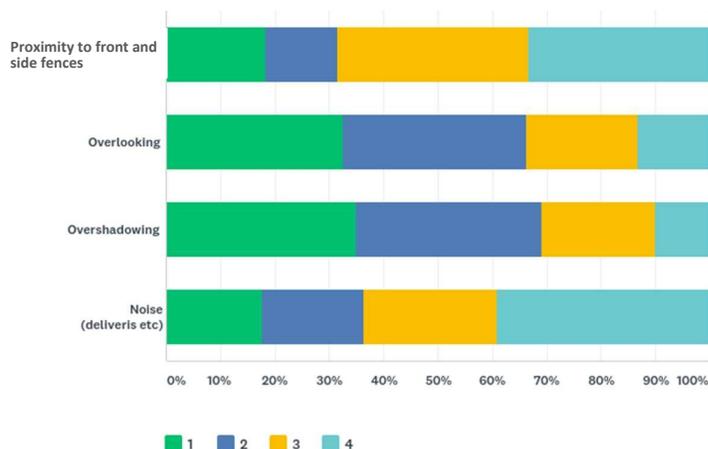
When asked if they, or a family member was to move to a retirement village or nursing home, where they would prefer it to be located, the majority of respondents chose 'near shops and major public transport so a car is not needed to run errands' (74%).

Q12 If you (or a family member) were planning to move to a retirement village or nursing home in the next ten years, where would you prefer it to be located?



When asked what to rank what their main planning concerns would be if a 4-5 storey residential aged care development was built next to their house, overlooking and overshadowing was the main concern, followed by how close the building is to front and size fences.

Q13 Current State Government planning controls allow Residential Aged Care developments of up to 4–5 storeys to be built in all residential zones, in order to meet demand. If a 4-5 storey residential aged care development was built next to your house, what are the three main planning concerns - other than the building height - would you have?



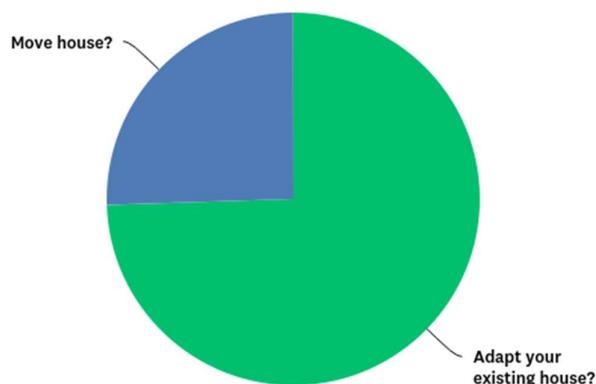
Other concerns included: sufficient parking (42 references), followed by the visual bulk (26 references) and the traffic congestion that would be generated (26 references).

A full record of all verbatim answers to this question is located in Appendix 1.

Adaptable Housing

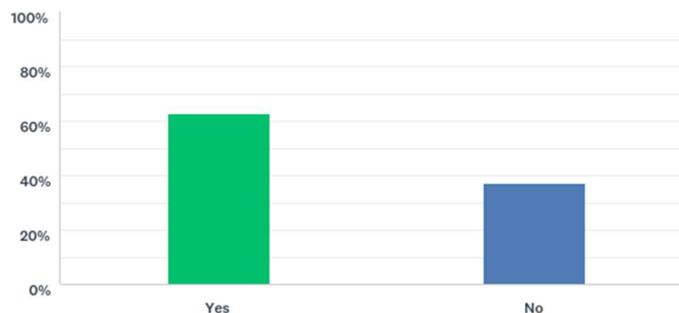
If household circumstances change in the future, most respondents would prefer to adapt their existing house (75%) rather than move house (26%).

Q15 If your household circumstances change in the future would you rather:



63% of respondents thought Council should encourage developers to build more adaptable housing (37% did not).

Q16 Do you think we should encourage developers to build more adaptable housing?



Affordable Housing

To encourage developers to provide more affordable housing, respondents were asked which incentives they would support.

The following incentives were supported:

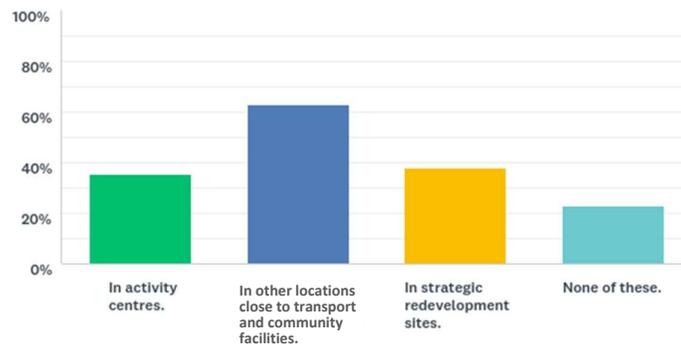
- Council providing a rate reduction/exemption for affordable housing that is owned by a Housing Association (55% support)
- Council incorporating some affordable housing into new or refurbished Council owned community buildings (64% support)
- Council advocating for shared equity schemes (51% support)

The following incentives were not supported

- Council allowing more storeys for buildings where some affordable housing is included (76% do not support)
- Council leasing its land for a nominal fee to Housing Associations to enable them to build affordable housing (53% do not support)
- Council fast tracking the planning process for buildings where some affordable housing is included (70% do not support)
- Council waiving planning application fees for buildings where some affordable housing is included (68% do not support)

In terms of the locations where affordable housing should be encouraged, the majority of respondents (63%) thought locations close to transport and community facilities (but not activity centres) were best, followed by activity centres (36%), strategic redevelopment sites (38%) and none of these (23%). Please note, respondents could tick more than one answer.

Q18 In which locations do you think affordable housing should be encouraged?



Respondents were asked if there was anything else Council should be doing to encourage more affordable housing the answers were mixed. Suggestions included: giving permit applications that include an affordable housing component priority at the assessment stage (8 references), mandating that all new developments include a percentage of affordable housing (6 references) and changing planning controls to make it easier to build dependent people's units in underutilised backyards (5 references).

To better understand people's views on affordable housing, respondents were asked to agree or disagree with a number of statements.

Overall, respondents were most concerned about young couples and families not being able to buy their first home in Bayside and older people on low-moderate incomes cannot afford to live in Bayside. Respondents were less concerned about young people and families on low-moderate incomes not being able to afford to live in Bayside or people needing emergency/short-term accommodation not being able to find housing in the Bayside area.

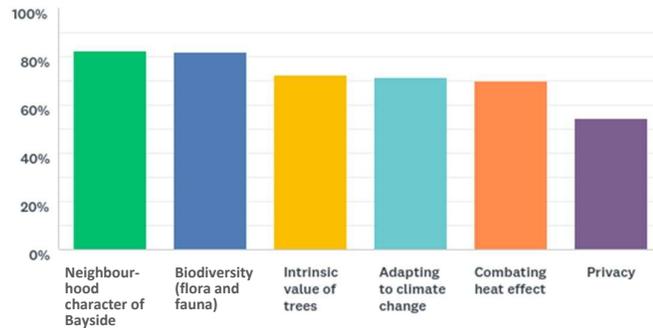
Other comments in relation to housing affordability which were referred to 3 or less times included; people in need of affordable housing can live in other more affordable locations of Melbourne or regional Victoria, people shouldn't be subsidised to live here, have worked hard to be able to live in Bayside, others should have to do the same, a mix of people and incomes enhances the area, affordable housing is a state government issue that local council shouldn't get involved in, apartment developments should be mandated to include social housing, the high prices in Bayside mean local children are having to move away when they leave home, ensure homes are disability friendly.

A full record of all verbatim answers to this question is located in Appendix 1.

Vegetation and tree protection

To better understand what people value about vegetation and tree cover in Bayside, people were asked what to select the most important benefits of enhancing vegetation and tree cover in Bayside.

Q22 In your view what are the most important benefits of enhancing the vegetation and tree cover in Bayside?



Biodiversity, and the contribution it makes to the neighbourhood character of Bayside where the two most important benefits, followed by the intrinsic value of trees, their impact in combating the heat island effect, and the role they play in adapting to climate change. Privacy was considered their least important benefit. All of these points were referred to 4 times or less.

When asked whether respondents felt Council should have more control over the removal of trees and vegetation on private property, 51% of respondents said yes whilst 49% said no.

The main reason for this answer was enforcement of tree protection should be much stronger (11 references) and Council needs to more monitoring of both existing vegetation stock and monitoring of landscape plans following development (5 references).

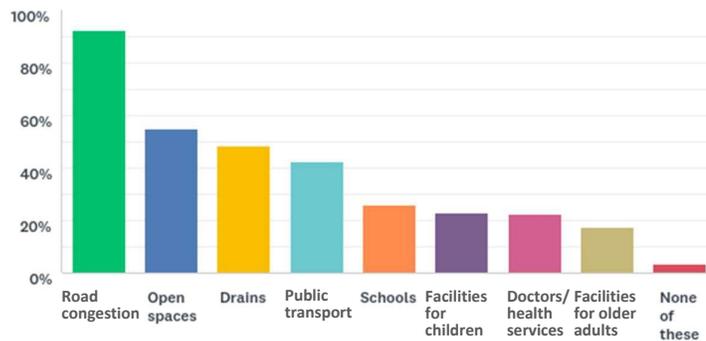
A full record of all verbatim answers to this question is located in Appendix 1.

Physical and Social Infrastructure

Participants were asked what types of infrastructure they felt was being negatively impacted by increased housing density.

Road and street congestion was considered the most negatively impacted (93%), followed by open spaces (55%), public transport (42%) and drains (48%).

Q25 What types of infrastructure do you think is being negatively impacted by increased housing density?

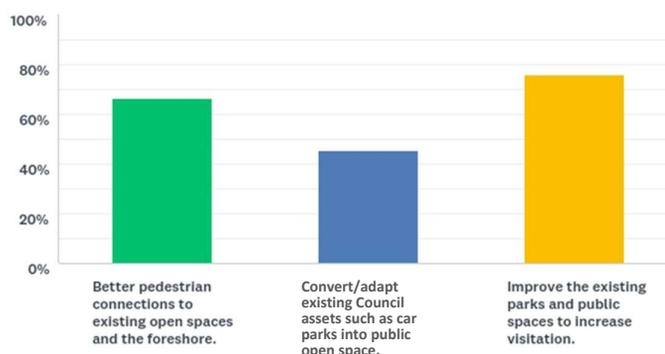


Lack of car parking space was a common concern (17 references) as was the lack of cycling paths (6 references). Many respondents also highlighted the importance of infrastructure keeping pace with development (9 references).

A full record of all verbatim answers to this question is located in Appendix 1.

Participants were asked to consider mechanisms council could consider to improve residents' access to open space, given that Bayside's high land costs pose a challenge for Council to buy and find large sites that are suitable for new public open space.

Q26 Bayside has very high land costs and is a built up area, which poses challenges for Council to buy and find large sites that are suitable for new public open space. What other mechanisms should we consider to improve residents' access to open space?



Improving the existing parks and public spaces to increase visitation was most popular (76%), followed by better pedestrian connections to existing open spaces and the foreshore (66%). Please note, people could tick more than one box.

Comments included: developing underground parking with parks on top (4 references), improving the quality of existing open spaces (4 references), require new developments to include public open space (4 references), providing open spaces on rooftops in the commercial zone (4 references) and improving cycling infrastructure (4 references).

A full record of all verbatim answers to this question is located in Appendix 1.

Targeted surveys

As part of the consultation and engagement program two targeted surveys were prepared to better understand the specific needs and challenges these groups faced. One survey presented question focused on design issues and barriers to accessible housing. This was done through Council's Disability Inclusion Officer to utilise established contacts. Another survey was sent to 9 consultants that frequently represent applicants in Bayside to better understand barriers to delivering medium and high density development in Bayside, 6 responded.

Residents with limited mobility

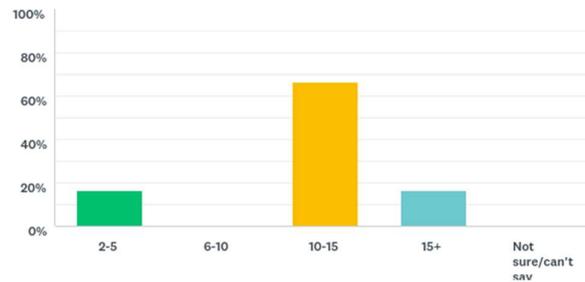
As part of the targeted consultation, the standard survey had three additional questions added to it, to specifically understand the needs of residents with limited mobility. The questions related to design issues and barriers to movement. This survey received three responses.

Respondents were asked what the main design issues in their home were that affected ease of movement and their ability to live independently. Respondents answered that the main barriers were steps, uneven floor surfaces, narrow door widths, and a lack of handrails.

Other issues identified through the survey were the lack of ramps at shops and other houses and a lack of access to rental housing because not allowed to install handrails.

Frequent Applicants

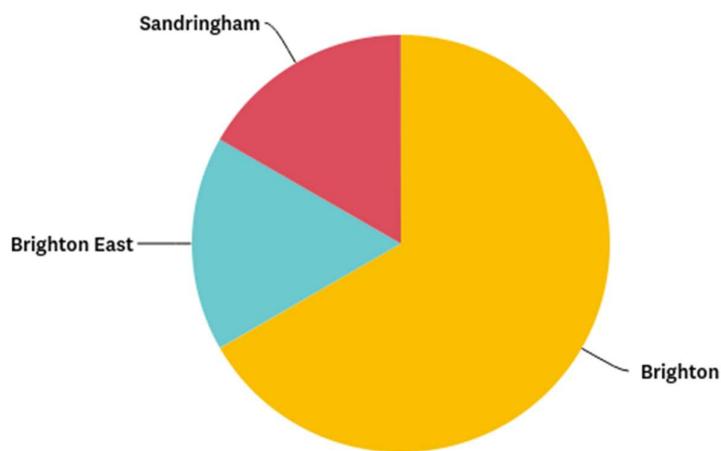
Q1 How many applications do you or your clients lodge per year with Bayside City Council?



Most respondents lodge at least ten applications a year which give them insights into development in Bayside. Respondents were asked to rank what they consider to be the top barriers to developing apartments in Bayside. 'There aren't enough areas in Bayside where apartments are possible'. Followed by 'policy context is too restrictive' and 'there is too much community resistance'. 'The return isn't profitable enough' was nominated as the smallest barrier to development of apartments in Bayside.

The majority of frequent applicants work in Brighton the most.

Q5 Which Bayside suburb do you have the most applications?



Housing Associations and Housing Providers

In addition to the survey, staff have met with two Housing Associations/providers active in Bayside to better understand the barriers to delivering affordable housing in Bayside. Issues identified by the Housing Association/Providers were:

- There is an acute shortage of affordable housing across Melbourne, particularly for single person households. This is a difficult need to meet because the rent that Housing Associations can charge is significantly lower than for other household types.
- In negotiating the delivery of affordable housing, it is important to consider the needs of the Housing Association that will take these on. For example, if all units are single bedroom then the Housing Association may not be able to afford to run these. Better outcome is a mix of bedroom numbers so the Housing Association has a greater income stream.
- Housing Associations need to be included early on in the planning process if they are to buy/be gifted the properties in the end. They have specific requirements in relation to design and materials to ensure they can afford to maintain the property.
- Housing Associations need to be able to borrow against their asset for their business model to work. This means that S173 agreements with clauses that require the housing to remain as affordable housing in perpetuity are problematic- they can't borrow against them.
- When buildings get older (around 15 year mark) and maintenance costs increase Housing Associations need to be able to sell these properties and recycle the money into other affordable housing stock.
- Knox sold Council land to Housing Association at Valuer General Assessment rather than putting it to the market. They also don't charge rates for Housing Associations. These small actions provide a strong incentive for Housing Associations to look for sites in the municipality.
- Hobsons Bay and Port Phillip have housing trusts, if developers don't want to provide affordable housing onsite they pay a contribution into this trust and this is then granted to Housing Associations to deliver affordable housing in the municipality.
- Planning process can be onerous – need to ensure planning policy and statutory implementation align. Housing Associations generally have standard design and require less parking – Council could agree with Housing Association on acceptable standard design and then fast track through the planning system.

- There is a lack of suitable sites, the price of land is too high and the permit application process is so lengthy that they can't provide housing in a timely manner to those in need.
- There was also a discussion around the demand for more dependent people's units (aka 'granny flats') as a useful housing option for elderly relatives or young people in need to be independent yet be connected to family resources.

Bayside Healthy Aging Reference Group

As part of the consultation program Council Officers attended a meeting of the Bayside Healthy Aging Reference Group in order gain a deeper understanding of the needs of this stakeholder group. The group members provided the following information: they do wish to downsize but some still want a small garden, thus apartments are often not suitable. The group believes development should go to existing activity centres rather than be spread across all areas and garden and house maintenance are a major barrier to aging in place. It is important that retirement villages are close to shops and public transport. Generally people would like to age in place, however, there were some who would be happy to move to a different area.

Submissions

In addition to the survey, 2 people sent in a written submission for Council to consider.

Submission 1

The key points outlined in the submissions were:

- The Bayside population is aging.
- Over 65 year old group will increase as will single occupants and couples without dependants.
- This group of people have specific needs in regards to housing. There is a preference for 2 bedrooms, single level, no steps, with a small garden and need shops and public transport.
- The updated Housing Strategy should include more provision of this type of housing.

Submission 2

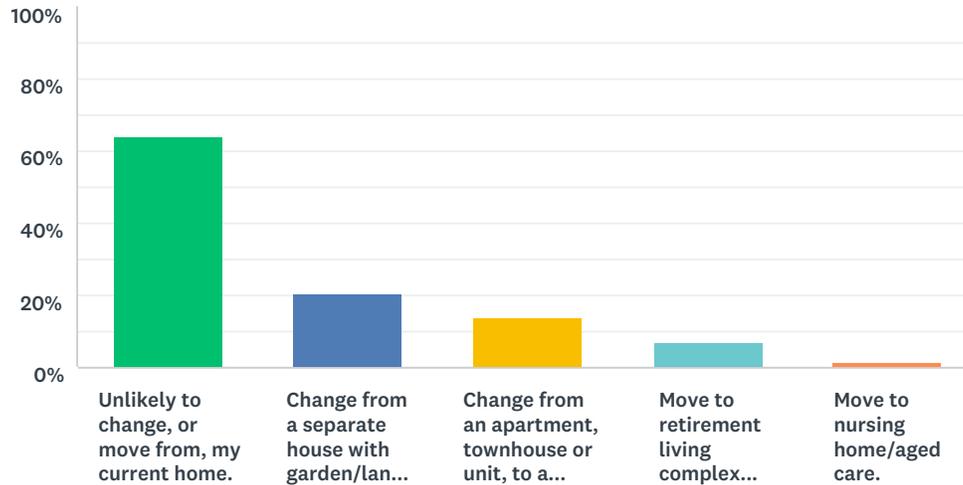
The key points outlined in the submission were:

- 332 Bay Road Cheltenham (the Laminex site) is a significant parcel of land that should be designated as a strategic redevelopment site in the Housing Strategy. It is close to the Southland railway station and shopping centre and provides an opportunity to include additional public open space and pedestrian linkages and to better connect Pennydale, the Bayside Business District and Southland Activity Centre.
- Any new criteria for strategic redevelopment sites should include proximity to activity centres and public transport and focus on parcels that are of sufficient size and in locations to accommodate higher density development without disruption to the amenity of the surrounding area. Additionally these sites should provide for benefits to the surrounding area through the creation of additional open space, vehicular and pedestrian movement and employment options. The Laminex site meets all these requirements.

Appendix 1 – Survey results

Q1 Which of the following changes would you consider making, in the next 15-20 years?

Answered: 354 Skipped: 33



ANSWER CHOICES	RESPONSES
Unlikely to change, or move from, my current home.	63.84% 226
Change from a separate house with garden/land, to a smaller dwelling (apartment, townhouse, unit).	20.62% 73
Change from an apartment, townhouse or unit, to a separate house with garden/land.	13.84% 49
Move to retirement living complex (independent living unit).	6.78% 24
Move to nursing home/aged care.	1.69% 6
Total Respondents: 354	

#	OTHER CHANGE (PLEASE SPECIFY):	DATE
1	My intention live continuously with my children at least until they move out on at their discretion into their own homes.	5/19/2019 8:48 PM
2	By a bigger house and/or move out of Bayside if the poor planning associated with development and traffic congestion issues continue apace	5/19/2019 3:59 PM
3	I live in a community that is incredibly supportive and protective. You may be familiar with Pennydale, Katanya?	5/19/2019 2:24 PM
4	May look for a bigger property at some stage but not likely at present	5/19/2019 1:39 PM
5	I live here, my kids will live here and their kids will live here.	5/19/2019 1:29 PM
6	This is our final home. My children will be staying in this property. No plan to move for atleast next 30yrs. and then children will continue to stay.	5/17/2019 11:01 AM
7	K	5/17/2019 8:18 AM
8	Renovate and upsize my current home.	5/16/2019 7:42 PM
9	Accessibility to housing is very important but access to community/shops is huge, as well. If all shop owners got their own wooden ramps or a ramp like the trains use, ie portable, \$200 Or maybe council do a bulk purchase and give them out.	5/15/2019 4:32 PM
10	May move for secondary school zone or for a larger house/garden	5/12/2019 2:51 PM

Housing Strategy Review

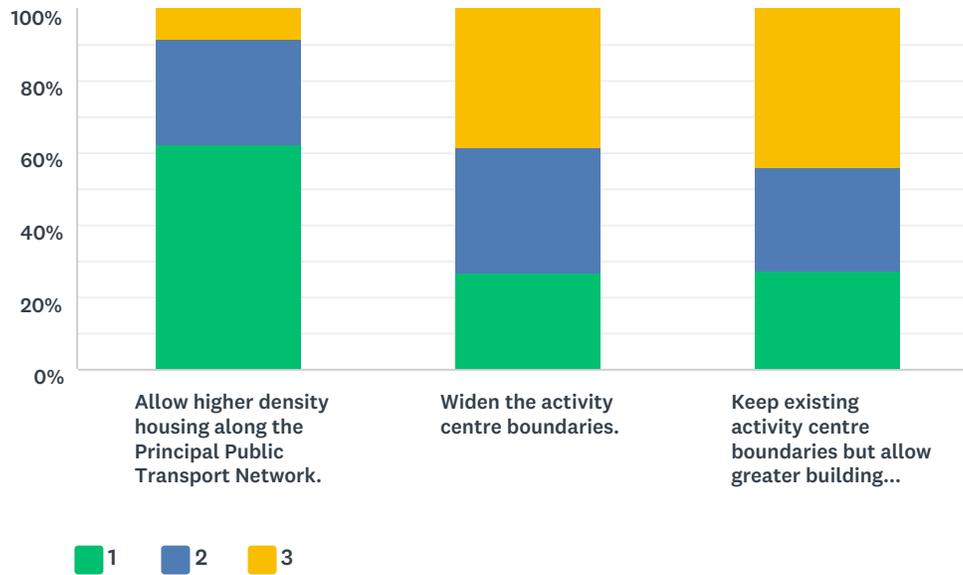
11	Either of the two options above. We are happy in our townhouse but may choose to move for secondary school zones or more space	5/12/2019 2:50 PM
12	it is my intention to offer my home continuously to my children until they move out on their own accord into their own homes. This option is increasingly popular but is not listed in the groups above. It is also becoming increasing popular for children to buy out their parents' home to allow them to move to smaller homes.	5/11/2019 12:40 AM
13	No plans as yet. Will probably make my home available for my children when I move out.	5/10/2019 10:32 AM
14	No plans as yet	5/10/2019 10:30 AM
15	Move to a larger family house.	5/8/2019 8:28 AM
16	move to regional centre.	4/27/2019 9:58 AM
17	Change to a similar home with with gardens and land and a single dwelling on the standard 1/4 acre block	4/23/2019 12:15 PM
18	It is my intention to offer my home continuously to my children until they move out on their own accord into their own homes. This option is increasingly popular but is not listed in the groups above.	4/22/2019 1:58 AM
19	Moving out of home	4/8/2019 2:55 PM
20	Move to a larger home in this area	4/5/2019 10:16 PM
21	Change from seperate house with also to another seperate house with land. (Why isn't this option here???)	4/5/2019 1:30 AM
22	Rebuild and create Dual occupancy.	4/4/2019 9:02 AM
23	Move to another council	4/3/2019 6:56 PM
24	Move away entirely due to loss of amenity and increased number of high rise on Hampton St and loss of its heritage character	4/3/2019 6:41 PM
25	Move from one family house to another	4/3/2019 3:36 PM
26	Die probably. Considering I'm 84 now I hope not to be around in 15 to 20 years!	4/3/2019 2:13 PM
27	Would consider moving from our four bedroom large single level family home to a smaller single level family home. I think this will be difficult because everything seems to have stairs. Would not consider an apartments as still want a small outside area for garden and vegetables. It would also have to be within walking distance to shops. This seems unlikely because of the higher density around all the shops. So we don't know what we will do	4/3/2019 12:02 PM
28	Probably leave the state and go to Queensland where the councils are more in tune with resident's needs.	4/3/2019 9:57 AM
29	Downsize NEVER to an apartment. Most are horrible looking, badly built, no trees or garden, too small etc.	4/2/2019 2:19 PM
30	Move to a less built up area near the beach as Bayside council seems intent on ruining the municipality	4/2/2019 12:01 PM
31	We will retire in that time and plan to move to a smaller separate house with garden/land.	4/2/2019 10:30 AM
32	Move to a cheaper area, buy a similar sized property to the one I have now and use the residual equity to buy an investment property to provide an income in retirement.	4/1/2019 1:55 PM
33	Buy my first property	4/1/2019 7:52 AM
34	Develop my block for two dwellings	3/31/2019 12:57 PM
35	Change to an alternative separate dwelling, but still a traditional sized home.	3/31/2019 11:04 AM
36	Move into a larger, separate house on a bigger parcel of land	3/30/2019 1:55 PM
37	Move from current house to larger house	3/30/2019 6:59 AM
38	Build two dwellings in our land but retain as much garden as possible	3/29/2019 10:14 PM
39	Move location or renovate	3/29/2019 9:34 PM
40	Move to a similar home in a different area	3/29/2019 8:58 PM

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41	Move to smaller house	3/29/2019 8:36 PM
42	Change from a house with a garden to a smaller house with a garden	3/29/2019 7:55 PM
43	Development of current household to future proof our home	3/29/2019 7:49 PM
44	due to renting unknown	3/29/2019 7:46 PM
45	House with in-law accommodation.	3/29/2019 7:31 PM
46	Make home adaptable for disability access or move to such a home	3/29/2019 7:16 PM

Q2 If additional housing capacity is required in future years, how do you think this should be delivered?

Answered: 275 Skipped: 112



	1	2	3	TOTAL	SCORE
Allow higher density housing along the Principal Public Transport Network.	62.34% 144	29.00% 67	8.66% 20	231	2.54
Widen the activity centre boundaries.	27.03% 60	34.68% 77	38.29% 85	222	1.89
Keep existing activity centre boundaries but allow greater building height in activity centres.	27.64% 68	28.46% 70	43.90% 108	246	1.84

Q3 Do you have any other ideas to cater for additional housing for Council to investigate, if required in the future?

Answered: 148 Skipped: 239

#	RESPONSES	DATE
1	Council should widen its definition of and allowance of Key Development sites as well as accept the outcome of previous reports and place medium density along the Sandringham Railway line as well. Council should also be pushing to have higher density residential developments in outer ring suburbs where growth is currently occurring and where people will buy into the higher density areas knowing what they are moving into as opposed to trying to force them into suburbs where people bought into because they were lower density. Council should continue to allow for appropriate infill housing such as 2 on a block so long as they fit into the Neighbourhood Character and do not affect the amenity of existing residents. Council should be advocating for the improvement of Bus routes and the inclusion of those upgraded bus routes into the PPTN, ESPECIALLY for the southern part of the Municipality.	5/20/2019 12:33 PM
2	This is a loaded question. Very unfair. I suggest Bayside rezone the 83% from NRZ to enable additional growth.	5/20/2019 7:26 AM
3	Higher density should go where appropriate and available, NOT just in activity centres, residential areas in close proximity to fixed rail public transport and strategic redevelopment sites. Council should also expand its definition of and allowance of Key Development sites as well as accept the outcome of previous reports and place medium density along the Sandringham Railway line in addition to the Frankston Railway line. Council should also be pushing to have higher density residential developments in outer ring beach side suburbs where growth is currently occurring.	5/19/2019 9:10 PM
4	I do not agree with any of the options given in question 2 for increasing housing. If additional housing capacity is required it should be spread across the municipality not focused in particular areas. facilitating a change from single dwellings on large blocks to dual occupancy is a much better option than high rise, high density.	5/19/2019 5:18 PM
5	Council should widen its definition of and allowance of Key Development sites as well as accept the outcome of previous reports and place medium density along the Sandringham Railway line as well.	5/19/2019 4:48 PM
6	Look at medium density housing along the Sandringham train line please.	5/19/2019 4:48 PM
7	Investigate how many units/apartments are actually occupied as opposed to purchased before thrusting new developments continually on the community	5/19/2019 4:34 PM
8	The promotion of dual occupancy or 3 townhouses where the land size allows. Council to ensure that they do not put all of their efforts into higher density within the eastern boundary of Council, there is a another rail line that can cope with some increase in density also. Lobby to improve bus routes and timetables throughout the whole of Council so that all the pressure is not just around the Train stations. Consider existing neighbourhood character and amenity and the effect of the decisions you make on existing residents	5/19/2019 4:29 PM
9	Council should widen its definition of and allowance of Key Development sites as well as accept the outcome of previous reports and place medium density along the Sandringham Railway line. Council should also be pushing to have higher density residential developments in outer ring suburbs where growth is currently occurring and where people will buy into the higher density areas knowing what they are moving into as opposed to trying to force them into suburbs where people bought into because they were lower density. Council should continue to allow for appropriate infill housing such as 2 on a block so long as they fit into the Neighbourhood Character and do not affect the amenity of existing residents. Council should be advocating for the improvement of Bus routes and the inclusion of those upgraded bus routes into the PPTN, ESPECIALLY for the southern part of the Municipality.	5/19/2019 4:03 PM
10	Promote appropriate development in ALL of Bayside.	5/19/2019 3:52 PM

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11	Development in Bayside should be equable across the entire municipality, and not just proposed on the Frankston line and the periphery of the municipality. All development should be considered in all suburbs and should site specific. Neighbourhood character should be of significant planning criteria.	5/19/2019 3:35 PM
12	1. Council should allow medium density (2-3 dwellings per block) where appropriate and facilitate design to maintain the neighbourhood character. 2. Higher density housing should not be only confined to the Frankston Rail corridor, but where appropriate development should occur along the Sandringham railway line. 3. In forming an acceptable Housing Strategy for Bayside, the Council needs to take into the account the recommendations from the RZSAC report into C125 and the flawed 2012 Housing Strategy. If this is not done, then this and other Bayside Housing Strategies will also be flawed!	5/19/2019 3:27 PM
13	Development in Bayside should be equable across the entire municipality, and not just proposed on the Frankston line and the periphery of the municipality. All development should be considered in all suburbs and should site specific. Neighbourhood character should be of significant planning criteria. The Bayside Housing Strategy 2012 is deeply flawed, and has been significantly criticised by several Planning Panel reviews.	5/19/2019 3:22 PM
14	Why just in activity centres - why not allow anywhere ?? You think bc people can walk to a train they won't have a car - so not true !	5/19/2019 3:20 PM
15	Development in Bayside should be equable across the entire municipality, and not just proposed on the Frankston line and the periphery of the municipality. All development should be considered in all suburbs and should site specific. Neighbourhood character should be of significant planning criteria. The Bayside Housing Strategy 2012 is deeply flawed, and has been significantly criticised by several Planning Panel reviews.	5/19/2019 2:55 PM
16	Every square km of Bayside should be considered.	5/19/2019 2:31 PM
17	Development in Bayside should be equable across the entire municipality, and not just proposed on the Frankston line and the periphery of the municipality. All development should be considered in all suburbs and should site specific. Neighbourhood character should be of significant planning criteria. All development needs to be of improved quality and environmental standards.	5/19/2019 1:57 PM
18	Greater density housing should occur in the northern part of Bayside as this is closest to the CBD and has improved train, tram and bus networks and less reliance on vehicles.	5/19/2019 1:43 PM
19	None of the above.	5/19/2019 1:30 PM
20	Investigate options in all areas of Bayside not just the Eastern border.	5/19/2019 1:06 PM
21	Fix broken roads/potholes, improve cycling paths	5/19/2019 12:03 PM
22	Allow for development of low rise terrace style apartments	5/18/2019 10:53 PM
23	Spread to load in bayside. Organic growth if fine. Let people put two houses on one block. NO MORE HIGH RISE. That is not bayside living. Eg. CHURCH ST BRIGHTON was minimal growth and can offer so much. Develop areas that don't already have family homes/communities. Put more focus on the sandy line.	5/18/2019 9:23 PM
24	Council should also be pushing to have higher density residential developments in outer ring suburbs where growth is currently occurring and where people will buy into the higher density areas knowing what they are moving into as opposed to trying to force them into suburbs where people bought into because they were lower density. Council should continue to allow for appropriate infill housing such as 2 on a block so long as they fit into the Neighbourhood Character and do not affect the amenity of existing residents.	5/17/2019 11:13 AM
25	At the moment all the population growth is occurring in the Sandringham, Cheltenham, Beaumaris Black rock areas due to the massive housing developments. As a teacher in the Bayside area I can see the strain this is putting on those local schools. Meanwhile the schools in Hampton and Brighton are actually declining in numbers and those public primary schools are starting to feel the financial difficulties of this eg less fees coming in, over staffing occurring as numbers continue to decline, etc. The current housing projects, all being centred around the southern end of Bayside is causing an unhealthy lack of balance in the area that is having a negative impact on resources in the WHOLE of Bayside. The provision of additional housing needs to be evenly spread evenly across the whole area. This hasn't occurred up to this point and needs to stop immediately until the infrastructure (schools, public transport, roads) can catch up and accommodate the growth.	5/16/2019 8:06 PM

Housing Strategy Review

26	Roads are over crowded as it is, no consideration for anyone really, does any council staff live around or in and near Cheltenham, my guess is no. Greed seems to be the Robles here. Councils are and work for the community not destroy happy and contented ratepayers. It is so disturbing to know that council have the power to upset our lives. It is our decision to stay in our homes I have no intention of going anywhere as yet, and if I do it will be a hostel that is Australian owned with sufficient staff to manage large numbers of residents.	5/16/2019 6:51 PM
27	Distribute evenly throughout bayside with the same increase near the Sandringham line as the Frankston line	5/16/2019 6:27 PM
28	- refer to numerous previous reports directing medium density along the Sandringham line. - medium density subdivision is appropriate within neighbourhood character. - look to outer suburbs where people expect medium and high density housing	5/16/2019 4:56 PM
29	1. Rather than trying to push medium/high density developments into established lower density areas, add only to areas that are already medium-higher density. Match the neighbourhood characters of like with like, which will already be the target residents for that area. 2. Encourage Dual Occupancy and include these in the numbers. 3. Fight for Granny Flats to be a viable option.	5/16/2019 1:05 PM
30	1 People with disabilities need priority to be close to community hubs. 2 - somehow - we need to allow/persuade/incentivise older people in houses by themselves to down size. 3 housing developments can be build to encourage community engagement eg you may live in higher density building but there should be communal BBQ /eating areas/clothes washing areas/green area etc	5/15/2019 4:32 PM
31	There is, or appears to be, land belonging to the railways which is unlikely to be used by the railways. For example, along the line next to, or adjoining, Hampton Street	5/13/2019 11:44 AM
32	Build 2 bedroom single storey houses on blocks that are currently have one property. People downsizing don't want to live in apartments or double storey townhouses.	5/12/2019 5:02 PM
33	I don't agree with any of the listed options above. Council needs to re-look at the NRZ1 zones to ensure development is fair and equitable. Eg. The sandringham line should have more focused development, instead of pushing it all to the Frankston line..in addition, council could look at re-zoning key redevelopment sites (eg. Laminex) and sacrificing part of the BBD to ensure areas like Pennydale and Hampton East do not become ruined with overdevelopment.	5/12/2019 2:55 PM
34	Turn commision housing into high density housing.	5/12/2019 9:30 AM
35	Council should widen its definitions frankly, and not try to limit respondents to only the three point above. Surely, council should accept the findings of reports and also place medium density housing along the Sandringham Line. Furthermore, council should be advocating for higher density housing being developed in outer city suburbs rather than change the long established character of existing residential areas where home owners have bought because of the character of the environment and quality of living we sought. We believe the correct and reasonable approach in our area would be in-fill housing e.g. two townhouses on a block, so long as they fit in with the existing character of the area.	5/11/2019 11:17 AM
36	Council should widen its definition of and allowance of Key Development sites as well as accept the outcome of previous reports and place medium density along the Sandringham Railway line AS WELL. Council should also be pushing to have higher density residential developments in outer ring suburbs where growth is currently occurring and where people will buy into the higher density areas knowing what they are moving into as opposed to trying to force them into suburbs where people bought into because they were lower density. I also said that Council should continue to allow for appropriate infill housing such as 2 on a block so long as they fit into the Neighbourhood Character and do not affect the amenity of existing residents. Council should be advocating for the improvement of Bus routes and the inclusion of those upgraded bus routes into the PPTN, ESPECIALLY for the southern part of the Municipality.	5/11/2019 12:42 AM
37	Include options for more residential in commercial areas to create mixed zones	5/10/2019 10:35 PM
38	Two per block is the maximum that should be allowed in Pennydale	5/10/2019 6:48 PM
39	More low cost public housing - Lobby for this	5/10/2019 10:53 AM
40	Neighborhood character is very important. Cheltenham has already too much high rise past by Kingston council.	5/10/2019 10:22 AM
41	Stop higher density...most are against it. Councils and government are ready and DO NOT CONSIDER FAMILIES	5/10/2019 8:10 AM
42	3Above shops and commercial businesses	5/8/2019 12:47 PM

Housing Strategy Review

43	1) Plan whole streets for building two-storey townhouses, so the houses are actually designed from the start to allow building to the boundary on each side with a small back garden - a bit like 18th and 19th century terrace houses. 2) Council should buy and own the properties and lease them on long term leases.	5/7/2019 9:08 AM
44	Plan whole streets for building two-storey townhouses, so the houses are actually designed from the start to allow building to the boundary on each side with a small back garden - a bit like 18th and 19th century terrace houses.	5/7/2019 8:58 AM
45	I have no problem with high density housing provided public open space is included in the design of the high density housing areas. The residents are entitled to public open space with gardens and facilities for family enjoyment and recreation. During the last decade high density housing developments have been built along railway lines e.g. on the eastern side of South Yarra station, and on major roads e.g. the corner of Nepean Highway and Warrigal Road, and in shopping centres e.g. Charman Road on the north side of the railway crossing. These are poor housing solutions. High density housing design must include recreation areas for the many residents. These housing developments must be shielded from the noise generated on busy roads, railway lines and shopping areas. I urge Council to plan for people friendly high density living spaces.	5/4/2019 10:13 PM
46	Yes. Have a decent discussion with the State Govmnt about creating Regional centres with decent interconnecting transport and stop making ghettos of our suburbs. e.g. South Melbourne development on the city fringe is the next Bronx. Spiv developers enter the market - erect poor quality developments to gain 150% rrturn on their investment then leave the mess with the community	5/4/2019 10:38 AM
47	none of the above reduce immigration	5/2/2019 7:13 PM
48	none of the above reduce immigration	5/2/2019 6:11 PM
49	would prefer reduction of land size for subdivision rather than building apartments.	4/27/2019 10:00 AM
50	Small Street already has enough high rise you must respect that a lot of houses off small street and near the beach have very valuable Real Estate and should not be interfered with high rise buildings which would affect there main principal asset. Hightett and other areas should be looked at away from the beach. Brighton has hardly any high rise to houses close to the beach. Its unfair to people living in these areas. You already have a lot of high apartments blocks going around this area in Hampton you do not want to destroy the village vibe that exist and its attraction to young familys	4/26/2019 5:40 PM
51	There are many greenfield areas which can be used for housing.	4/25/2019 7:47 AM
52	Focus on current activity centres and increase building heights to allow for the demand and supply to slowly keep pace with one another	4/24/2019 11:32 AM
53	that Council should widen its definition of and allowance of Key Development sites as well as accept the outcome of previous reports and place medium density along the Sandringham Railway line. Council should also be pushing to have higher density residential developments in outer ring suburbs where growth is currently occurring and where people will buy into the higher density areas knowing what they are moving into as opposed to trying to force them into suburbs where people bought into because they were lower density.	4/22/2019 2:02 AM
54	Investigate empty houses in bayside	4/17/2019 9:25 PM
55	Don't make any more big apartment blocks full of commission housing.	4/16/2019 4:24 PM
56	keep it to large vacant land not existing suburban sheets	4/15/2019 3:59 PM
57	ensure more parking on new properties	4/13/2019 12:51 PM
58	Neither option is fair to burden the load on the lower socio-economic areas of Bayside. Pennydale/Cheltenham is already the highest density. It cant cope at its current state. It is not an Activity Centre. Put more Density along Sandringham trainline and Beaumaris Concourse has a great bus network. Church st Brighton is underutilised for all the shops and public transport available.	4/13/2019 3:15 AM
59	Pennydale/Cheltenham is already the highest density. It cant cope at its current state. It is not an Activity Centre. Put more Density along Sandringham trainline and Beaumaris Concourse has a great bus network. Church st Brighton is underutilised for all the shops and public transport available.	4/13/2019 2:30 AM
60	more sustainable housing look in to what may happen re climate change plan for future now	4/11/2019 12:18 PM

Housing Strategy Review

61	No but the above categories are confusing to me as a lawyer. I think the council should provide further clarification as to what this means	4/10/2019 2:12 PM
62	You have marked Hampton as your biggest suburb in bayside to have high rise. I first moved to Hampton when I was 21 and bought a house with my husband. I have seen many changes from housing commission homes sold and new houses built increasing the values of surrounding homes. I have seen young families with children move in and buy homes. They are attracted because we are close to the beach, it is safe to raise children. Our community is very strong. I have raised my family here and loved the school choices and parks in our area. I am not opposed to some apartments being built as my husband did build one on Hampton street but I was quite distressed at a meeting called by residents with council attending that you had no height limits set. The meeting was about the construction taking place on corner of Hampton Street and Hollywood Street.	4/10/2019 8:06 AM
63	allow more versatile types of dwellings, such as split housing to allow for tenancy rentals which can be built on less than 400m2 allotments	4/8/2019 2:14 PM
64	allow more versatile types of dwellings, such as split housing to allow for tenancy rentals which can be built on less than 400m2 allotments	4/8/2019 2:11 PM
65	High density housing along Nepean highway to reduce transit traffic between houses not on highway and remote destinations out of local suburb	4/7/2019 12:17 PM
66	No. Because Bayside is turning into an apartment, high rise suburb	4/6/2019 12:55 PM
67	Control population growth as we face an uncertain future in which Australia may not be able to feed its current population	4/5/2019 1:23 PM
68	We do not want more density.	4/5/2019 1:32 AM
69	Allow housing to be built above businesses in the Bay Road business/factory precinct	4/4/2019 7:44 PM
70	No - but please do not remove parks and recreational areas	4/4/2019 8:53 AM
71	yes other parts of melbourne can be developed not bayside	4/4/2019 7:35 AM
72	It seems to me there is plenty of housing being built. Maybe some smaller houses so more affordable for small families but still a house with a yard?	4/4/2019 5:57 AM
73	Keep existing height limits - do not create "big city" feel.	4/4/2019 2:17 AM
74	yes build it in pakenham or orbost or somewhere else. If most of us wanted to live in compressed housing we wouldnt have come to live in Bayside we would have moved to prahran or docklands or elsewhere.	4/3/2019 8:34 PM
75	No need for higher density as most people seem to be just building a bigger house on their existing block	4/3/2019 5:55 PM
76	Build some Housing Commission Flats on same size scale as those on Bluff Rd. Reserve these for low income families.	4/3/2019 4:43 PM
77	Same density across the suburb	4/3/2019 3:38 PM
78	Do not allow greater building height anywhere in Bayside.	4/3/2019 3:23 PM
79	Encourage all 2 story developments to have a master bedroom on the ground floor to cater for those on large blocks downsizing.	4/3/2019 3:20 PM
80	Are there any areas currently zoned light industrial that might be re-zoned for higher density development?	4/3/2019 2:48 PM
81	repurposing commercial zones into residential zones	4/3/2019 2:35 PM
82	employ an architect in planning so they have an understanding of what will look good and not young planners who 'tick the box'	4/3/2019 2:04 PM
83	shared housing arrangements www.common.com	4/3/2019 1:46 PM
84	we need a mix of housing from period, mid century to contemporary builds. If its all apartments our narrow streets won't cope wth the traffic. In addition, the visual amenity of living by the beach will be lost and we could just end up looking like everywhere else.	4/3/2019 1:36 PM
85	Stand your ground and encourage regional growth	4/3/2019 1:34 PM
86	Remove highett station and build high risk above it	4/3/2019 1:33 PM

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87	Stop the high density developments that are blighting bayside.	4/3/2019 1:25 PM
88	More emphasis on making it easier for multi-generational households to exist. For example encourage semi-permanent granny flats in gardens for young adults or elderly parents.	4/3/2019 12:39 PM
89	Greater building height does not suit everyone. Streets are too narrow for additional cars. Quality of living would reduce. Bayside is full	4/3/2019 12:06 PM
90	I am not happy with Question 2. I think it is a loaded question and there could be other ways to increase housing capacity	4/3/2019 10:45 AM
91	Remove Highett rail crossing and improve the public transport network first!	4/3/2019 9:59 AM
92	Look at strategic redevelopment sites	4/3/2019 9:33 AM
93	Safety and criminal rate	4/3/2019 9:28 AM
94	Safety and background check of residents in the future	4/3/2019 9:21 AM
95	Provide incentives for dual occupancy on properties, reduce community housing as the current plans are not working, provide discounts to rates based on more than two occupiers on a property	4/3/2019 9:20 AM
96	We must plan for the aging population so they can age at home	4/2/2019 6:05 PM
97	change destination from commercial to domestic, reduce empty housing (investment), second homes etc, building houses where no one lives is not sustainable	4/2/2019 4:58 PM
98	Higher density (not height) equally across ALL zones. 2, 3 or 4 townhouses or villas on large blocks.	4/2/2019 2:21 PM
99	Change land zoning and build in commercial or industry areas	4/2/2019 2:02 PM
100	Open up the whole of bayside to two storey dual occupancy and move away from the so called activity centers, convert industrial land to higher density housing and increase the housing density along beach road.	4/2/2019 12:05 PM
101	Encourage smaller homes. McMansions are awful and everywhere. More and bigger does not equal happier or healthier	4/1/2019 12:42 PM
102	Put additional housing outside the transport activity zone. Why do all the density problems need to be forced into a small area? Properties in Brighton have 2-4 cars each, and they still use cars even when next to a rail line. We don't want Brighton to become Richmond or South Yarra!. And stop trying to force this on us. We don't want to be a unit city.	4/1/2019 11:18 AM
103	Growth in homelessness, low income & vulnerable community members show a need for more social or public housing. Current public housing estates are unsafe, old and not a preferred option for appropriate housing. The possibility of including a 10% (for example) inclusion of public housing within all new high density housing complexes would encourage more commitment to vulnerable community members, dissolve stigma and reputation of public housing, incorporate and support vulnerable families to become more engaged within the community, show foresight from council to break down barriers and show positive options for the community. Applying additional pressure to State and Federal Government departments to address this need by developing substantial plans and change to eliminate homelessness and lack of affordable housing. As the population continues to grow, so too the need for affordable housing, as will the prevalence of homelessness.	4/1/2019 10:07 AM
104	Plan for development elsewhere. Why over-populate!? Put a % cap on subdivisions in each street.	4/1/2019 9:09 AM
105	sub dividing properties to reduce backyard space that is not being utilied.	4/1/2019 7:57 AM
106	Give greater support for dual occupancy in identified urban land development zones	4/1/2019 7:36 AM
107	Increase density around Southland shopping centre and also build apartment towers above it. Similarly build low towers over Elsternwick station	3/31/2019 8:15 PM
108	There is no room for additional housing with current infrastructure. There needs to be more parking within the development so it doesnt flood out into streets. Traffic flow is shocking. More clearways ie cnr of bluff and bay rds. I think bayside is close to full.	3/31/2019 7:43 PM
109	Consider sustainability by capping growth	3/31/2019 6:57 PM
110	Nr21 areas need to do their part and. Further development should be placed in these areas	3/31/2019 6:10 PM

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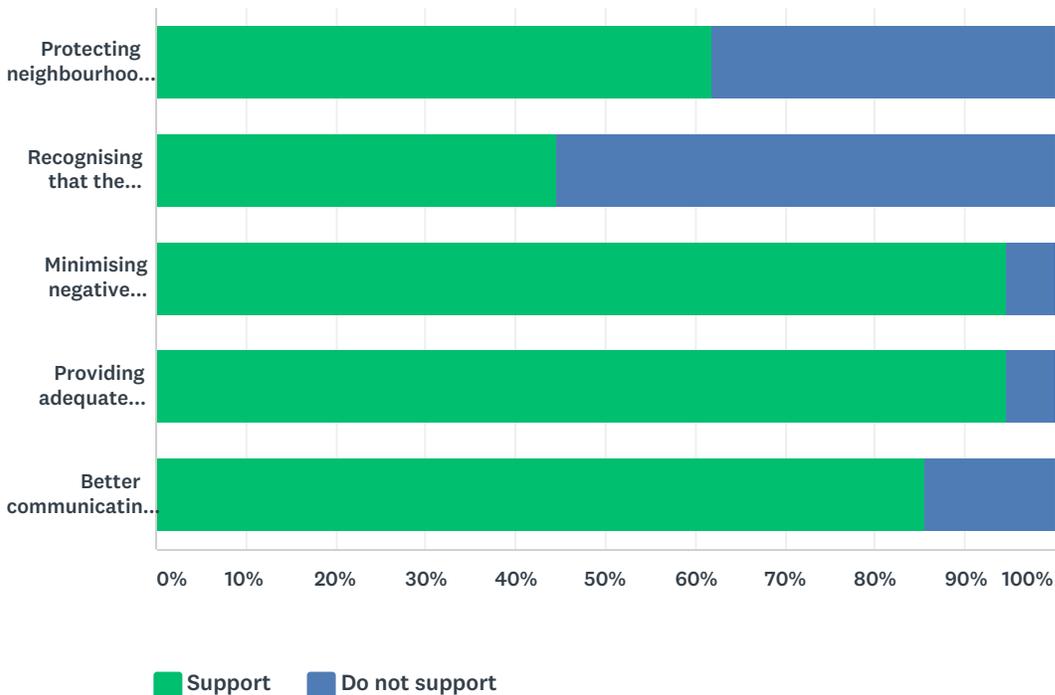
111	Why don't we acknowledge that the one of the key attractions of living in the Bayside area has been that the area has not been over-developed. That the area is one that attracts families and that homes have yards, play & recreational spaces. Over development is a curse. We are not Singapore & this is not the lifestyle that Bayside residents aspire to. Why are we raping our suburbs to create inappropriate high density developments that destroy neighbourhood character, whereby infrastructure (schools, hospitals, parks, parking, public transport, open spaces, roads, etc.) are unable to cope with the excessive demands placed upon them. How is Bayside Council matching increased housing development with increased investments necessary to provide the additional infrastructure necessary to support the additional population? Are those plans and considerations also going to be made available to residents? What contributions are property developers being made to make to contribute to this additional infrastructure? Why is developer profit being put ahead of the amenity of existing residents? Bayside Council is failing in its obligation to represent residents.	3/31/2019 11:22 AM
112	Investigate NOT increasing the population density of the suburb, as it is not desired by most residents.	3/31/2019 11:06 AM
113	Investigate redevelopment (brown field) sites	3/31/2019 10:38 AM
114	Consider children being brought up with devices rather than private open space	3/31/2019 9:17 AM
115	Replace large government housing properties on land with 2-3 units so more families can benefit.	3/30/2019 7:45 PM
116	Outside the council boundary	3/30/2019 6:43 PM
117	Limit population growth	3/30/2019 5:35 PM
118	I do not think we should have high rise. I do not have any useful ideas about additional housing.	3/30/2019 4:10 PM
119	Convert current council carparks to underground parking facilities & build high-density housing above ground on said carpark sites	3/30/2019 1:58 PM
120	Keep existing density & boundaries and send people to live further out	3/30/2019 1:50 PM
121	build more infrastructure in outer lying areas and expand suburbs out further	3/30/2019 1:42 PM
122	Keep car parking underground	3/30/2019 1:23 PM
123	Allow higher density with the whole of Bayside	3/30/2019 1:15 PM
124	Not sure why Bayside has to create additional housing at all. better for this to occur via new suburbs!	3/30/2019 12:43 PM
125	Bayside planning need to be more involved in the types of dwellings being built in Bayside as some of the developments are low cost architectural eyesores. This is not in keeping with any aspect of Bayside living. This is obvious in the fact that some of the dwellings constructed have been for sale for two years with no one wanting to pay over a million dollars to live in a shoe box. Surely Bayside planning can become more progressive in how they approach working with developers to build properties that are aesthetically pleasing to the eye that will be sustainable for years to come.	3/30/2019 12:39 PM
126	No high density apartments where roads cannot be widened further; Every new dwelling built must have 2 or more parking spaces allotted. NOTHING above 3 stories within 8KM of beach. Infrastructure including public transport, free parking near residences, parking at activity centres, sewerage & drainage etc MUST be built in by developers, existing residents must be given permit parking, more shaded bus stops & more frequent trains. All new builds MUST have solar panels & meet 6 star eco rating. New builds must be 80% at least owner occupier and minimal for council housing	3/30/2019 12:12 PM
127	No	3/30/2019 11:45 AM
128	Higher density on busy or main traffic routes or roads	3/30/2019 7:02 AM
129	Encourage land sub-division for townhouses	3/30/2019 6:57 AM
130	Leave Brighton as is, why do we have to develop, enough damage done already	3/30/2019 6:47 AM
131	less people in bayside Melbourne	3/30/2019 6:01 AM
132	Demolition of existing Hampton East low rise govt housing estates and build there new mixed social/ private higher density quality housing that promotes better environment for all and allows for more families to live on the existing land parcels	3/29/2019 10:31 PM

Housing Strategy Review

133	Demolish existing low rise govt housing in Hampton East to build new mixed social/ private higher density housing that's promotes a better environment and caters for more people than currently	3/29/2019 10:20 PM
134	Build multi storey car parks at rail stations and sell the air doted for high road above.	3/29/2019 9:43 PM
135	Develop a core element of 'Tiny Home' living planning permits to enhance the currently limited options for housing in the area	3/29/2019 9:38 PM
136	Allow much greater height in areas immediately around railway stations and allow building over railway lines	3/29/2019 9:33 PM
137	Firstly look at vacant sites or old industrial sites that could be rezoned to build new estates. Don't congest established suburds ruining it for everyone. I think satellite cities are the answer with good transport links and not overcongesting existing areas	3/29/2019 9:13 PM
138	None of the above we are at capacity. I challenge all bayside staff to try and park at a railway station in the morning before 7.00 am	3/29/2019 8:59 PM
139	Allow dividing single dwelling	3/29/2019 8:48 PM
140	Knock down commission housing on Bluff Road and turn into high rise much like you see in Paris	3/29/2019 8:42 PM
141	no	3/29/2019 8:42 PM
142	What imperative is there for additional housing. We don't need or want additional housing.	3/29/2019 8:40 PM
143	Only organic growth is required. That in turn will double the housing by subdividing existing old homes	3/29/2019 7:59 PM
144	Tell the Federal Government to stop population growth	3/29/2019 7:56 PM
145	Allow multiple dwellings on properties - for example large blocks could build additional homes or nanny flats	3/29/2019 7:20 PM
146	increase the minimum size of the floorspace of the individual apartments which are allowed to be built. Increase the number of visitor parking required for apartment buildings	3/29/2019 7:02 PM
147	I vehemently oppose higher density housing proposals in this municipality in particular and in Melbourne in general. The level of immigration should be severely curtailed by the Federal Government. I absolutely hate what is happening in Bayside in the way of the building of higher density accommodation.	3/29/2019 7:01 PM
148	Inclusionary development to increase social housing	3/29/2019 7:01 PM

Q4 Please indicate if you support, or do not support, each of these actions:

Answered: 282 Skipped: 105



	SUPPORT	DO NOT SUPPORT	TOTAL
Protecting neighbourhood character in Minimal Residential Growth Areas by directing growth to Housing Growth Areas (including activity centres).	61.90% 169	38.10% 104	273
Recognising that the neighbourhood character in Housing Growth Areas will change.	44.65% 121	55.35% 150	271
Minimising negative impacts of new development.	94.53% 259	5.47% 15	274
Providing adequate infrastructure and traffic management to manage the impacts of increased housing growth.	94.60% 263	5.40% 15	278
Better communicating to residents where housing change is being directed and what type of developments they can expect in different areas.	85.61% 238	14.39% 40	278

Q5 If you Do Not Support any of the above actions, please explain why:

Answered: 128 Skipped: 259

#	RESPONSES	DATE
1	Bayside have already over protected the municipality by locking away 86% of its residential areas into NRZ at the expense of the rest of the municipality. ALL Neighbourhood Characters should be protected, not just those in NRZ areas. All neighbourhood characters are important to those who live there. Communications should have been made when the original flawed housing strategy was being formulated. It is too late to do this now as those residents already know. However, having said that, all PROSPECTIVE Bayside residents should be informed about the housing Strategy BEFORE they purchase a house or a block in Bayside. I also noted that the Review should address inaccuracies in the VISION STATEMENT as well as they have simply copied the Vision Statement from the flawed 2012 Housing Strategy. Council continues to state through its Review document that the 2012 Housing Strategy was NOT implemented because of multitude of flaws, yet continues to try to include the document including those flaws into the planning scheme. Further, and most importantly, the previous panels and reports have all advised that higher density needs to be done along the Sandringham railway corridor AS WELL as the Frankston Railway corridor, yet council in their own Review document (page 20) states they as part of the review they WILL NOT consider the overall spatial approach to where to put medium and high density (IE they simply do not care that all these independent panels and reports told them their plan was flawed and higher density also needs to go along the Sandringham railway corridor) and the reason they will not relook at this is because the 2012 flawed Housing Strategy is "delivering increased housing in locations well served by public transport, shops and services.". Yes, the majority IS going to those locations, but ONLY those locations along the Frankston line, NOT those locations along the Sandringham line.	5/20/2019 12:37 PM
2	Bayside have already over protected the municipality by locking away 86% of its residential areas into NRZ at the expense of the rest of the municipality. ALL Neighbourhood Characters should be protected, not just those in NRZ areas. All neighbourhood characters are important to those who live there. Previous panels and reports have all advised that higher density needs to be done along the Sandringham railway corridor in addition to the Frankston Railway corridor. Bayside Council needs to follow the independent reports and panels to include Sandringham railway line	5/19/2019 9:28 PM
3	neighbourhood character must not be sacrificed to developement !! Beaumaris Modern - who cares !!!!	5/19/2019 5:40 PM
4	Question 4 is all based on the assumption that housing growth should be focused in particular areas. If growth is required it should be spread across the City of Bayside not focused on a few areas. Why is growth only focused on the Franston train line which is already impossibly busy? There are other public transport routes including Sandringham train line and bu routes.	5/19/2019 5:30 PM
5	All neighbourhood characters should be protected, not just those in NRZ areas.	5/19/2019 4:55 PM
6	ALL Neighbourhood Characters should be protected, not just those in NRZ areas.	5/19/2019 4:50 PM
7	Council should be protecting all neighbourhood characters not just where Council has already protected against higher density development.	5/19/2019 4:40 PM
8	Council has locked away too much of Bayside from development and continues to push it on Pennydale.	5/19/2019 4:38 PM

Housing Strategy Review

9	<p>5. I do not support 14% of Bayside absorbing 100% of all increased development. It is the only Municipality in Melbourne that has locked up so much in NRZ. The Bayside Housing Strategy 2012 is deeply flawed, and has been significantly criticised by several Planning Panel reviews. That this flawed approach to siting all development along the Frankston Railway line is still being proposed is beyond comprehension, and poor planning. This has been singled out in Planning Panels as bad planning and will be criticised again in future Planning Panels if it is adhered to. All neighbourhoods should support increased density, all neighbourhoods character is equally deserving of protection. There needs to be significant investment in improving infrastructure to support increased density in development. There seems to be no real vision, or appetite for investment to properly integrate and support increased density across the whole municipality. It seems like the Council and its planning officers want all of the benefits of increased density without doing any of the works that it entails, this is manifested in their own review of the strategy where they will not consider the overall spatial approach to where to put medium and high density. There seems to be a real paucity of vision and all development is ad hoc and driver by developers and not the Council and its planning officers. The lack of traffic surveys and willingness to allow variations weakening good planning. Bayside City Council has repeated performed poorly in Community Consultation, and this is a continued area of poor performance, as evidenced in the the last question in Q4 "Better communicating to residents where housing change is being directed and what type of developments they can expect in different areas." this is not consultation, this is presented as a fait accompli.</p>	5/19/2019 4:33 PM
10	<p>I support appropriate development across ALL of the Municipality , and not just along the Frankston railway line , provided it is of good quality</p>	5/19/2019 4:19 PM
11	<p>Bayside have already over protected the municipality by locking away 86% of its residential areas into NRZ at the expense of the rest of the municipality. ALL Neighbourhood Characters should be protected, not just those in NRZ areas. All neighbourhood characters are important to those who live there. Communications should have been made when the original flawed housing strategy was being formulated. It is too late to do this now as those residents already know. Review should address inaccuracies in the VISION STATEMENT as well as Council have simply copied the Vision Statement from the flawed 2012 Housing Strategy. Council continues to state through its Review document that the 2012 Housing Strategy was NOT implemented because of multitude of flaws, yet continues to try to include the document with those flaws into the planning scheme. Further, and most importantly, the previous panels and reports have all advised that higher density needs to be done along the Sandringham railway corridor AS WELL as the Frankston Railway corridor, yet council in their own Review document (page 20) states they as part of the review they WILL NOT consider the overall spatial approach to where to put medium and high density (IE Council simply do not care that all these independent panels and reports told them their plan was flawed and higher density also needs to go along the Sandringham railway corridor) and the reason Council will not revisit this is because the 2012 flawed Housing Strategy is "delivering increased housing in locations well served by public transport, shops and services.". Yes, the majority IS going to those locations, but ONLY those locations along the Frankston line, NOT those locations along the Sandringham line. Council needs to follow the independent reports and panels.</p>	5/19/2019 4:13 PM
12	<p>NRZ - 84% of Bayside is protected by this zoning restriction from development this forcing major development into the remaining 16% of the municipality! All Neighbourhood Character should be protected not just within the NRZ areas.</p>	5/19/2019 3:42 PM
13	<p>Development should be ALL across Bayside not just on the Frankston line .And with significantly improved investment in transport and infrastructure</p>	5/19/2019 3:38 PM
14	<p>I have been part of these discussions before and I think the plans are very short sighted - there are no new roads or room for new roads and council agrees to large apartment complexes without consideration of street size no of cars in and out garbage trucks etc at some point you have to say no more people ! Increase schools - nope. A white line on a two lane road making it one - tick Bike path. It's just not that simple. Stop saying yes to multi storey development.</p>	5/19/2019 3:27 PM
15	<p>. Development should be ALL across Bayside not just on the Frankston line .And with improved investment in transport and infrastructure</p>	5/19/2019 3:24 PM
16	<p>Retaining neighbourhood character is important and do not want underdevelopment</p>	5/19/2019 3:17 PM
17	<p>Development should be ALL across Bayside not just on the Frankston line .And with improved transport and infrastructure.</p>	5/19/2019 2:59 PM
18	<p>Flawed housing strategy is being repeated here.</p>	5/19/2019 2:32 PM

Housing Strategy Review

19	All Neighbourhood Characters should be protected, not just those in NRZ areas. The heavy concentration of housing growth in the highett, southland and cheltenham areas will come at a huge cost to the livability of these neighbourhoods. Density should be spread throughout Bayside	5/19/2019 1:57 PM
20	Leading questions	5/19/2019 1:31 PM
21	It's the old C125 and C140 ploy and the residents are on to you. The flawed housing strategy of old is being redeployed.	5/19/2019 1:09 PM
22	Bayside have already over protected the municipality by locking away 86% of its residential areas into NRZ at the expense of the rest of the municipality. ALL Neighbourhood Characters should be protected, not just those in NRZ areas. Stop basing your "ideas" on flawed housing strategy data.	5/18/2019 9:35 PM
23	Bayside have already over protected the municipality by locking away 86% of its residential areas into NRZ at the expense of the rest of the municipality. ALL Neighbourhood Characters should be protected, not just those in NRZ areas. All neighbourhood characters are important to those who live there. Communications should have been made when the original flawed housing strategy was being formulated. It is too late to do this now as those residents already know. However, having said that, all PROSPECTIVE Bayside residents should be informed about the housing Strategy BEFORE they purchase a house or a block in Bayside. The Review should address inaccuracies in the VISION STATEMENT as well as it has copied the Vision Statement from the flawed 2012 Housing Strategy. Council continues to state through its Review document that the 2012 Housing Strategy was NOT implemented because of multitude of flaws, yet continues to try to include the document including those flaws into the planning scheme. Further, and most importantly, the previous panels and reports have all advised that higher density needs to be done along the Sandringham railway corridor AS WELL as the Frankston Railway corridor, yet council in their own Review document (page 20) states they as part of the review they WILL NOT consider the overall spatial approach to where to put medium and high density. They simply do not care that all these independent panels and reports told them their plan was flawed and higher density also needs to go along the Sandringham railway corridor. and the reason they will not relook at this is because the 2012 flawed Housing Strategy is "delivering increased housing in locations well served by public transport, shops and services.". Yes, the majority IS going to those locations, but ONLY those locations along the Frankston line, NOT those locations along the Sandringham line. Council do not follow the independent reports and panels, the one required for THIS review & will not look at them favorably and we WILL bring this to their attention.	5/17/2019 11:31 AM
24	These questions are basically asking us to support councils intention to continue funnelling housing developments into the one section of Bayside. For reasons around balance and an increasing strain on our current resources and infrastructure in the Cheltenham, Beaumaris and Black Rock areas, I cannot support council's action to direct growth only to a small part of the Bayside area.	5/16/2019 8:31 PM
25	Because no consideration to ratepayers who question or complain it's too one sided.	5/16/2019 6:53 PM
26	Believe minimal growth areas should take more of the growth	5/16/2019 6:30 PM
27	I do not support protecting Minimal Growth Areas at the expense of Housing Growth Areas (a lot of which are identical presently). Neighbourhood Character should be protected in all areas, it is of utmost importance to residents who have bought into the area, live and raise families in the area and want to remain in the same area. The Sandringham rail line should also be utilised as well as the Frankston line, which has been advised to council in previous reviews and panels. Communication to residents where change is occurring is too late - must be in consultation BEFORE this stage.	5/16/2019 1:19 PM
28	An intergrated view must be maintained, as people from minimal growth still want to go to shops in housing growth areas	5/15/2019 4:34 PM
29	Beaumaris has special architectural and good spatial character so should be preserved	5/13/2019 9:40 PM
30	I don't support such changes and communication is now good.	5/13/2019 11:50 AM
31	I don't believe that neighbourhood character can be retained when there is increased housing density.	5/12/2019 5:09 PM
32	I do not support the high percentage of NRZ1 throughout Bayside pushing the majority of development towards the Frankston line and what council has designated activity centres. It is completely unfair and that is the part of the housing strategy that needs review	5/12/2019 2:57 PM
33	Some of the growth areas marked already suffer poor infrastructure. Rethink expanding other, minimal growth areas prior to these areas.	5/12/2019 10:34 AM

Housing Strategy Review

34	Increased housing density should be fairly and reasonable spread right across the whole municipality. By protecting 86% of the residential area in Bayside, council has simply placed all the onus on the remaining 14% which is frankly ludicrous. All neighbourhood character should be protected, not just those in NRZ areas. The simple reality is that this is just the 2012 housing strategy all over again, despite the fact that it was found to be deeply flawed by an independent panel. Placing all the emphasis and burden and change on those residential areas along the Frankston Line is unfair and wholly inappropriate. The Sandringham corridor should take its fair share. Council must act in a fair and reasonable manner and recognise the findings of the independent reviews and act in accordance with them. We will fight any action which goes against those previous findings.	5/11/2019 11:27 AM
35	Bayside have already over protected the municipality by locking away 86% of its residential areas into NRZ at the expense of the rest of the municipality. ALL Neighbourhood Characters should be protected, not just those in NRZ areas. All neighbourhood characters are important to those who live there. Communications should have been made when the original flawed housing strategy was being formulated. It is too late to do this now as those residents already know. However, having said that, all PROSPECTIVE Bayside residents should be informed about the housing Strategy BEFORE they purchase a house or a block in Bayside. I also note that the Review should address inaccuracies in the VISION STATEMENT as well as they have simply copied the Vision Statement from the flawed 2012 Housing Strategy. Council continues to state through its Review document that the 2012 Housing Strategy was NOT implemented because of multitude of flaws, yet continues to try to include the document including those flaws into the planning scheme. Further, and most importantly, the previous panels and reports have all advised that higher density needs to be done along the Sandringham railway corridor AS WELL as the Frankston Railway corridor, yet council in their own Review document (page 20) states they as part of the review they WILL NOT consider the overall spatial approach to where to put medium and high density (IE they simply do not care that all these independent panels and reports told them their plan was flawed and higher density also needs to go along the Sandringham railway corridor) and the reason they will not relook at this is because the 2012 flawed Housing Strategy is "delivering increased housing in locations well served by public transport, shops and services.". Yes, the majority IS going to those locations, but ONLY those locations along the Frankston line, NOT those locations along the Sandringham line.	5/11/2019 12:46 AM
36	I think the current areas are flawed and need further work and consultation on the existing growth areas, proposed new growth areas and what the growth would include	5/10/2019 10:38 PM
37	The housing growth areas are people's homes and neighbourhood. Have the activity centres in the growth corridors of Melbourne where there are cheaper house prices and people will happily live there as they know what they are buying. Destroying residents quality of life when they have purchased a house for life is plain wrong.	5/10/2019 6:51 PM
38	Should be a more even distribution of development throughout the council.	5/10/2019 5:14 PM
39	All neighbourhood characters should be protected not just the ones in NRZ areas. Neighbourhood characters are important to those living there	5/10/2019 10:49 AM
40	Some small areas of Bayside at the south next to Kingston council area are being made to be the area to be overpopulated. We already have the Mirvac estate on our door step.estate	5/10/2019 10:34 AM
41	Don't support high density living.	5/10/2019 8:14 AM
42	Planning of housing Growth Areas should be based on the premise that residents are entitled to and need gardens and recreation areas as part of any high density housing development.	5/4/2019 10:27 PM
43	Yes. Have a decent discussion with the State Govmnt about creating Regional centres with decent interconnecting transport and stop making ghettos of our suburbs. e.g. South Melbourne development on the city fringe is the next Bronx. Spiv developers enter the market - erect poor quality developments to gain 150% return on their investment then leave the mess with the community	5/4/2019 10:52 AM
44	I do not support any of the above. We are at density max. Our living standards are falling with increased congestion. Enough of this crazy policy we need to decentralise population.	5/2/2019 7:14 PM
45	I do not support any of the above. We are at density max. Our living standards are falling with increased congestion. Enough of this crazy policy we need to decentralise population.	5/2/2019 6:16 PM
46	I live very close to an activity centre and feel that growth should be shared around the council area not just neat activity centres which are already too busy	5/1/2019 11:09 AM

Housing Strategy Review

47	I support protecting neighbourhood character but feel that housing growth areas should be minimized. Already traffic flow in those areas is terrible.	4/27/2019 11:51 AM
48	We have seen an 1880's Victorian Home knocked down in Grant Street during to development by the retirement village adjoining. They did so without development approval for what they wanted to build, and now we are left with a vacant block that (a) is uninhabitable [i.e. no house] and (b) has changed the neighborhood character for how reason. It is for this reason I do not trust council or developers when it comes to recognising change in Housing Growth areas.	4/25/2019 8:33 AM
49	Existing housing areas need to remain as they are currently developed. No increase in density in existing areas	4/25/2019 7:49 AM
50	With demand there will be more people wanting to live in the bayside area for many reasons. We should look at the benefits of development and also accomodate more spacious affordable housing and allow higher buildings in the activity zones to accomodate the demand	4/24/2019 11:37 AM
51	Once again Council are trying to include parts of their Housing Strategy growth areas in ACTIVITY CENTRES that fall in other municipalities. Time and agin Planning Panels Victoria has cleaqrlly stated and directed council to remove all reference of this but yet again council refuses to listen or quite clearly understand what is being asked of them. There is no Housing growth area south of Bay road and the Cheltenham Southland Activity centre falls and is on the boundary of Kingston Council, it is not in Bayside	4/23/2019 12:23 PM
52	Once the Moderate Residential Growth Areas are exhausted, Housing Growth Areas have to expand. Housing Growth Areas to date are being well developed, avoiding High Rises and it should continue that way.	4/22/2019 7:24 PM
53	Bayside have already over protected the municipality by locking away 86% of its residential areas into NRZ at the expense of the rest of the municipality. ALL Neighbourhood Characters shoold be protected, not just those in NRZ areas. All neighborhood characters are important to those who live there. Communications should have been made when the original flawed housing strategy was being formulated. It is too late to do this now as those residents already know. However, having said that, all PROSPECTIVE Bayside residents should be informed about the housing Strategy BEFORE they purchase a house or a block in Bayside.	4/22/2019 2:17 AM
54	Neighbourhood character even in areas close to transport should be maintained via community friendly facilities	4/17/2019 9:27 PM
55	The neighbour character is what 'was/is' special about Hampton and it is being eroded. Plus the lack of parking and dispensation for fewer carpark requirements in these new apartments is ckoking streets and traditional existing carpark areas	4/17/2019 9:27 AM
56	I feel that parking and UNBLOCKING local traffic flows needs to keep up with housing growth.	4/13/2019 12:55 PM
57	There is no new progressive ideas in this Housing Strategy compared with 2011. Spread the load around Bayside. Church St Brighton is under-utilised and Beaumaris Concourse has a great bus network.	4/13/2019 3:19 AM
58	I don't want where I live to change, particularly if new dwellings are fence to fence.	4/9/2019 4:53 PM
59	neighbourhood character is not the most important part of any development as this will change over time	4/8/2019 2:17 PM
60	High density near train stations only helps during working week.. on weekends and nights it makes it worse. as parked cars under apartments need to traffic down church and bay Streets to get to highway	4/7/2019 12:20 PM
61	Bayside is very congested already. The overall look and appeal is changing, not for the better. Too many blocks with apartments	4/6/2019 12:58 PM
62	Council seems to be of the opinion that we need more traffic lights and lower speed limits. This has led to major congestion on roads and key intersections and has not delivered any benefit.	4/6/2019 9:48 AM
63	What do the locals in those areas say?	4/6/2019 7:25 AM
64	Do not support continued density. It is negatively affecting existing residents.	4/5/2019 1:34 AM
65	The "character" of Bayside should be maintained. Quality design should not be compromised and overlooked, uniqueness of Bayside should be incorporated in new growth areas, ensuring that its vegetation and charm can still be incorporated.	4/4/2019 7:52 PM

Housing Strategy Review

66	stop screwing Hampton with high rise multiunit developments - do you realise what you have done?	4/4/2019 7:37 AM
67	concerned about "key focus" terminology - what is the meaning and impact on residents in these areas?	4/4/2019 2:22 AM
68	re providing adequate infrastructure, who says we support increased housing density in the first place.	4/3/2019 8:38 PM
69	I object to neighbourhood character being changed for new development, except where new development is in previous factory areas such as Bay Road Sandringham. BUT, the existing roads and streets do not support the large volume of increased traffic and consequent traffic jams within 2-3 km of Sandringham station. Also parking in the suburban streets near and not-so-near to the station has become unfair to existing residents. There is no point in trying to cram more people into the suburb with higher density housing all over the place when there is nowhere for residents' visitors to park nearby.	4/3/2019 6:11 PM
70	Do not support any housing growth areas	4/3/2019 3:26 PM
71	I suppose recognising that character will change but directing that change is another thing and its where the council should be focused	4/3/2019 2:37 PM
72	There is to much minimal residential growth area forcing a higher degree of density into small areas of Bayside.	4/3/2019 2:15 PM
73	Im not sure why you picked the above areas. I am on St Andrews St which is a very busy road, I would not support the elderly to move to this area, or people with young children. Between our house and St James there is ONLY ONE ZEBRA crossing. Head St to St James is much better for higher density housing as there are crossings EVERY road to school. The safety factor in this area is incredibly low.	4/3/2019 2:05 PM
74	Im not sure why you picked the above areas. I am on St Andrews St which is a very busy road, I would not support the elderly to move to this area, or people with young children. Between our house and St James there is ONLY ONE ZEBRA crossing. Head St to St James is much better for higher density housing as there are crossings EVERY road to school. The safety factor in this area is incredibly low.	4/3/2019 2:03 PM
75	There is no need to protect neighborhood character. We need more medium to high development housing with parks not car parks	4/3/2019 1:47 PM
76	I do not support a complete change in the neighbourhood character in the Housing Growth Area of Jack Road	4/3/2019 1:41 PM
77	The housing growth areas are a disaster currently. There is no character, and particularly in Hampton, the infrastructure (roads, parking etc) is sadly lacking. I do not feel it's appropriate for growth to be channeled into isolated areas of Bayside. Spread the growth to lessen the impact on areas already hurting.	4/3/2019 1:28 PM
78	People live in these areas because of the neighbourhood. Higher buildings have a negative impact on those around them. They are also poor quality	4/3/2019 12:09 PM
79	I live in a Housing Growth area. It is easy for the council and other residents in low growth areas to push all the growth into a few small areas that do not affect them. Growth should be shared across the Bayside area. People living in so called Moderate Growth areas already have heights of 3 storeys permissible and this is already more than we want so the idea of increasing density further in these areas is unreasonable.	4/3/2019 11:53 AM
80	Because there is no gain in losing the character of a neighbourhood. There should be balance in everything.	4/3/2019 10:46 AM
81	The neighbourhood character in Housing Growth Areas does not necessarily have to change	4/3/2019 10:02 AM
82	The character of ALL growth areas should be protected. AS IS	4/3/2019 9:34 AM
83	There is a reason why I choose to live in Bayside rather than Bondi. Pushing high density housing into specific growth areas may result in a Chatswood environment. Let the spread of increased density be smooth across all of Bayside not to the detriment of a few.	4/3/2019 9:27 AM
84	Have theft more often recently, construction hazards, hindering the normal traffic	4/3/2019 9:24 AM
85	I do not think you can cater for the aging population in Housing Growth Areas. They need single level housing with adequate paths of egress	4/2/2019 6:08 PM

Housing Strategy Review

86	nobody wants the bayside area to be more build up, more congestion, more high rise building taking away the village character of the area, but is is part of growth and progress, and likely cannot be stopped	4/2/2019 5:05 PM
87	People choose to live in Bayside because of its character, allowing too much change will result in it becoming an undesirable location.	4/2/2019 4:42 PM
88	Neighbourhood character is still important ingrowth areas. It is the failure to protect neighbourhood character that has seen a proliferation of dog boxes lack of trees, lack of intelligent design	4/2/2019 2:28 PM
89	Retain Bayside character	4/2/2019 2:05 PM
90	Neighbourhood character should be protected across bayside including the activity centres. There is a fantastic bus network across Bayside which allows for growth in all pockets.	4/2/2019 12:12 PM
91	Neighbour hood character is important. The effects of losing this should be given a high priority for those who already live in these areas.	4/1/2019 1:31 PM
92	Stop forcing this growth on us. If you want, growth to increase your already fat coffers, distribute it fairly everywhere and onto everyone, not just the few. Almost every house has 2-4 cars. So what is this rubbish about transport, The Eastern suburbs of Melboure have no rail line yet they grown liek crazy. So stop the BS.	4/1/2019 11:27 AM
93	Question the use and implication of 'neighbourhood character' as opposed to providing adequate and appropriate housing as required. Priority should be given to what housing areas are required, how to fulfil that requirement and the benefits of these initiatives to the entire community.	4/1/2019 10:15 AM
94	From experience I would say that Council is not in control of development - although they may try to meet the wishes of residents their decisions can be over turned at VCAT, so outcomes of development applications will always be uncertain	4/1/2019 9:49 AM
95	These questions are ridiculous. All of them are loaded to get the answer you want.	4/1/2019 9:13 AM
96	Developers push too high, do not provide enough parking for new occupants so they conjest roads more, Neither do they provide life style amenities. Decent town planning regulation is needed for this.	3/31/2019 8:19 PM
97	Neighbourhood character should be respected. Low density areas should remain so.	3/31/2019 6:58 PM
98	Let's keep the village character of Brighton with high end development only	3/31/2019 2:20 PM
99	Need to dramatically improve road maintenance and flow of traffic with increased population due to high density housing plans	3/31/2019 2:08 PM
100	This survey assumes that the introduction of higher/medium density housing is essential, it is not. Much of the medium/high density projects have been detrimental to the areas in which they have occurred. Congestion, crowded street parking, have all followed the new developments without providing any benefits to existing residents.	3/31/2019 11:10 AM
101	I like the character of the old homes and do not want to lose them all	3/31/2019 11:10 AM
102	The character of the entire municipality should be protected	3/31/2019 10:42 AM
103	Housing character is maintained in Beaumaris Brighton while Highett and others (let's say less exclusive) area are getting hammered by developers	3/31/2019 9:21 AM
104	There has already been ridiculous growth in certain suburbs. For example, Brighton is now an enormous suburb when anywhere north of north road should be Elsternwick or Gerdenvake, for example. Please reverse these decisions and allow the older suburbs to retain what used to make them contained.	3/31/2019 6:57 AM
105	The population growth is out of control. We are losing everything that made Bayside habitable and attractive.	3/30/2019 5:39 PM
106	we don't need to live looking at ugly developments, badly built eyesores that Bayside Council has supported to date	3/30/2019 1:44 PM
107	I believe that density increases should be allowed over the whole of bayside to allow for more diversity of developments and reducing the impact on moderate growth areas	3/30/2019 1:20 PM
108	The character of the neighborhood is a reason why people live and move to Bayside - new developments are destroying the character of Bayside	3/30/2019 1:09 PM

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109	There is only so much development that is sustainable in activity centres such as Sandringham where there is major development with no additional infra structure such as multi storey parking, the installation of new traffic lights, CCTV cameras.	3/30/2019 12:47 PM
110	Additional housing is not required in Bayside. If unaffordable people must buy in other newer suburbs. Seems logical!	3/30/2019 12:46 PM
111	Bayside is too pro-developer already. The ghastly mega development at Bay Road & Hampton Sts prove it. We're overly congested already	3/30/2019 12:15 PM
112	Protecting neighborhood character in some areas can risk segregating the neighborhood and its residents.	3/30/2019 10:52 AM
113	Important to keep the character of my suburb especially keeping mid century houses that make it what it is	3/30/2019 8:50 AM
114	Preserve small quiet streets. Make enough parking offsite mandatory. Eg Not just two parks if 5 bedrooms. Protect back setbacks to preserve gardens. .	3/30/2019 7:05 AM
115	Neighbourhood character should be retained where possible	3/30/2019 7:01 AM
116	Just leave us as is	3/30/2019 6:50 AM
117	Look, we need to make strong decisive decisions with population growth. Get on with it of course some people are not going to be happy. We still have to get on with it. The alternative is urban sprawl 100km out all the way around melb. Which is not affordable or sustainable traffic wise or with infrastructure.	3/29/2019 9:48 PM
118	I've been unlucky enough to be zoned into future moderate growth, i dont want to feel like i'm living in Parhan in 15 years time, one big concrete jungle. I like leafy sleepy suburbia	3/29/2019 9:24 PM
119	We need to focus on increasing housing density and providing greater services to support this density	3/29/2019 9:01 PM
120	This survey is appalling biased towards further development which we do not need or want	3/29/2019 8:44 PM
121	Change in neighbourhood character is not a necessary outcome of the other options	3/29/2019 8:38 PM
122	the load of increased housing growth should be spread equally over all areas in Bayside.	3/29/2019 8:14 PM
123	I don't mind the character of minimal residential growth areas changing if it needs to. I would rather we have enough affordable housing stock for everyone.	3/29/2019 8:00 PM
124	Brighton is losing its individual charm and sense of community. There is a lot of tourists arriving every day by train and car. Build the facility at the beach near bathing boxes to recognize this.	3/29/2019 8:00 PM
125	Population growth is wrecking the character of Brighton and threatening ecological sustainability. If you want more affordable housing then decreasing the population should do the trick.	3/29/2019 7:58 PM
126	We are already overdeveloped	3/29/2019 7:06 PM
127	Implicit in the questions here seems to be the assumption that significant growth is taken for granted and that the only thing that is to be discussed is the way that this should occur. What a disgrace!	3/29/2019 7:04 PM
128	Neighbourhood character changes over time, diversity creates interesting local environment	3/29/2019 7:04 PM

Q6 Are there any other important actions we should consider?

Answered: 159 Skipped: 228

#	RESPONSES	DATE
1	I am very worried that our tree canopy area diminishes increasingly as home blocks are cleared for development.	5/20/2019 1:58 PM
2	Council should consider previous reports and open up medium growth along the Sandringham railway line as well as the Frankston railway line. Council should be fighting for the protection of neighbourhood character for ALL Bayside residents, not just those along the beachside suburbs. Council should be considering the devastation to the natural environment with the constant removal of trees and greenery to allow higher density developments in one specific area and minimise the impacts by minimising not maximising developments across the entire municipality.	5/20/2019 12:37 PM
3	Yes, do not focus solely on growth in GRZ's. Bayside has 83% in NRZ, one of the highest principalities. This survey is loaded with leading questions. Use some NRZ areas to accommodate growth and the Sandringham line	5/20/2019 7:29 AM
4	Council needs to include recommendations from previous reports and expand upon medium growth along the Sandringham railway line in addition to the Frankston railway line. Bayside Council should be representing the protection of neighbourhood character for all Bayside residents, not just the residents within the beachside suburbs.	5/19/2019 9:28 PM
5	housing growth in transport areas, hubs etc, has done nothing to reduce traffic congestion! each bedroom in each apartment now seems to have two cars! bus routes/timetables have not improved in 20 years. Minimal growth areas have multiple apartments, maximum density on the block; no outdoor areas; no sustainability initiatives; built on north side blocking sunlight from neighbours etc ! Loss of Beaumaris modern houses - appalling that you let this happen !! many, many things you are ignoring, not concerned about!	5/19/2019 5:40 PM
6	Stop trying to force high density housing on the Frankston train line. Bayside residents living along the Frankston line feel like second class citizens. It feels like the Bayside Council is sacrificing our neighborhoods to protect more affluent suburbs at the expense of our communities.	5/19/2019 5:30 PM
7	Yes, higher density needs to be put in place along the Sandringham train line, not just the Frankston line.	5/19/2019 4:55 PM
8	Open up medium growth along the Sandringham railway line. Council should be considering the devastation to the natural environment with the constant removal of trees and greenery to allow higher density developments in one specific area and minimise the impacts by minimising not maximising developments across the entire municipality.	5/19/2019 4:50 PM
9	Council should ensure that they consider medium growth along both of the main train lines that are within Bayside City Council, not trying to meet all increased density within a very narrow stretch within Cheltenham and Highett. Consider the impact you are having with your decisions on our lifestyles	5/19/2019 4:40 PM
10	For goodness sake, allow development along the Sandringham line, stop making it all on the Frankston line	5/19/2019 4:38 PM
11	Neighbourhood character, and their DDO's , environmental impacts, high quality builds , maximum retention of trees, all the precepts of good planning need to be taken into consideration , and given equal weighting	5/19/2019 4:33 PM
12	Acknowledge that the BCC HSS 2012 is deeply flawed,and incorporate all Planning Panel recommendations	5/19/2019 4:19 PM
13	Council should consider previous reports and open up medium growth along the Sandringham railway line as well. Council should be fighting for the protection of neighbourhood character for ALL Bayside residents, not just those along the beachside suburbs. Council should be considering the devastation to the natural environment with the constant removal of trees and greenery to allow higher density developments in one specific area and minimise the impacts by minimising not maximising developments across the entire municipality.	5/19/2019 4:13 PM

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14	Bayside Council should consider the advice received from previous reports into the 2012 Housing Strategy and subsequent amendments and open up medium growth along the Sandringham railway line as well as the Frankston railway line. The protection of neighbourhood character should be the right of all Bayside residents and be actively supported by Council. Council needs to be active in the preservation of the natural environment with protection from inappropriate and over development. Protecting our much needed trees is vital, as is protecting unique and heritage buildings.	5/19/2019 3:42 PM
15	All development should be good quality and best practice, stop allowing variations from bylaws and improve planning. Stop allowing developers set the standards. All planning needs traffic surveys	5/19/2019 3:38 PM
16	So many. We are about to loose the train line for redevelopment at chelt and have streets blocked off for at least 9 months. Where is the traffic planning around that NOW! There are a lot of people at council Vic roads and the state gvt but what do they do around planning and comms for any of these thing ?!	5/19/2019 3:27 PM
17	All development should be good quality, stop clearing all trees and improve implementation planning standards. Stop allowing developers set the standards	5/19/2019 3:24 PM
18	All development should be good quality , stop clearing all trees and improve planning . Stop allowing developers set the standards.	5/19/2019 2:59 PM
19	Scrap your persistence at trying to rehash the 2012 housing strategy.	5/19/2019 2:32 PM
20	The natural environment should be protected. Higher density developments should be spread throughout Bayside to minimise the impact on our natural environment.	5/19/2019 1:57 PM
21	Spreading development far and wide because your current housing strategy is flawed and you're trying to reinstate it.	5/19/2019 1:31 PM
22	Council should consider protecting neighbourhood character for all parts of Bayside not just beachside suburbs.	5/19/2019 1:09 PM
23	Infrastructure - education/schools/shops. Enforce noise/environmental impact of new construction and more penalties/testing	5/19/2019 12:05 PM
24	Allow for further development of the area as a growth region. This can be achieved by multi dwelling developments and also relaxing the requirements pf set backs	5/18/2019 10:55 PM
25	Council should consider previous reports and open up medium growth along the Sandringham railway line as well as the Frankston railway line. Council should be fighting for the protection of neighbourhood character for ALL Bayside residents, not just those along the beachside suburbs. Council should be considering the devastation to the natural environment with the constant removal of trees and greenery to allow higher density developments in one specific area and minimise the impacts by minimising not maximising developments across the entire municipality.	5/18/2019 9:35 PM
26	Council should consider previous reports and open up medium growth along the Sandringham railway line as well as the Frankston railway line. Council should be fighting for the protection of neighbourhood character for ALL Bayside residents, not just those along the beachside suburbs. Council should be considering the devastation to the natural environment with the constant removal of trees and greenery to allow higher density developments in one specific area and minimise the impacts by minimising not maximising developments across the entire municipality.	5/17/2019 11:31 AM
27	Opening up housing growth to the Sandringham train line and not just limiting it to the Frankston line. Council should be working to maintain "neighbourhood character" for the WHOLE of Bayside - not sacrificing one section for the sake of others.	5/16/2019 8:31 PM
28	Weight more growth around the Sandringham line. Less Franston line. Generally share growth more evenly throughout bayside	5/16/2019 6:30 PM
29	When building denser accomodations make accessible and have community areas eg BBQ or rest or clothes washing areas communal, so more suitable for single apmpt occupants who want to be in a community eg people with disability	5/15/2019 4:34 PM
30	The process of development is very disruptive. Residents amenity needs to be preserved during development, cut noise, dust, tradesman numbers increase prefabrication. Reduce on-site construction times by at least 2	5/15/2019 12:16 PM
31	Outline conservation areas. Pay more attention to historic, layout and architectural features. Include landscape garden and horticultural aspects in planning for future.	5/13/2019 9:40 PM

Housing Strategy Review

32	I don't like very large structures being built on standard blocks ("Mac Mansions") so that there is little space left for vegetation.	5/13/2019 11:50 AM
33	Why is Pennydale included as a Future Moderate Residential Growth Area? It is not part of the Southland MAC. It has narrow dead-end streets that will not cope with future increases in housing density.	5/12/2019 5:09 PM
34	As above	5/12/2019 2:57 PM
35	Traffic and infrastructure around Southland is bordering on abhorrent. Any further work should be on fixing traffic around area first.	5/12/2019 10:34 AM
36	Council should be fighting for the neighbourhood character of all areas within Bayside and on behalf of all residents. Council should be actively reacting to the destruction of neighbourhood vegetation and natural environment which the increased housing density is creating and minimise developments not maximise them.	5/11/2019 11:27 AM
37	Council should consider previous reports and open up medium growth along the Sandringham railway line as well as the Frankston railway line. Council should be fighting for the protection of neighbourhood character for ALL Bayside residents, not just those along the beachside suburbs. Council should be considering the devastation to the natural environment with the constant removal of trees and greenery to allow higher density developments in one specific area and minimise the impacts by minimising not maximising developments across the entire municipality.	5/11/2019 12:46 AM
38	Consideration of the exiting growth areas - further need for reviewing these	5/10/2019 10:38 PM
39	Parking! Why is there an unzoned parking area in Mill St? (behind littlewood flats) Why no time limit? Why parking dispensation when residents already can't park.	5/10/2019 10:55 AM
40	Spread density fairly over Bayside on major road not small overcrowded side streets.	5/10/2019 10:34 AM
41	No more high density building....	5/10/2019 8:14 AM
42	Planning for small parks and greenery among the high density buildings.. Who wants to be surrounded by concrete?	5/7/2019 9:15 AM
43	Resident and visitor parking to stop isolation	5/6/2019 9:36 PM
44	Yes - Upgrade Infrastructur first e.g. rail level crossing removals, sewer, water, power supply. Prepare a comprehensive traffic study on all bayside road networks. By way of example, the only way in and out of the Hampton (Bermuda) triangle is vis the Hampton St / Willis st intersection	5/4/2019 10:52 AM
45	stop selling council land off for short term gain eg the health centre in sandringham which could have been a pocket park!!	5/2/2019 7:14 PM
46	stop selling council land off for short term gain eg the health centre in sandringham which could have been a pocket park!!	5/2/2019 6:16 PM
47	More quality public housing.	5/1/2019 11:09 AM
48	parking for locals at the train station - as it is now you have to get there about 7:00am otherwise carpark is full	4/27/2019 11:51 AM
49	You have Moorabbin, Highett, Bentleigh all on a Frankston train line why not focus you housing in these area instead of attacking beach side where prices are high and young families have opportunity to by houses by the beach. Family life is important.	4/26/2019 5:47 PM
50	All new developments with 3 or more dwellings with more than 2bdr each, should have much more adequate off street parking. Many older parents and their grown children are moving into town houses with only 2 car spaces, causing congestion on the streets. Each new development like this should ideally have large underground or side parking with turn space available.	4/25/2019 2:50 PM
51	Incentives for new home to adopt a Victorian style frontage / facade. Home owners can build what they want, subject to council approval, but are there incentives we can provide to those who choose to return street character back to the areas original feel.	4/25/2019 8:33 AM
52	Neighbourhood character.	4/25/2019 7:49 AM
53	Consider the balance of attracting developers to enter into the area and also the costs for them to build; this will allow for more affordable housing and given the housing levels are limited by land we should consider vertical / strata titles to enable more affordable housing and changes in demographics	4/24/2019 11:37 AM

Housing Strategy Review

54	Street parking. Build multi storey car park on present station car park in Sandringham.	4/23/2019 7:31 PM
55	Consider the directions being given from Planning Panels Victoria in regards to previous Amendments such as C125 and C140.	4/23/2019 12:23 PM
56	Council should consider previous reports and open up medium growth along the Sandgringham railway line as well as the Frankston railway line. Council should be fighting for the protection of neighbourhood character for ALL Bayside residents, not just those along the beachside suburbs. Council should be considering the devastation to the natural environment with the constant removal of trees and greenery to allow higher density developments and minimise the impacts by minimising not maximising developments across the entire municipality.	4/22/2019 2:17 AM
57	more consideration of existing neighbour concerns, as developers and cashed up new entrants to Hampton are infringing on the character and special Hampton feel that attracted residents in the first place	4/17/2019 9:27 AM
58	Don't build any more apartments full of commission housing	4/16/2019 4:34 PM
59	If you want us to use public transport hubs then please increase parking. eg. Sandringham Station.	4/13/2019 12:55 PM
60	Implement adequate infrastructure and traffic management into the areas before allowing the go-ahead to high-density. You don't build a house before laying the foundations.	4/13/2019 3:19 AM
61	Climate change	4/11/2019 12:19 PM
62	Sustainable development should be a priority. Too many apartments are currently unliveable on extremely hot days. Lack of green space around developments is also adding to the urban heat Island effect. Bayside Council are directly responsible for providing minimum building standards.	4/9/2019 8:57 PM
63	no car ownerships (as no carparks just spill cars onto the street) for owners of apartments next to train stations e.g. like no pets rule	4/7/2019 12:20 PM
64	Forget trying to please the greenies. Stop thinking how many more residents you want in the area, it is already overloaded.	4/6/2019 12:58 PM
65	The ratio of green open space to residents needs to be considered and capped. Encouraging much more flora and fauna in areas of concentration and activity centres is needed. We are building concrete jungles in certain areas such as the highett activity centre.	4/6/2019 9:48 AM
66	Must put more effort into affordable housibg for lowere income groups	4/6/2019 7:25 AM
67	Environmentally Sustainable Development	4/5/2019 3:04 PM
68	Increased commuter parking for people who do not live on the train line	4/5/2019 1:28 PM
69	Good design is very important. New development should be well built, attractive, nice to live in (good use of space) and environmentally friendly.	4/5/2019 4:20 AM
70	Yes...do not pursue increased density. Your residents do not want it.	4/5/2019 1:34 AM
71	Preserve the greenery and community feeling of Bayside	4/4/2019 9:08 AM
72	Don't allow overcrowding	4/4/2019 8:55 AM
73	Stop the multistory multunit developments - interesting how these have not affected out councilors	4/4/2019 7:37 AM
74	Keep neighbourhoods even safer as growth happens. There are more and more children in Highett and we must keep them safe.	4/4/2019 5:59 AM
75	plan for growth by be realistic. The concept of buidling say car-less flats is ludicrous. Each two bedroom flat will still two or more cars and to think that they will all rides bikes is fanciful. A block of flats will add dozens of cars. a car free design simply does not exist	4/3/2019 8:38 PM
76	We should consider greatly increasing bus services to the station from all directions so that people do not have to drive their cars to the stations.	4/3/2019 6:11 PM
77	Height limits in Housing Growth Areas should be limited to 4 stories. Underground car parks should be required.	4/3/2019 4:50 PM
78	Height restrictions, adequate parking, private developments impacting traffic flow during construction	4/3/2019 3:47 PM
79	It's unfair that those living outside the activity centres have a greater say than those living in the activity centres (by virtues of numbers)	4/3/2019 3:42 PM

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80	Traffic lights URGENTLY required at Graham Rd/Bay Rd. Especially with the new CSIRO & Aged Care being built. It's super busy and extremely hard to turn right into Bay rd- as well as dangerous.	4/3/2019 3:40 PM
81	Stop all higher density development in Bayside	4/3/2019 3:26 PM
82	Maintaining height restrictions so that we do not have excessively high structures.	4/3/2019 2:50 PM
83	update people directly when updating infrastructure affects them. IE, we are at 68 St Andrews. When the bus stop was built you sent a note to 70 St Andrews only which is 400 metres away. We had no notice. Council sent our rates to our rental head st so you had our details. Council took no responsibility at all for miscommunication. There needs to be someone heading up this area. A face of council that people can call. Dialogue with your community directly and not these surveys that are incredibly hard to find is what is needed.	4/3/2019 2:05 PM
84	update people directly when updating infrastructure affects them. IE, we are at 68 St Andrews. When the bus stop was built you sent a note to 70 St Andrews only which is 400 metres away. We had no notice. Council sent our rates to our rental head st so you had our details. Council took no responsibility at all for miscommunication. There needs to be someone heading up this area. A face of council that people can call. Dialogue with your community directly and not these surveys that are incredibly hard to find is what is needed.	4/3/2019 2:03 PM
85	www.common.com	4/3/2019 1:47 PM
86	Please consider a mix of social housing alongside other types of housing including housing for the aged.	4/3/2019 1:41 PM
87	Long term parking for residents and guests is problematic. New builds should be required to have 2 parking spots per main bedroom, plus 1 parking spot for each additional bedroom - all within the boundaries of the new build	4/3/2019 1:37 PM
88	The bayside end of Highett road has no shops and does not seem to be supported by council. Needs parking	4/3/2019 1:34 PM
89	Bayside council really needs to plan for the long-term. By that I mean have rock-solid planning laws that can't be exploited by developers. Start planning infrastructure (roads, parking, schools) NOW for the growth in 10+ years time.	4/3/2019 1:28 PM
90	There is a current trend for grey boxes to be built. They are luxurious now, but will be eyesore in the future. Encourage different building styles by perhaps creating some areas of focus where pitched roofs etc are required.	4/3/2019 12:42 PM
91	Quality of buildings	4/3/2019 12:09 PM
92	Revisit the Housing Strategy to share development in other areas of Bayside. High density should be in large areas of land with vegetation buffer zones as in the high rise developments in Bay Road Sandringham. Most of the moderate growth areas are single storey or double storey at the moment and to allow high density development in these areas would result in overlooking, overshadowing for solar panels etc. In addition the roads in these areas are too narrow to accommodate the traffic and inevitable street parking that would follow.	4/3/2019 11:53 AM
93	Property owners will need parking permits to park cars on the street. This should not be a difficult process.	4/3/2019 10:59 AM
94	A RANGE of housing types not just high rise box like apartments that only cater for a VERY small market	4/3/2019 10:46 AM
95	Lobby the State government t remove the Highett rail crossing	4/3/2019 10:02 AM
96	Work on changing thinking culture about the nature of "neighbourhood character". Improvement and development cannot take place if nothing can change!	4/3/2019 9:47 AM
97	Safety concern , theft issue, never stop construction	4/3/2019 9:29 AM
98	We want the ability to walk down high streets of communities, travel by car within Bayside knowing that there are few major exit points, encourage use of trains and public transport, consider climate change and encourage more vegetation rather than concrete	4/3/2019 9:27 AM
99	Construction activity, neighborhood safety, criminal rate in the local area	4/3/2019 9:24 AM
100	Cater for the aging population	4/2/2019 6:08 PM

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101	focus on more areas for children to play sports, at the moment there are not sufficient fields to play and high demand no fields causing the fields to turn into dust bowls. Local hospital will need to grow bigger, more parking area's unless better cycle tracks, so people can take their bike to go to stations and work	4/2/2019 5:05 PM
102	Preservation of heritage and historically significant structures and facades	4/2/2019 4:42 PM
103	Sustainable design. No point making council "sustainable" if it is negated by unsustainable building code	4/2/2019 2:28 PM
104	Address Depletion of vegetation green spaces	4/2/2019 2:05 PM
105	Not destroying Bayside with over development with multi story apartments	4/2/2019 1:49 PM
106	Most of the new developments I have seen in Bayside recently do not take into account the current leafy green and treed neighbourhood character. This needs to be more strictly monitored and enforced. If trees are removed for development then new trees need to be replanted when the development is completed. At the moment vegetation is either grasses or sub-tropical non drought tolerant species that die within 6 months.	4/2/2019 12:12 PM
107	Maybe this is in traffic management, but please INCREASE PARKING	4/2/2019 10:45 AM
108	Consider Nightingale style housing. Consider more amenities for pedestrians, cycling and public transport links. Make these more attractive forms of transport by making the supporting amenities themselves attractive.	4/1/2019 10:24 PM
109	Mandatory 2 x parking spaces per new townhouse/units. Streets are already filled with parked cars	4/1/2019 1:27 PM
110	If Bayside started a closed car-pooling forum for residents only, I'd use it to organise car trips, especially into the CBD and airport, and weekend trips into regional Vic. I hardly drive on weekdays as I live and work locally. I use bike/walking wherever possible	4/1/2019 12:46 PM
111	Stop forcing congestion, multi-storey development, land subdivision. In the years I have been in Brighton, I have experienced nothing but non-stop development everywhere I turn. We don't want Richmond and South Yarra here. Start listening to your constituents and residents who actually pay rates and exorbitant land tax, rather than people who want to live cheaply in Bayside.	4/1/2019 11:27 AM
112	Bayside currently experiences big pockets of disadvantage within its LGA. Spreading these housing options around more sparingly, whilst introducing new options with each and every new development would reduce the negative impact on the community and encourage more engaged community members.	4/1/2019 10:15 AM
113	Council needs to monitor development closely - too often builders and developers overstep their approved plans.	4/1/2019 9:49 AM
114	Only allow 1 car to be registered at an address with 1 car park. I'd love to hear how you see to see moderate growth in Balcome Park Beaumaris... Don't ruin the rest of Bayside like you've done in Hampton Street.	4/1/2019 9:13 AM
115	affordable housing for low income/new home owners. Reducing the stigma of public housing in Bayside.	4/1/2019 8:11 AM
116	Our street is seeing the demise of single story dwellings in favour of large double story modern edifices built out of concrete blocks. Right now, our heritage overlay property is being swamped by these overpowering buildings and makes somewhat of a mockery out of Council's apparent intentions to minimise inappropriate development.	4/1/2019 7:41 AM
117	Build higher density along Nepean Highway, get state to provide more transport along this route	3/31/2019 8:19 PM
118	More consideration for neighbouring properties. There is too much overshadowing, lack of privacy, overlooking and noise	3/31/2019 7:48 PM
119	Restrict population for sustainability	3/31/2019 6:58 PM
120	None	3/31/2019 2:23 PM
121	Use new road resurface material that lessens the tyre noise. With the very high increase levels of traffic, properties on these routes e.g. Park road impacts on individuals health due to noise levels.	3/31/2019 2:08 PM
122	Minimising growth within the suburb.	3/31/2019 11:10 AM
123	Limiting population growth. Increasing sustainability. Improving the quality and amenity of all developments.	3/31/2019 10:42 AM

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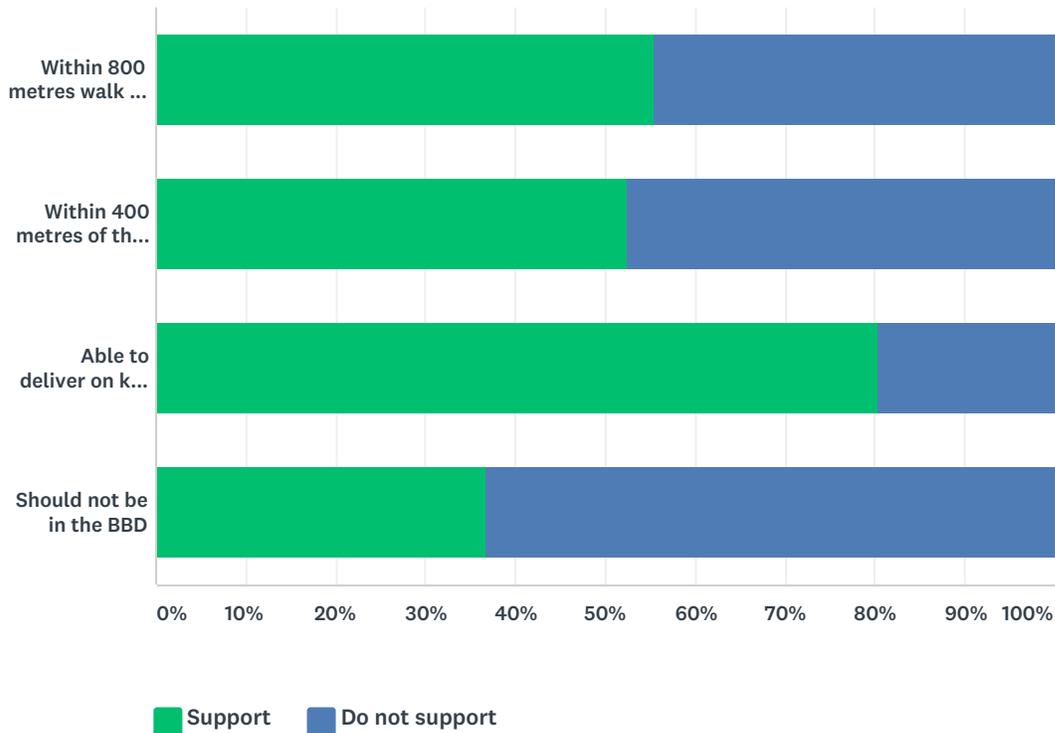
124	More public transport. Smaller buses more often, as well as, better connecting buses from train stations that do a circuit as long as trains run. So that people who use trains after 11pm can get home safely and not end up calling Uber taxis or walk home.... could take up to 1 hour. Not good enough!	3/31/2019 9:51 AM
125	Being considerate of boundary lines, not permitting buildings sometimes two metres from an existing home	3/31/2019 9:21 AM
126	Providing a population point for publication at which Bayside will be considered "full". Population limit reached!	3/30/2019 5:39 PM
127	I think Bayside has been a responsible council in comparison to others but they have to resist overdevelopment e.g like the ghetto that is obvious in Mentone with so many high rise units. I am concerned that Hampton Street will turn into that. There should be more strict height regulations	3/30/2019 4:48 PM
128	It is important that when apartment blocks are built that developers have 10 percent housing for low income people.	3/30/2019 4:11 PM
129	Our previously quite private back yard has been built out and over. Yet our simple plans to include a small pool have been stymied by Council, for no valid reason. Council needs to increase staffing numbers to allow for on-site visits for planning permit decision-makers so they can see the real impact of what is and what is not being approved.	3/30/2019 2:00 PM
130	Reduce the 3 level apartments back to 2 level and reduce high density apartment living in all areas including high growth	3/30/2019 1:53 PM
131	Highbett Station go under-ground as traffic is horrendous along Highbett Road now	3/30/2019 1:44 PM
132	New developments should be keeping with the character off the neighbourhood - too many beautiful character houses are being replaced by characterless ugly (cheap) box houses	3/30/2019 1:09 PM
133	Listen to your long term residents as some of these developments are only suitable for transient dwellers. There has to be a sustainable mix of demographic to promote community living. Bayside Council... listen to your residents!	3/30/2019 12:47 PM
134	Yes. Stop the rot. No more new housing.	3/30/2019 12:46 PM
135	CRIME, including tagging & graffiti. Need harsher punishment, not just removal of the tagging. Taggers or their families must be made financially liable for clean up & damage, compensate any property owners and if they live in council housing, be evicted from Bayside	3/30/2019 12:15 PM
136	Placing share car pick up locations conveniently near the higher density living areas. In Melbourne people cannot rely on public transport alone so they need the option of a car when they need it but this may not mean owning a car.	3/30/2019 11:50 AM
137	Where people have paid premium price for property, they should be consulted. I hate that Bayside is changing its character. We paid a premium for this character.	3/30/2019 10:34 AM
138	New Housing needs to be kept smaller with less impact on both neighbours (therefore the amenity of the area plus better outcomes for wildlife) plus less heat absorption from overbuilt areas in relation to climate change. More second stories are being added to units in the area-insist that any such build retains downstairs living with bedroom so that there is housing stock for older people-the upstairs can be used for visitors or simply keeps the lower section cooler in hot weather and therefore lowers the need for extra cooling.	3/30/2019 10:07 AM
139	Increased parking at sandringham railway car park multi level parking	3/30/2019 9:03 AM
140	The entire character of all areas, whether high or low growth areas should be protected by height limits.	3/30/2019 7:06 AM
141	Yes, listen to people who pay your wages, and I have never read such dopey questions, how much do you pay these dopes	3/30/2019 6:50 AM
142	Parking for more residents and their visitors and also at train stations	3/29/2019 10:33 PM
143	Parking for more residents and their visitors and also at train stations	3/29/2019 10:23 PM
144	Extend rail to black rock down royal ave and bluff	3/29/2019 9:48 PM
145	There are plenty of things that can be done including enhanced approached to parking requirements for new builds, encouragement of non parking zones, restricted parking zones	3/29/2019 9:40 PM
146	Minimalise high density residential housing and not to be higher than 3 levels.	3/29/2019 9:14 PM

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147	Allow separating single dwelling	3/29/2019 8:50 PM
148	Providing appropriate support services for the increased population	3/29/2019 8:44 PM
149	Yes. Try to determine why you think we need more housing in Bayside. I for one don't see the need.	3/29/2019 8:44 PM
150	Ensure accuracy in resistant surveys to enable adequate planning for kindergarten and school places	3/29/2019 8:18 PM
151	The currently empty land between Bay Rd and the frankston train line should be higher density development than the map attached suggests.	3/29/2019 8:00 PM
152	Infrastructure has problems at present dealing with over development	3/29/2019 8:00 PM
153	Lobby the federal government to stop population growth.	3/29/2019 7:58 PM
154	Impact of climate change on development in coastal areas	3/29/2019 7:34 PM
155	Disability access must also include pathways. There are some shocking mistakes that make some of the pathways that are new totally inaccessible for wheelchair users. It is imperative that council engage with wheelchair users when building new buildings, toilets and pathways	3/29/2019 7:23 PM
156	Be prepared to make slight modifications to suburb boundaries as a signal to and influence on residential growth boundaries	3/29/2019 7:09 PM
157	Ensure apartment are built with adequate visitor parking . I'm a regular transport user and see that train parking and other off street parking is being utilised by people living in apartment and this is impacting local business and public transport users. Also apartment builders which have not sold apartment car spaces in building are renting them out to local business these people then also use there pass to allow other workers access to the apartment to park in visitor spots which means that apartment users are taking up space on the street as there is no room to park in their apartment building	3/29/2019 7:09 PM
158	Yes! Stopping the destruction of the amenity of this municipality by allowing all this high and medium density accomodation to be built.	3/29/2019 7:04 PM
159	Facilitating social housing development in housing growth areas	3/29/2019 7:04 PM

Q7 We are proposing to change the criteria that define a Strategic Redevelopment Site. Please indicate if you support, or do not support, each of these criteria:

Answered: 262 Skipped: 125



	SUPPORT	DO NOT SUPPORT	TOTAL
Within 800 metres walk of a train station.	55.34% 140	44.66% 113	253
Within 400 metres of the Principal Public Transport Network and any major community infrastructure (eg. school, large park).	52.38% 132	47.62% 120	252
Able to deliver on key Council policy commitments	80.31% 204	19.69% 50	254
Should not be in the BBD	36.65% 92	63.35% 159	251

Q8 If you Do Not Support any of the above criteria, please explain why:

Answered: 146 Skipped: 241

#	RESPONSES	DATE
1	Strategic Redevelopment sites should be where ever these sites are found and that includes inside the BBD. It should make no difference how far they are from a station, a bus stop or schools etc. These sites by definition are REDEVELOPMENT sites, NOT fill in the gaps sites. There are locations suitable that are NOT on the supplied map as well as at least one location (the Mirvac estate) that is complete and should no longer be there at all. With 20 minute neighbourhoods, strategic development sites should include all logical available sites close to appropriate public transport. Just because sites right now are NOT close to a PPTN bus stop should mean absolutely nothing as in future, with bus transport, routes can be tweaked to go closer to strategic redevelopment sites.	5/20/2019 12:39 PM
2	Look further than just train lines for strategic sites.	5/20/2019 7:31 AM
3	Strategic Redevelopment sites should be located where ever these sites are identified and that also includes inside the BBD. It should make no difference how far they are from a station, a bus stop or other public sites such as schools.	5/19/2019 9:42 PM
4	business district - dont know what to think about this	5/19/2019 5:46 PM
5	Strategic redevelopment should occur wherever there is an opportunity that will not adversely effect existing communities. I do not understand why the Bayside Business District should be excluded.	5/19/2019 5:33 PM
6	people need to be walking more than 400m to get to a train station, what a joke. I use my walking to a train station as a way to get good exercise in and reach my daily 10,000 steps (approx 8kms).	5/19/2019 5:04 PM
7	Strategic redevelopment sites should be spread across all of Bayside, and in the southern area of Bayside this should include Balcombe Road and Bluff Road, which are well serviced by a frequent and direct bus route linking Mentone and Moorabbin stations..	5/19/2019 4:53 PM
8	Redevelopment sites can be found in many locations, with planning and improvements in public transport, in particular timetable/s it can be made more palatable to live where it is not a concrete jungle by improving options to get to train stations.	5/19/2019 4:49 PM
9	It is irrelevant how far something is from these stations etc, the suitability of the infrastructure (such as Roads) not just they are close to a station. Not everyone catches the train everywhere they go!!	5/19/2019 4:41 PM
10	Strategic redevelopment should take place across ALL of Bayside, with appropriate investment in infrastructure, and even within the BDD.	5/19/2019 4:38 PM
11	I support appropriate development across ALL of the Municipality , and not just along the Frankston railway line , provided it is of good quality, best practise planning	5/19/2019 4:20 PM
12	Plan Melbourne which is the overarching document for housing talks about the “20 minute neighbourhood” which is the idea that no one should have to walk more than 20 minutes to get to public transport, shops, services, parks etc. This essentially means 1.5km. If a 20 minute neighbourhood is in the PRIMARY housing strategy document, then it surely trumps councils 400m or 800m figures. IE – Don’t simply put higher density close to train stations, it CAN go wider in regards to strategic development sites. Strategic Redevelopment sites should be where ever these sites are found and that includes inside the BBD. It should make no difference how far they are from a station, a bus stop or schools etc. These sites by definition are REDEVELOPMENT sites, NOT fill in the gaps sites. There are locations suitable that are NOT on the supplied map as well as at least one location (the Mirvac estate) that is complete and should no longer be there at all. With 20 minute neighbourhoods, strategic development sites should include all logical available sites close to appropriate public transport. Just because sites right now are NOT close to a PPTN bus stop should mean absolutely nothing as in future, with bus transport, routes can be tweaked to go closer to strategic redevelopment sites.	5/19/2019 4:18 PM

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13	The Plan Melbourne documents suggests that development should take place 1.5 kms or 20 minutes from public transport, schools and community amenities. Using these guidelines, most of Bayside would be within suggested development areas! Development should be logical and well placed throughout the municipality not clustered into "ghetto" areas. The Council and it planning documents should be encouraging healthy, active lifestyles rather and laziness by only allowing planned development within 400 mts of PPTN and community infrastructure.	5/19/2019 3:56 PM
14	Development should be across all suburbs and not just along the Frankston line. all proposed developments should be considered in all suburbs .	5/19/2019 3:41 PM
15	You have built enough high rise tiny dog boxes in all these areas. The traffic is bad, parking terrible. Why would you create more ?! Stop it!	5/19/2019 3:31 PM
16	Development should be across all suburbs and not just along the Frankston line. Each proposal should be given consideration, and best practise planning principles applied	5/19/2019 3:26 PM
17	Do not want overdevelopment where I live	5/19/2019 3:19 PM
18	Development should be across all suburbs and not just along the Frankston line	5/19/2019 3:02 PM
19	You need to consider options other than those as found to be flawed by indecent panels when the 2012 housing strategy was investigated.	5/19/2019 2:34 PM
20	There are other forms of publis transport besides Trains. The CBD should not be regarded as the only destination that people wish to commute to. Strategic development sites should include all logically available sites close to appropriate public transport or areas where public transport can be improved.	5/19/2019 2:05 PM
21	Council have to think outside the square. Or in this circumstance think outside the big circles.	5/19/2019 1:33 PM
22	All areas of Bayside should be considered for development without singling out areas within a "perfunctory measurement" of 400 or 800m. It is untenable.	5/19/2019 1:12 PM
23	Why should they not be along Bay Road?	5/19/2019 12:13 PM
24	Offices and businesses can coexist if designed properly and change dirty industry to high tech. Workers can live closer reducing strain on infrastructure.	5/19/2019 12:10 PM
25	A better bus network can help all suburbs access public transport. So no need to put it all on the train lines.	5/18/2019 9:43 PM
26	Strategic Redevelopment sites should be where ever these sites are found and that includes inside the BBD. It should make no difference how far they are from a station, a bus stop or schools etc. These sites by definition are REDEVELOPMENT sites, NOT fill in the gaps sites. There are locations suitable that are NOT on the supplied map as well as at least one location (the Mirvac estate) that is complete and should no longer be there at all. With 20 minute neighbourhoods, strategic development sites should include all logical available sites close to appropriate public transport. Just because sites right now are NOT close to a PPTN bus stop should mean absolutely nothing as in future, with bus transport, routes can be tweaked to go closer to strategic redevelopment sites.	5/17/2019 11:39 AM
27	Train stations should not be the main criteria for high growth developments. Development sites need to be evenly spread throughout the area in order to cater for ALL residents and rate payers.	5/16/2019 9:01 PM
28	It is sad to think that my quiet life (of which I enjoy) will be disturbed by people wandering around breaking into cars etc with gangs of young people walking the streets which now happens	5/16/2019 6:57 PM
29	Good development sites dont need to be close to train stations. People live in other places too and can do going forward.	5/16/2019 6:33 PM
30	Should not be limited to a certain distance, there may be suitable site outside these numbers, this is too restrictive. Lumping it all in one area will lead to massive loos of established trees, gardens, open space, light, neighbourhood character, noise, etc.etc. It is very unfair on existing established residents to have to bear the brunt in such a concentrated way. BBD could well be suitable for redevelopment sites and should be able to be included as possibilities.	5/16/2019 1:29 PM
31	Why not Bay Road Sandy?	5/16/2019 11:06 AM
32	yes with transport, but not critical for schools. Re Bayside business district as there are already blocks of apartments and the business district is mostly white collar business.	5/15/2019 4:38 PM
33	"Strategic redevelopment sites should NOT be in the Bayside Business District " this is not important	5/15/2019 12:16 PM

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34	400 metres too short a distance	5/13/2019 9:42 PM
35	I can't see any reason why SDS's should not be along Bay Road or necessarily be within 400 meters of a PPTN.	5/13/2019 11:55 AM
36	The location of increased housing density should not be based on the walking distance from a train station. This approach ruins neighbourhood character for the suburbs that are near public transport.	5/12/2019 5:15 PM
37	Strategic redevelopment sites could be utilised within the BBD and not really compromise the overall vision. In fact, it could add to it having some residential development/mixed use. Being close to a train station/PTN is a "nice to have" but not essential	5/12/2019 3:14 PM
38	Strategic Redevelopment Sites should be wherever these are found which should include within the BBD. Strategic Development Sites should include all logical available sites irrespective of distance from a bus stop, station, school etc.	5/11/2019 11:32 AM
39	Strategic Redevelopment sites should be where ever these sites are found and that includes inside the BBD. It should make no difference how far they are from a station, a bus stop or schools etc. These sites by definition are REDEVELOPMENT sites, NOT fill in the gaps sites. There are locations suitable that are NOT on the supplied map as well as at least one location (the Mirvac estate) that is complete and should no longer be there at all. With 20 minute neighbourhoods, strategic development sites should include all logical available sites close to appropriate public transport. Just because sites right now are NOT close to a PPTN bus stop should mean absolutely nothing as in future, with bus transport, routes can be tweaked to go closer to strategic redevelopment sites.	5/11/2019 12:48 AM
40	I think the criteria provided above are not adequate to provide opinions on whether one can support/not support the Strategic Redevelopment Sites	5/10/2019 10:41 PM
41	Strategic redevelopment sites should be wherever these sites are found and that includes inside the BBD. It should make no difference how far they are from a scion, a bus stop or schools etc. These sites by definition are REDEVELOPMENT sites, NOT fill in the gaps sites.	5/10/2019 6:55 PM
42	If developers limit the number of car spaces provided, because of distance from public transport, This will not prevent residences from having two cars. The only place they can park their second car is on the street. Then there will not be room for visitors cars.	5/10/2019 11:01 AM
43	Why yes? Use all available	5/10/2019 10:56 AM
44	I feel there are to many blanket decision made about housing density on the availability of a train line . Please take time to look at how this changes neighborhood cararacter and the removal of trees and gardens.	5/10/2019 10:45 AM
45	Strongly oppose high density living	5/10/2019 8:19 AM
46	Too late. Already developed in Bay Rd, may as well continue there.	5/8/2019 12:50 PM
47	Do not support affordable housing	5/3/2019 9:09 PM
48	read previous comment NO MORE!!!!	5/2/2019 7:17 PM
49	read previous comment NO MORE!!!!	5/2/2019 6:17 PM
50	Traffic and parking issues within 400m of schools	4/27/2019 11:54 AM
51	Strategic development sites should be centered around the train network which runs through the bayside council. The term Principal Public Transport is too broad a definition for strategic development, I agree with redevelopment sites delivering green spaces, but not affordable pricing, and finally strategic redevelopment sites should be in the Business Districts, that again tend to align themselves with the train network	4/25/2019 8:42 AM
52	Turning what is currently a family residential area into a Med/high density area is not in the best interests of those who moved there in the first place.	4/25/2019 7:52 AM
53	Bayside Business District is a future growth corridor that will provide more affordable housing between major arterial roads and supporting infrastructure	4/24/2019 11:41 AM
54	Head in the sand mentality, Bayside business district has some great sites to redevelop but the council are digging in their heels and not realising the potential of taking pressure off other parts of their council areas.	4/23/2019 12:26 PM

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55	Strategic Redevelopment sites should be where ever these sites are found and that includes inside the BBD. It should make no difference how far they are from a station, a bus stop or schools etc. These sites by definition are REDEVELOPMENT sites, NOT fill in the gaps sites. There are locations suitable that are NOT on the supplied map as well as at least one location that is complete and should no longer be there at all.	4/22/2019 4:02 PM
56	800 metres radius engulfs a very large area of the suburb and one will not recognise Hampton at all for what it is. Bay rd being a major arterial seems like a reasonable place for this development, however public transport would need to improve and be in sync between different modes.	4/17/2019 9:31 AM
57	Why would Bay Rd Sandi be different?	4/16/2019 6:56 PM
58	800 metre radius covers too wide an area. Business District already has been heavily developed, so more dev will have minimal impact.	4/13/2019 5:05 PM
59	The Business district already is already lost to growth development and unmanagable traffic on Bay Road so there is no point preventing more!!	4/13/2019 1:02 PM
60	Strategic redevelopment sites should be within 100 metres of a trainline. High density developments should only be a short walk for people of all ages and abilities. So one hundred metres is ideal.	4/13/2019 3:23 AM
61	Strategic redevelopment sites cannot be trusted to Bayside planners as they have failed dismally to develop Highett and Sandringham villages. These two commercial areas are a mess.	4/9/2019 9:07 PM
62	It should have a boundary area closer than 800 metres. In Highett, it has crept along Highett Road far enough.	4/9/2019 4:56 PM
63	sites that have car parks add to traffic on weekends, affecting amenity of the village like shopping streets	4/7/2019 12:21 PM
64	Who says bayside needs affordable housing, what does that mean, and what type of socio economic types are you trying to bring in.	4/6/2019 1:02 PM
65	I am concerned of over-development in the immediate area surrounding the public transport network. The public transport network is already heavily trafficked and unable to cope, I believe it is important to encourage spread	4/6/2019 9:52 AM
66	Housing could be appropriate there	4/6/2019 7:27 AM
67	I support mixed business and residential development. The main considerations should be 1. greening these spaces by requiring multi storey developments to have roof top gardens and vertical gardens, 2. requiring all new buildings are self sustaining in terms of energy and water.	4/5/2019 1:31 PM
68	800m is too large. If you must build more apartments he. Do it in Ana tea without overlooking existing homes.	4/5/2019 1:36 AM
69	Clearly define what is a 'major community infrastructure' - "School, large park" - this opens up too much opportunity for developers to define much of Bayside to be 'strategically developed'. Council need to be strict with definitions to avoid a developers abuse on the intent of new regulations.	4/4/2019 8:02 PM
70	already significant overdevelopment near transport hubs which had made life hell for residents	4/4/2019 7:40 AM
71	Higher density has been achieved with minimal destruction to the character and amenity of Sandringham village and should not go any further than is already outlined as it will then change the whole character of Sandringham as a beachside pleasant suburb to live in.	4/3/2019 6:25 PM
72	400 meters is far enough to walk. Redevelopment in Bayside Business District would provide housing for elderly residents that are close to shops and restaurants.	4/3/2019 4:56 PM
73	Proximity to train stations should not be sole criteria for development. Not everyone catches the train into the city for work. Consider sites overlooking Dendy Park, for example	4/3/2019 3:47 PM
74	Do not support any further hiher density developments in Bayside	4/3/2019 3:27 PM
75	WHile it is important to maintain business in the area, any opportunities to selectively re-zone these areas should still be considered.	4/3/2019 2:52 PM
76	what's the issue with strategic development along Bay Rd? Also how was 800m chosen as being strategic development, it seems like a large distance for encouraging people to walk	4/3/2019 2:39 PM

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77	Transport networks make sense to be the sites for affordable housing and development. Schools and parks are assets that add value to people and property... building them out will completely change the essence of those areas... the wind down and peace of them .	4/3/2019 2:34 PM
78	similar to before. Around firbank and BGS it is incredibly congested and dangerous in school hours. No more activity needs to be in these areas. Also - affordable housing? in bayside? Why would people paying such high rates which to devalue their home? Ridiculous.	4/3/2019 2:07 PM
79	My concern is that current sense of village lifestyle will be ruined by apartments, not to mention the already stretched car parking facilities. Please keep the older houses in our city because they provide an ambience that new developments can never come close to replacing.	4/3/2019 1:50 PM
80	The whole of Bayside needs to grow, not specific and isolated parts per the strategic redevelopment sites.	4/3/2019 1:30 PM
81	The 400m rule seems to contradict the 800m from station one above. New developments mixing in affordable housing has not worked well in Hampton from what I have heard. For single, elderly residents this has caused the most problems. They feel resentment towards those who have paid less than them and are not considerate with noise etc. It would be good to provide a concentration along Bay Rd to have a distinctive, more urban character leading to Southland. However, you cannot actually walk across Bay Rd it is so busy. Traffic management is the key issue to developing this stretch of land. People are still going to drive rather than taking a bus to either Southland or Sandringham stations. Car share services like in St Kilda dotted around this area may help.	4/3/2019 12:50 PM
82	Not sure why they can't be in a business district. Mixed use seems to work well in the city etc	4/3/2019 12:11 PM
83	The criteria are too vague and undefined and would allow the Council to set new rules and use the criteria to justify them	4/3/2019 11:56 AM
84	These are too strict guidelines and depends on a range of local context	4/3/2019 10:47 AM
85	Strategic redevelopment sites should not be more 400 metres from transport	4/3/2019 10:05 AM
86	Change in population density and extension of inner suburbs beyond current state make it necessary to accept change in infrastructure.	4/3/2019 9:49 AM
87	Ir we must have redevelopment it should only be allowed impact on current area as little as possible	4/3/2019 9:39 AM
88	In future people should live closer to place of work so why not allow housing along Bay Road. This road needs to be widen and consdieratiuon should be given to improving access to this road	4/3/2019 9:31 AM
89	Too many construction and new apartments as of today already	4/3/2019 9:30 AM
90	Too many construction of apartments as of today already	4/3/2019 9:26 AM
91	I do not understand how this caters for an aging population	4/2/2019 6:11 PM
92	Bay road still has some open spaces good for high rice deveopment, business can be on ground floor. It is silly building cheap housing in prime spot locations, butter build, better build expensive housing prime locations and use the money from development to build better and more low income housing elsewhere. statistically low income / not employed people have more time on their hands to get to a station and do not have to commute to work like working middle income people	4/2/2019 5:29 PM
93	BayRoad Sandringham is a key road in the transport network and should be considered	4/2/2019 4:44 PM
94	All development sites should be equitable distributed across bayside. Eg Brighton beach station should not remain protected at the expense of other areas	4/2/2019 2:33 PM
95	Prefer industrial area to historic local areas	4/2/2019 2:07 PM
96	Our Bayside area is being destroyed by greed, with far to many multi storey housing developments	4/2/2019 1:51 PM
97	Strategic redevelopment sites should be anywhere where currently zoned for industrial. The commercial district along Bay Rd is exactly where major development should occur. If you refer to https://www.ptv.vic.gov.au/assets/default-site/more/maps/Local-area-maps/Metropolitan/a6d71099a7/3_Bayside_LAM.pdf buses service most of bayside however you Public Transport network map does not reflect this. For example why is Bluff Rd, Ludstone St, Marriage Rd, Centre Rd and New St not included as growth areas.	4/2/2019 12:28 PM

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98	I don't understand why the business district should be avoided for strategic redevelopment. These seem perfect places for high density living to me as there is little danger of degrading aesthetics with multi-level building. Can this be explained in more detail?	4/2/2019 10:49 AM
99	Why not let redevelopment happen along Bay Rd if it fits local character as required. Perhaps I need more info to fully understand this point though.	4/1/2019 10:27 PM
100	800 metre walk would add 20 mins to a return trip on public transport.	4/1/2019 1:31 PM
101	WHy shouldn't this development affect Bay Road? Why shouldn't the pain be borne equally? Why are people who have expeerenced unreasonable levels of development being forced yet again to accept more building pain, more noise, more cars and no sleep. Soon we'll have no amenity, no light and nothing but traffic noise. You love packing in more developments but where are you to manage all the extra traffic, traffic noise and cut through traffic in streets that connect to the key roads. MIA actually. You don't want to spend on measures to stop rat runs, yet happy to allow more developments to collect more revenue. Shame on you!	4/1/2019 11:32 AM
102	Don't understand why an area which is already primarily commercial, and within easy reach of public transport, should NOT be suitable for redevelopment.	4/1/2019 10:59 AM
103	Do not fully understand the reasoning behind this statement.	4/1/2019 10:21 AM
104	800m of train and 400m of school leaves no land off the table. Infrastructure had not been meaningfully updated with the developments to date – I don't trust anything will change with this plan you have to ruin Bayside. Do not over populate Bayside!	4/1/2019 9:19 AM
105	More apartment blocks in high density areas.	4/1/2019 8:14 AM
106	In many instances development of commercial precincts has also included residential occupancy, given that the cost of development for high rise structures may not attract business operations and therefore, the offset is to provide residential accommodation, which I believe is reasonable.	4/1/2019 7:44 AM
107	Strategic r=development sites should be over commercial sites that can provide parking and amenity.	3/31/2019 8:27 PM
108	800m from stations is too far. Most people tend not to walk more than 400m	3/31/2019 7:00 PM
109	1. A 800m walking distance will destroy the whole aspect of village life in Bayside. 400m is more than adequate. 2. Dito. 400m far too large along transport hubs. The reference to 'large park' is puzzling. Are you saying within 400m of Beach Road we should have a long strip of strategic development? 3. Having high density living in strategic development areas is counter to providing green spaces. This is why such areas should be limited to the current 400m protocol, which then give startegic developmet residents a guaranteed closeness to parks and the like. 4. I cannot see why one couldn't have strategic development in commercial districts.	3/31/2019 2:34 PM
110	The changes to 800m and including of 400m from a park or school will open up significant areas of additional areas to over development. This is not desirable.	3/31/2019 11:13 AM
111	I live about 800 metres away from a station and do not know what will be changing	3/31/2019 11:12 AM
112	Strategic redevelopment sites are rare and thus need to be treated on their individual merits.	3/31/2019 10:46 AM
113	Bay Road is already developing, it seems reasonable to continue this	3/31/2019 9:23 AM
114	The wording of these questions allows a predetermined response to be inferred - biased.	3/30/2019 5:45 PM
115	800 m is too large.	3/30/2019 5:33 PM
116	Support 400m from transport network (trains) but do not support it being near schools or parks	3/30/2019 4:40 PM
117	Areas close to school are already excessively busy traffic-wise, to increase housing development in those areas is aterrible option as there isn't the road/traffic infrastructure to support it. In our view there is more than sufficient public housing in the Bayside area and we would prefer not to see any more 'affordable housing' built. We believe the Bayside business district(s) is a very sensible area to build additional high density housing for many reasons, including that it will help support local businesses.	3/30/2019 2:08 PM
118	Our beautiful suburbs are getting too congested. There whould be strict laws about keep these areas only within 400m from a train station	3/30/2019 1:56 PM
119	residential housing and business can co-exist	3/30/2019 1:45 PM

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120	I believe that density increases should be allowed over the whole of bayside to allow for more diversity of developments and reducing the impact on moderate growth areas. I support sustainable spaces and affordable housing	3/30/2019 1:25 PM
121	It is evident with the increased congestion and traffic issues with parking around train stations that this development was not planned for adequately	3/30/2019 1:19 PM
122	Bayside Council planning department should be looking into the infra structure to support the increase in multi-storey developments especially in Bay Road Sandringham where the roads are showing signs of congestion now. Also in Bay Road Sandringham there are developments that have been lying empty for around 18 months because people in Bayside want quality not quantity! The demographic in Bayside consists of a number of people downsizing who would be willing to pay for architecturally pleasing sustainable properties, however as I stated before don not want to live in a shoe box.	3/30/2019 12:57 PM
123	WHY increased density would be close to aschool is going to create society issues where bad ople prey on shools and parks. Seems stupid.	3/30/2019 12:48 PM
124	Strategic development sites should provide green spaces & infrastructure to wider community but not council housing	3/30/2019 12:18 PM
125	400m is a small distance, surely people can walk further if they need to! I am not an advocate on mixing affordable housing in residential complexes. Woolworths apartments have proven that it doesn't work! I don't see any reason why Bayside Business District should not have strategic development in it.	3/30/2019 10:56 AM
126	Strategic development is already happening there! So why is it not on your map as such? Since huge developments are already there why not arrange for frequent bus services so that people dont always use their cars to alleviate traffic pollution and crush?	3/30/2019 10:22 AM
127	there is already development in bay road and i cant see why it should not continue	3/30/2019 9:06 AM
128	I don't understand why bayside Business District get special protections against housing growth whilst other sites close to transport are considered key development sites.	3/30/2019 7:09 AM
129	Busy main roads should support more development. Preserve quiet streets. Build near trains.	3/30/2019 7:08 AM
130	Distance should not be the determining factor. Impact on existing houses, infrastructure, parking and services	3/30/2019 7:05 AM
131	Silly ideas	3/30/2019 6:52 AM
132	Bay rd should be housing not business	3/30/2019 6:03 AM
133	Large park should not have automatic allowances for more development. Overall consideration to all impacts to surrounding areas should be carefully observed.	3/29/2019 10:37 PM
134	I think ok to intensify housing in Sandy business district	3/29/2019 10:35 PM
135	It's in close proximity of Sandringham Station so therefore deemed acceptable only within the commercial zone.	3/29/2019 10:27 PM
136	I don't support high density living.	3/29/2019 9:28 PM
137	Very short sighted in this thinking. Whilst providing strategic redevelopment near major transport hubs is important, creating transport links can help alleviate this need. Regular bus links (greater than every 30mins) will achieve the same.	3/29/2019 9:03 PM
138	What is the justification of 800m from a train station? What is the justification of schools or parkland? Are you saying we should have high rises along the golden mile? If we are committed to building high rise from Brighton Piet along the foreshore/parkland to Head Street?	3/29/2019 8:52 PM
139	800 metres is too far	3/29/2019 8:47 PM
140	Shopping strips should be used for residential.	3/29/2019 8:42 PM
141	spread the load equally.	3/29/2019 8:16 PM
142	There is significant availability of low cost options in and around the growth areas, the suburbs need more green space but also the standard of housing should be in keeping with the rest of the suburb.	3/29/2019 8:14 PM
143	Brighton is already over developed and only serves to only service developers and international investors. Brighton is losing its individual charm and community through over development.	3/29/2019 8:08 PM

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144	The site along Bay Rd is close to train stations (could possibly put in a bike path along the train line during development), and would be a good spot for housing.	3/29/2019 8:02 PM
145	Do not support population growth	3/29/2019 8:01 PM
146	I do not support the concept of 'Strategic Development Sites', full-stop!	3/29/2019 7:07 PM

Q9 Are there any other important criteria we should consider?

Answered: 107 Skipped: 280

#	RESPONSES	DATE
1	Strategic Redevelopment sites should be considered as such so long as a suitable, appropriate and necessary site is found and wanted for development. Just because a site is not near anything specific should not preclude it. It should be one that gets the job done in supplying housing but with as little as possible damage to other people's neighbourhood character or way of life. Why should we have to densify our wonderful neighbourhoods to fit into a mold of 400m, 800m etc when this is NOT happening in ANY of the major growth zones of Melbourne that are not inside a MAC.	5/20/2019 12:39 PM
2	Strategic development site should be wherever sites are available in Bayside.	5/20/2019 7:31 AM
3	Strategic Redevelopment sites should be considered provided they are a suitable, appropriate and necessary site is required for development. It is not necessary for it to be near anything specific and thus should not preclude it as such.	5/19/2019 9:42 PM
4	absolutely pointless if every apartment has multiple cars ! on road bicycle infrastructure needs massive improvement; somehow you need to enforce less cars in these developments/ if favour of PT, bike, walking etc; solar power, rain water and grey water use for toilets etc; green roofs; endless initiatives are imperative !	5/19/2019 5:46 PM
5	Protect existing communities throughout Bayside.	5/19/2019 5:33 PM
6	Why should pennydale be densified to fit into 400m, 800m etc ranges when it's not happening in any of the major growth zones of Melbourne that are not inside a MAC?	5/19/2019 5:04 PM
7	Consider all bus routes, not just Bay Road Sandringham.	5/19/2019 4:53 PM
8	Expanding bus routes through out the suburbs, ensure that if there is an option to develop, make sure it does not damage or impact too much the existing neighbourhood and lifestyles of the residents. I understand that this is not occurring in other major growth zones around Melbourne that are not inside a major activity centre	5/19/2019 4:49 PM
9	Development need to be across the board in Bayside, not just a small pocket of Cheltenham that has inadequate traffic control etc	5/19/2019 4:41 PM
10	The Bayside CC Housing Strategy 2012 is DEEPLY flawed, all recommendations from ALL Planning Panels need to be incorporated into the updated Strategy. Good quality planning should be available to ALL of the Municipality and not just those in the NRZ.	5/19/2019 4:38 PM
11	I support appropriate development across ALL of the Municipality , and not just along the Frankston railway line , provided it is of good quality	5/19/2019 4:20 PM
12	Strategic Redevelopment sites should be considered as such so long as a suitable, appropriate and necessary site is found and wanted for development. Just because a site is not near anything specific should not preclude it. It should be one that gets the job done in supplying housing but with as little as possible damage to other people's neighbourhood character or way of life.	5/19/2019 4:18 PM
13	Strategic development sites should be considered in any suitable locations, regardless of its distance from PPTN or major infrastructure development. The role of high density development is to provide housing. This should be done where and when it is feasible, with as little impact on the neighbourhood character of surrounding areas.	5/19/2019 3:56 PM
14	if its best practice planning for the site , than it should be considered.	5/19/2019 3:41 PM
15	Yes let's look at Cheltenham station - soon to be under road with a connection to a loop to the airport. Great ! NOT ONE new car spot will be created at the station. Not one ! No longer term parking for people going to tr airport NOTHING! Great planning. My 10 year old could plan better	5/19/2019 3:31 PM
16	All development needs to be good quality, stop weakening planning controls. Improve investment infrastructure	5/19/2019 3:26 PM
17	People	5/19/2019 3:19 PM

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18	All development needs to be good quality , stop weakening planning controls. Improve infrastructure	5/19/2019 3:02 PM
19	Start afresh. Don't persist with a variation on a strategy which experts have found to be inherently FLAWED.	5/19/2019 2:34 PM
20	The overcrowding of any one area will lead to other problems in the future	5/19/2019 2:05 PM
21	Thinking that people will use public transport only if they live in close proximity to it is a fools folly. People are inherently lazy. They will own cars and the streets will be clogged. I give you Highett...	5/19/2019 1:33 PM
22	Not all neighbourhoods fit the 400m to 800m mould as a "radii".	5/19/2019 1:12 PM
23	Infrastructure	5/19/2019 12:10 PM
24	Supply housing that has the least possible damage to people's neighbourhood character or way of life. Dont sacrifice one suburb (ie Pennydale) to save others. Spread it around and everyone is happy.	5/18/2019 9:43 PM
25	Strategic Redevelopment sites should be considered as such so long as a suitable, appropriate and necessary site is found and wanted for development. Just because a site is not near anything specific should not preclude it. It should be one that gets the job done in supplying housing but with as little as possible damage to other people's neighbourhood character or way of life. Why should we have to densify our wonderful neighbourhoods to fit into a mold of 400m, 800m etc when this is NOT happening in ANY of the major growth zones of Melbourne that are not inside a MAC.	5/17/2019 11:39 AM
26	Spreading development throughout the area prevents strain on certain resources and infrastructure. Since the Mirvac estate opened in Cheltenham and the opening of Southland station, crime in the area has increased significantly. I'm assuming a correlation between the two as this seems to be the case historically - when you create high density living, crime also increases.	5/16/2019 9:01 PM
27	Not everyone needs to be so close to public transport, all sites should be considered. Those that must be near public transport will chose there, and there's plenty to choose from, but options not as close to public transport should also be made available.	5/16/2019 1:29 PM
28	As a micro scooter user, I need lights for crossing roads, so for example there should be one outside the sandy hospital, let alone a few more on bay road	5/15/2019 4:38 PM
29	What is your definition of the Principal Public Transport Network? Does a PPTN include bus routes? SDS's should be wekk away from the coastline which is quite fragile.	5/13/2019 11:55 AM
30	Retaining neighbourhood character for future generations to enjoy, instead of turning leafy beach side suburbs into concrete jungles.	5/12/2019 5:15 PM
31	Strategic Redevelopment Sites should be ones which get the job done supplying housing with a little as possible damage to existing neighbourhood character and way of life of the residents.	5/11/2019 11:32 AM
32	Strategic Redevelopment sites should be considered as such so long as a suitable, appropriate and necessary site is found and wanted for development. Just because a site is not near anything specific should not preclude it. It should be one that gets the job done in supplying housing but with as little as possible damage to other people's neighbourhood character or way of life. Why should we have to densify our wonderful neighbourhoods to fit into a mold of 400m, 800m etc when this is NOT happening in ANY of the major growth zones of Melbourne that are not inside a MAC.	5/11/2019 12:48 AM
33	Links to all public transport routes, schools, shops, open parklands	5/10/2019 10:41 PM
34	More carpark spaces at Train + Bus stations and take/fine all illegally parked cars along streets and parklands to discourage people illegally parking who want to use the train/buses. Southland Shopping Centre is a perfect example, shopping carparking was taken to provide carparking "Pay as you park" at the station carpark, + people now just park along the Nepean Hwy street in front of the Cheltenham park reserve and even park in the reserve.	5/10/2019 11:56 AM
35	Leave the neighbourhood character so it's not trashed!	5/10/2019 10:56 AM
36	Stop high density living. Stop supporting greedy developers	5/10/2019 8:19 AM
37	Consider getting more bus routes and buses as well as smaller shuttle buses to open up wider possibilities for housing developments.	5/7/2019 9:20 AM

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38	The development can be near public transport however the development must include recreation areas and shielding from noise generated by cars, trains and commercial activity.	5/4/2019 10:32 PM
39	Stop density creep into neighbourhoods.	5/2/2019 7:17 PM
40	Affordable housing will negatively impact existing property prices ended in families having 'upside down' mortgages	4/27/2019 11:54 AM
41	Middle Brighton has no such key areas of the above why should Sandringham and Hampton have any	4/26/2019 5:55 PM
42	No	4/25/2019 8:42 AM
43	Yes, peoples right to live in the house they chose to purchase without having their surrounding redeveloped	4/25/2019 7:52 AM
44	Focus on areas which are close to the train station to enable developers to build more residential apartments and that will build more community and population and also support our retailers/ business owners	4/24/2019 11:41 AM
45	Strategic Redevelopment sites should be considered as such so long as a suitable, appropriate and necessary site is found and wanted for development. Just because a site is not near anything specific should not preclude it. It should be one that gets the job done in supplying housing but with as little as possible damage to other peoples neighbourhood character way of life.	4/22/2019 4:02 PM
46	Increase number of buses, sheltered bustops if you fruse to increase parking at train stations. Allow Southland station to also cater for commuters by allowing longer term parking for train users.	4/13/2019 1:02 PM
47	Pennydale/Cheltenham does not meet this criteria on the Bay Rd end as the pedestrian access to the destination station doesn't meet the Disability Act for a wide enough footpath beside Bay Rd. And the incline of the footpath is too steep.	4/13/2019 3:23 AM
48	sustainability	4/11/2019 12:20 PM
49	Stop pushing cheap high density dog boxes. Stop prioritising cars. Where are the bicycle lanes and treed footpaths?	4/9/2019 9:07 PM
50	Height, traffic, green spaces.	4/9/2019 4:56 PM
51	noise and pollution of high density sites near stations	4/7/2019 12:21 PM
52	Stop trying to please the greenie, lefties. Let Bayside be Bayside instead of encouraging all types to live in the area.	4/6/2019 1:02 PM
53	Proximity to major community infrastructure is important, but also points of interest	4/6/2019 9:52 AM
54	Height limits to 4 stories	4/6/2019 7:27 AM
55	Council needs to do more to promote greening of current and future buildings.	4/5/2019 1:31 PM
56	That you will be pushing out existing residents with the increased density.	4/5/2019 1:36 AM
57	Develop the Bayside Business District and old industrial site by all means please and leave residential areas and transport hubs alone	4/4/2019 7:40 AM
58	I agree developing more on Bay road is a bad idea. It's so dangerous to live on Bay road now!	4/4/2019 6:01 AM
59	strategic development sites should be immediatley alongside key transport corridors as if further than 300metres the people will drive cars again	4/3/2019 8:39 PM
60	Retaining the character of Sandringham as a seaside suburb of history and character where one can escape the rat-race and experience clear air, peace and tranquility.	4/3/2019 6:25 PM
61	Protecting existing green space should be paramount	4/3/2019 3:47 PM
62	Yes. Stop encouraging big white houses. They are all same same. Bayside needs an architect and to encourage individuality.	4/3/2019 2:07 PM
63	Green Star Buildings please, street tree planting as well as options for green walls and heigh restrictions.	4/3/2019 1:50 PM
64	the glut of apartments that will occur in Bayside will have an irrevocable detrimental effect on the area. Do something before it's too late. Hold developers accountable when the impact of their buildings exceeds all the (full of BS) impact studies done during the planning process. It's residents who suffer, not the devlopers. How is that right?	4/3/2019 1:30 PM

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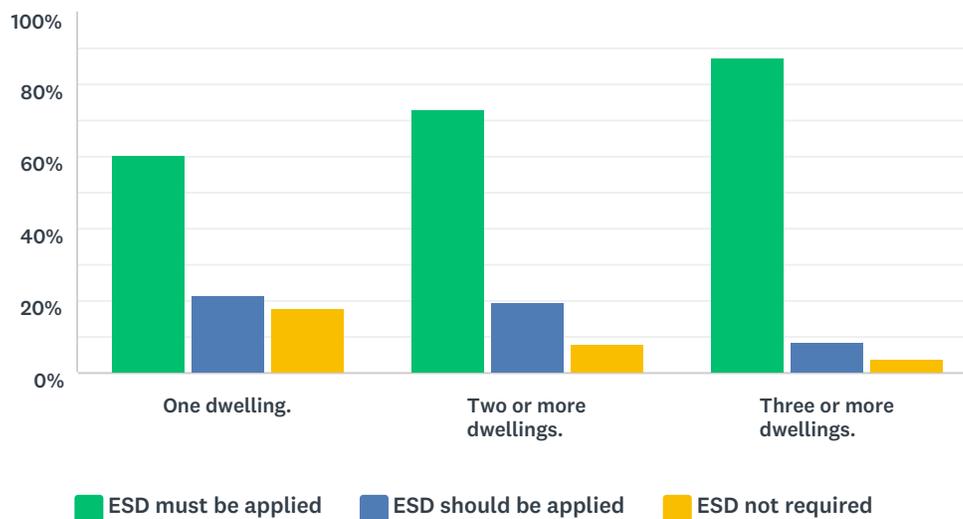
65	Quality of building and existing neighbors	4/3/2019 12:11 PM
66	Please see my previous answers	4/3/2019 11:56 AM
67	The local context and long term plan for the area	4/3/2019 10:47 AM
68	Lobby the State government to remove the Highett Rail crossing	4/3/2019 10:05 AM
69	Large site with potential for mixed use developm,ent should be a priority	4/3/2019 9:38 AM
70	Safety of neighbourhood , traffic flow, infrastructure	4/3/2019 9:30 AM
71	Limitation of the land size, safety of local residents, not just expand construction because of investors pushing the boundary	4/3/2019 9:26 AM
72	The largest growth is in the over 60 area. how suitable is the proposed housing for this grouping	4/2/2019 6:11 PM
73	when building consider energy neutral, solar, future proofing for electric driving, better waste disposal (underground) etc	4/2/2019 5:29 PM
74	Avoiding loss of the character of Bayside	4/2/2019 4:44 PM
75	Development can only be supported by adequate infrastructure. Cycling & pedestrians come before cars. No money should be spent expanding car parks	4/2/2019 2:33 PM
76	Yes your existing residents	4/2/2019 1:51 PM
77	Replacing and increasing the number of Trees, vegetation and parks as the population increases.	4/2/2019 12:28 PM
78	800 metres is quite a way to walk to the train it would add 20 mins to return journey to the city.	4/1/2019 1:04 PM
79	Yes, stop forcing this on us. Get some intelligent councillors and professional council officers. Stop forcing this crap on us. We don't want it.	4/1/2019 11:32 AM
80	Potential overlooking/overshadowing areas adjacent to, but not within, redevelopment zones	4/1/2019 10:59 AM
81	Redevelopment could include accommodation for visitors to the region, medium density apartment buildings incorporating affordable housing options.	4/1/2019 10:21 AM
82	All of these building you are allowing on Bay road are creating traffic chaos. You cannot approve 5000+ dwelling and think an extra set of red lights will do the rest.	4/1/2019 9:19 AM
83	Develop and build light rail along Nepean highway	3/31/2019 8:27 PM
84	43 crisp st is an example of MASSIVE overdevelopment. This is not an example of affordable housing	3/31/2019 7:53 PM
85	Population growth	3/31/2019 7:00 PM
86	None	3/31/2019 2:34 PM
87	Strategic development sites should also NOT be along Hampton St, Hampton.	3/31/2019 11:36 AM
88	Look at the preferences of the residents for alternatives for growth within the existing accepted areas.	3/31/2019 11:13 AM
89	Scale. Larger redevelopment sites should have associated mixed use areas to provide easy access for daily needs	3/31/2019 10:46 AM
90	More public transport!!	3/31/2019 9:53 AM
91	Reintroduction and acceptance of the C140 planning overlay. Loss of trees, habitat, heritage dwellings (Black St Brighton and Abbott St 3191), traffic congestion and subservience to speculative investors/development. Loss of all the employment businesses that once existed on Bay Rd 3191 - listen to the residents, not the developers.	3/30/2019 5:45 PM
92	Reduce high density living and only limited apartments on one block, preferable only townhouses and not apartments	3/30/2019 1:56 PM
93	must allow adequate green space with each development - and appropriate parking numbers	3/30/2019 1:45 PM
94	Houses of character and importance to be kept, size of blocks to be multi-dwellings have limits to maintain the attraction of space in bayside	3/30/2019 1:19 PM

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95	High Density living such as in Bay Road Sandringham requires more parklands being made available. Surely the mental well being of residents is as important in a community as the dollars for developers; which doesn't seem to be the case at present. However there may be some changes happening at Bayside Council that is not being communicated to residents.	3/30/2019 12:57 PM
96	CRIME Concentrate on crime like tagging, graffiti, petty theft and not parking fines	3/30/2019 12:18 PM
97	Just told you , listen to the residents	3/30/2019 6:52 AM
98	Parking for more residents and their visitors and also at train stations	3/29/2019 10:37 PM
99	Extra parking for more people and their visitors and also at stations	3/29/2019 10:27 PM
100	Build on the Elsternwick golf course. Close to public transport.	3/29/2019 8:52 PM
101	the parking capacity of new developments need to be better than whatever they are now - street parking is getting out of control.	3/29/2019 8:47 PM
102	Nothing higher than one floor on commercial beholding for residential. More trees and green spaces to balance buildings also for increase in traffic to absorb pollution. Consideration for parking in shop strips. Shops should not suffer for parking restrictions because of train stations. More parks for children to play.	3/29/2019 8:42 PM
103	Traffic management, rubbish removal and cleanliness of shopping precinct. Shops are empty in Hampton street, rents are unaffordable in Church St and soon Bay St, tourists come to bathing boxes and we can't even get them a drink.	3/29/2019 8:08 PM
104	That quality of life and amenity declines with population growth.	3/29/2019 8:01 PM
105	Strategic Development sites must have significant and easy ingress and egress to major roads and ample off street parking.	3/29/2019 7:12 PM
106	Car Parking dispensatons for social and low income housing	3/29/2019 7:08 PM
107	Unfortunately, the other 'important criteria' that should be considered are the prerogatives of the Federal Government, namely, cutting immigration levels.	3/29/2019 7:07 PM

Q10 If an ESD policy is introduced for Bayside, which of the following residential developments do you think should have to achieve best practice environmentally sustainable design:

Answered: 257 Skipped: 130



	ESD MUST BE APPLIED	ESD SHOULD BE APPLIED	ESD NOT REQUIRED	TOTAL
One dwelling.	60.55% 155	21.48% 55	17.97% 46	256
Two or more dwellings.	72.83% 185	19.29% 49	7.87% 20	254
Three or more dwellings.	87.40% 222	8.66% 22	3.94% 10	254

#	ARE THERE ANY OTHER SITUATIONS WHERE ESD SHOULD BE APPLIED?	DATE
1	ESD policies MUST be applied to all listed categories including private, commercial, corporate and public including Council.	5/20/2019 12:40 PM
2	In addition to the above dwelling types it should also span throughout private, commercial, corporate and public ownership including Council.	5/19/2019 9:48 PM
3	every new council building, sports/play ground etc etc - obviously;	5/19/2019 5:49 PM
4	ESD should apply everywhere. Why should some buildings or renovations be excluded from ESD standards	5/19/2019 5:36 PM
5	It needs to be applied to all listed categories, commercial, council whatever	5/19/2019 4:43 PM
6	ALL development in Bayside should be best practice planning, including Council , corporate.	5/19/2019 4:40 PM
7	I support appropriate development across ALL of the Municipality , and not just along the Frankston railway line , provided it is of good quality and best practise planning	5/19/2019 4:21 PM
8	ESD policies MUST be applied to all listed categories including private, commercial, corporate and public including Council.	5/19/2019 4:19 PM
9	Should be applied to all listed categories including private, commercial, corporate and public developments (including developments undertaking by local and state government)	5/19/2019 4:02 PM
10	All planning needs to be good quality in all criteria.	5/19/2019 3:41 PM

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11	All areas of development should be best practise All developments, private, commercial, corporate, public and especially Council.	5/19/2019 3:27 PM
12	All developments, private, commercial, corporate , public and especially Council	5/19/2019 3:09 PM
13	All future construction must have a public report on this criteria during consultation. All large or high density construction the policy must be enforced, but single dwellings could be more lenient to reduce costs	5/19/2019 12:21 PM
14	ESD policies MUST be applied to all listed categories including private, commercial, corporate and public including Council.	5/18/2019 9:45 PM
15	ESD policies MUST be applied to all listed categories including private, commercial, corporate and public including Council.	5/17/2019 11:43 AM
16	all - new and agreed time frame for older buildings	5/15/2019 4:42 PM
17	ESD must also include the construction phase - reduce on site work, noise ect	5/15/2019 12:17 PM
18	Developments of more than 2 dwellings on an existing residential block should not be permitted.	5/12/2019 5:19 PM
19	It should always be applied	5/12/2019 3:16 PM
20	Policy should include all private, commercial, corporate and public developments including council.	5/11/2019 11:34 AM
21	ESD should be applied across the board for all new developments and consideration for all buildings being redeveloped.	5/11/2019 12:50 AM
22	Commercial and industrial developments	5/10/2019 10:42 PM
23	ESD policies must be applied to all categories.	5/10/2019 11:04 AM
24	All development	5/10/2019 8:23 AM
25	Apartments must have minimum areas of livable space greater than now allowable. Habitable rooms MUST HAVE DIRECT ACCESS TO LIGHT AND VENTILATION NOT BORROWED. Kitchens should not be in hallways etc.	5/2/2019 7:21 PM
26	Please ensure these standards apply to developments where bedrooms no natural light and ventilation but borrowed etc.	5/2/2019 6:20 PM
27	Retirement homes and appartment developments should be at the highest level of ESD.	4/25/2019 8:44 AM
28	Higher density multi storey developments.	4/25/2019 7:54 AM
29	ALL buildings including commercial buildings, council buildings, government buildings	4/23/2019 12:41 AM
30	All new-builds and all major renovations (eg, greater than 25% of a property). It should include all types buildings (residential, commercial, recreational and industrial) and include all buildings by Council or on Council land as well as private buildings.	4/16/2019 7:01 PM
31	All dwellings must have enough space to at least accommodate a medium size tree and the rule should be enforced. Reduce the removal of trees.	4/13/2019 1:05 PM
32	ESD MUST be applied at every stage of every development.	4/9/2019 9:10 PM
33	commercial developments	4/8/2019 2:21 PM
34	Medium and high density commercial, and community buildings	4/6/2019 9:53 AM
35	To Mixed Use developments - ie commercial buildings also	4/5/2019 3:12 PM
36	New businesses and shops. ESD is imperative!	4/5/2019 1:33 PM
37	New commercial premises and if possible major renovation works. Also should apply to all council and public buildings and schools.	4/4/2019 8:58 AM
38	Yes - multiunit multistorey buildings should be build to highest asthetic and environmental standards including adequate car parking to ensure these do not impact on local streets!	4/4/2019 7:44 AM
39	public facilities should have a mandatory ESD to set the benchmark for ESD eg toilets, transport stops, shops (even 7/11s etc)	4/3/2019 8:42 PM

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40	New houses are now allowed to block the light of their existing neighbours as they are allowed to build a house right next to fence lines. The loss of amenity by existing dwellings should be a major consideration in granting permits for new dwellings and extensions. Houses are getting bigger to house less people, mainly because council says they CAN. There is little room left in many cases for trees and gardens, and SUNSHINE!	4/3/2019 6:56 PM
41	All developments whether residential or commercial should meet the environmental standards	4/3/2019 3:26 PM
42	all new construction or at least to say 2.5 standard deviations of what's considered normal (i.e. all but extreme cases). There's no reason given what Bayside is (an upmarket part of Melbourne) that developers don't contribute to maintaining that status, esp given they'll be profiting off that status	4/3/2019 2:42 PM
43	Major renovations to a home where renovation is more than \$500k. Getting my very energy efficient home through council was a nightmare. In the end i made it less energy efficient so your planner could 'tick all the boxes' madness.	4/3/2019 2:11 PM
44	Any extensions or renovations to current council buildings such as public libraries, sports clubs, community facilities. Where possible the use of recycled material for roads and footpaths, curbing. The City of Wyndham are leading the way on this.	4/3/2019 1:59 PM
45	Multi-tenant commercial properties including storage units	4/3/2019 1:37 PM
46	commercial premises, school buildings etc.	4/3/2019 1:31 PM
47	new large retail centres or shops	4/3/2019 11:04 AM
48	definitely commercial buildings	4/3/2019 10:48 AM
49	ESD should be applied to all situaitons	4/3/2019 10:07 AM
50	It should be applied for all developments	4/3/2019 9:37 AM
51	any new building should be future proof	4/2/2019 5:32 PM
52	Commercial and public building developments	4/2/2019 4:46 PM
53	Most important that apartments should folow esd design principles. Council buildings must also be sustainable.	4/2/2019 2:36 PM
54	Commercial and government buildings as well.	4/2/2019 12:30 PM
55	Commercial buildings also.	4/2/2019 10:51 AM
56	All of them!	4/1/2019 10:28 PM
57	Building constructions and renovations - have you seen construction works in Wellington NZ? Every building undergoing works must be covered in a sheet that catches all flyaway plastic and waste. In contrast, construction in Bayside / Australia results in a lot of pollution from building materials flying off into the street and being scattered from the site. I'm not sure what the tarp is called, but it's a huge tarp/sheet that goes over the entire building during construction	4/1/2019 12:51 PM
58	What a joke. Putting more developments in and allowing higher density immediately impacts sustainability. Putting water tanks and solar panels doesn't change the true upfront and ongoing environmental impacts. Australia needs more people in rural and regional areas, not more in inner suburban areas. ESD is just lipstick on a pig.	4/1/2019 11:37 AM
59	Commercial buildings	4/1/2019 11:00 AM
60	The introduction of an ESD policy should be applied to all new dwellings and buildings in the area without exception.	4/1/2019 10:23 AM
61	ESD should be encouraged or made mandatory. A reduction in rates would be a good place to start if a resident meets all requirements.	4/1/2019 9:23 AM
62	All of them.	4/1/2019 8:17 AM
63	Environmental sustainability is an essential element in which building codes and practices are regulated. Inappropriate cladding, such as has occurred in many high rise buildings has proven to be a fire hazard that would not have arisen if proper and careful assessment of materials and applications had been rigorously applied.	4/1/2019 7:49 AM

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64	All cases but needs to be in context. More efficient for new builds to put in water reuse, not for renovations. High density needs to put in more. I note you have left out off street parking. I park per unit is not enough, they just park in roads causing more conjection. Garaging and/or offstreet space for 2 cars.	3/31/2019 8:32 PM
65	All situations	3/31/2019 7:54 PM
66	Should be strenthened and applied universally. There are too many sub standard buildings being permitted and constructed.	3/31/2019 7:03 PM
67	The above answers, I believe, cover all likelihoods	3/31/2019 2:35 PM
68	Your survey fails to define "best practice". What does this actually mean? Is best practice a 10 star energy rating?	3/31/2019 11:45 AM
69	All Buildings: public, commercial, private	3/31/2019 11:05 AM
70	Yes: Corporate and business developments	3/31/2019 10:48 AM
71	Commercial buildings, all should be environmentally sustainable	3/31/2019 9:25 AM
72	Trees must be re-planted if they any are removed to build new housing.	3/31/2019 7:51 AM
73	All public and community buildings. Also commercial buildings would be preferable.	3/30/2019 5:36 PM
74	All buildings.	3/30/2019 4:12 PM
75	Higher density developments eg. apartment blocks. If you must put a figure on it, say, 8 or more dwellings.	3/30/2019 2:10 PM
76	in all commercial and residential developments	3/30/2019 1:46 PM
77	All new buildings, business, commercial and residential	3/30/2019 1:28 PM
78	The concern is that Bayside Council has not an ESD policy in place at present, surely this should be mandatory for all developments both current and future. Isn't this an initiative that Bayside should have progressed at the onset of medium to high density development. How on earth are Bayside dealing with the problems of waste management, water reuse, stormwater management etc. now? Given I live in Bay Road and see first hand the problems emerging in these areas one would think that it would have been prudent for someone in planning to raise the red flag! A bit like after the horse has bolted.	3/30/2019 1:05 PM
79	ALL NEW BUILDS, including multi-storey developments. Developers & VCAT also must be banned from over-ruling what local residents vote on	3/30/2019 12:24 PM
80	It should have happened 20 years ago, it must happen now. This means all new dwellings should have water tanks to supply garden and in-house services and renewable energy supply from solar or wind or both plus availability for electric car plugs to be added at point of discharge.	3/30/2019 10:29 AM
81	Should consider greenery and preserving gardens and trees as part of strategy. Heat is our enemy. Not the cold.	3/30/2019 7:10 AM
82	When ESD is cheaper and proven then use it everywhere, at the moment it is rubbish	3/30/2019 6:55 AM
83	all situations	3/30/2019 6:05 AM
84	Apartment complex and commercial mixed residential zoned new construction.	3/29/2019 10:42 PM
85	Commercial building should have some kind of recycle options. They pay rates too. Commercial buildings need higher end requirements.	3/29/2019 9:52 PM
86	Renovations to an existing dwelling of 50% or more physical space or 100% where additional space is being added, whatever the smaller component	3/29/2019 9:45 PM
87	For all residential builds but more stringent for higher density living	3/29/2019 9:17 PM
88	On everything including schools and commercial property	3/29/2019 8:54 PM
89	new or renovated commercial properties	3/29/2019 8:46 PM
90	Commercial property and nursing homes and childcare centres	3/29/2019 8:45 PM
91	All infrastructure	3/29/2019 8:20 PM
92	Major renovation to properties, ie greater than 50%	3/29/2019 8:16 PM

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93	Population growth is not sustainable.	3/29/2019 8:14 PM
94	All new buildings, regardless of type (eg. new business buildings should also comply with environmental standards). If it is compulsory, hopefully the costs associated with integrating sustainable elements into the design will decrease across the industry, making them standard practice.	3/29/2019 8:05 PM
95	New buildings and building that are being renovated	3/29/2019 7:26 PM
96	Consider greater flexibility for social and low-income housing, but encourage for all -- eg provide rate exemptions for social housing which meets selected ESD standards	3/29/2019 7:16 PM
97	All commercial buildings.	3/29/2019 7:14 PM
98	Yes, in commercial and light industrial areas.	3/29/2019 7:08 PM

Q11 The local planning policy adopted by other Victorian councils requires developments to address the following ESD principles: Energy efficiency; Water reuse; Quality of indoor air and light; Stormwater management; Transport; Waste management; and Trees and vegetation. Are there any other ESD principles that you think Bayside should consider?

Answered: 126 Skipped: 261

#	RESPONSES	DATE
1	We should include Water usage, Alternative energy sources where appropriate and available, Position upon the land, Car parking and storage and Private open space.	5/20/2019 12:40 PM
2	Vegetation and trees	5/20/2019 7:32 AM
3	Also should consider other alternative energy sources where applicable, position relating to the land, car parking and storage and also private open space.	5/19/2019 9:48 PM
4	Dont permit a reduction in any of these in neighbouring properties by a new developement !! Its happening thru out Bayside - with little concern shown by any level of govt!	5/19/2019 5:49 PM
5	Protecting existing vegetation is critical.	5/19/2019 5:36 PM
6	Car parking and storage.	5/19/2019 5:06 PM
7	Water usage, Alternative energy sources where appropriate and available, Position upon the land, Car parking and storage and Private open space.	5/19/2019 4:54 PM
8	Consider water usage, car parking, private open space also	5/19/2019 4:52 PM
9	Water usage, power load, ability of the sewerage system to cope with the extra people. Council is dreaming if they think just because you live near a station, you only need 1 car - most people need 2 cars to get to work etc unless they are in the city. Car parking, storage and OPEN SPACES are important	5/19/2019 4:43 PM
10	. All best practice principles of planning should be adopted. Water usage, grey water usage, alternative energy , community energy hubs, development siting, car parking , storage, public open space, private open space, and minimum living spaces, and cross ventilation, and access to windows, and natural light	5/19/2019 4:40 PM
11	We should include Water usage, Alternative energy sources where appropriate and available, Position upon the land, Car parking and storage and Private open space.	5/19/2019 4:19 PM
12	Provision of open/green space Alternative energy sources Water usage Growing and maintaining large canopy trees to reduce summer temperatures and provide shelter for wildlife Appropriate car parking and traffic flow in and out of the development site and the impact on the surrounding areas	5/19/2019 4:02 PM
13	I'm all for sustainability but the way councils impose it is wrong. How can you say there needs to be a certain amount of light in apartments and then allow a 5 floor apartment block next to a single storey residential house and block that houses entire north facing sun. You have done this allowing a development on bay rd. Like HOW DARE YOU!!	5/19/2019 3:34 PM
14	All best practice principles of planning should be adopted. Water usage, grey water usage, alternative energy , community energy hubs, development siting, car parking , storage, public open space, private open space, and minimum living spaces, and cross ventilation, and access to windows, and natural light	5/19/2019 3:27 PM
15	All best practice principles of planning should be adopted. Water usage, grey water usage, alternative energy , community energy hubs, development siting, car parking , storage, public open open space, private open space, and minimum living spaces, and cross ventilation, and access to windows, and natural light.	5/19/2019 3:09 PM
16	Work out what works and if it's working don't try to "fix" it.	5/19/2019 1:34 PM

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17	Effective noise management/design - between shared wall apartments/dwellings. - between external environment (planned main roads, construction, business, etc). A maximum allow noise level allowed in bedroom(s) given a noise source on the other side of the wall, etc. This is mandatory for high density living and will also allow future construction to have less impact	5/19/2019 12:21 PM
18	Water usage, solar energy, open spaces	5/19/2019 12:00 AM
19	I answered that we should include Water usage, Alternative energy sources where appropriate and available, Position upon the land, Car parking and storage and Private open space.	5/18/2019 9:45 PM
20	We should include Water usage, Alternative energy sources where appropriate and available, Position upon the land, Car parking and storage and Private open space.	5/17/2019 11:43 AM
21	car parking/car ownership	5/16/2019 11:08 AM
22	Within stormwater mgmt/water reuse, considerations to porous concrete and bitumen to be considered. All public toilets should use grey water for flushing. Any watering of public land should use grey water. All council building s should use grey water for toilet flushing	5/15/2019 4:42 PM
23	Smooth and level walking surfaces	5/15/2019 12:34 PM
24	Pre-fabrication, Reduction of on-site work	5/15/2019 12:17 PM
25	There should be a limit as to what fraction of a given block of land occupied by a building. Recently there are more and more buildings occupying almost the entire block leaving little for vegetation and lawns which can absorb carbon dioxide and diminish climate change.	5/13/2019 11:58 AM
26	The market should be dictating environmental standards, not the council.	5/13/2019 8:43 AM
27	Privacy, safety	5/12/2019 5:19 PM
28	Whilst not ESD as such, I believe council need to look at noise pollution rules and regulations for Bayside because increased development and more houses on a block means we are living closer together than ever before...	5/12/2019 3:16 PM
29	No.	5/12/2019 11:36 AM
30	Alternative energy sources where available, car parking, storage facilities and private open space	5/11/2019 11:34 AM
31	include Water usage, Alternative energy sources where appropriate and available, Position upon the land, Car parking and storage and Private open space.	5/11/2019 12:50 AM
32	Water capture AND REUSE, use of solar panels, use of sustainably sourced materials	5/10/2019 10:42 PM
33	We should include water usage	5/10/2019 6:56 PM
34	Water usage. Car parking and storage. Drainage.	5/10/2019 11:04 AM
35	Not tall 2 storey houses overshadowing others. Current planning has no teeth	5/10/2019 10:57 AM
36	For every one tree removed council must replace it with 3 trees. The replacement trees must survive, and council will keep replacing the trees until it survives.	5/10/2019 8:23 AM
37	managing waste of building materials	5/9/2019 12:39 PM
38	Solar energy provision with batteries. There should also be guidelines on the effect on existing solar panels and production by neighbouring houses when new buildings or renovations are being considered. If a four storey building goes up next to a single storey building with solar panels the effect could wipe out the investment in solar energy.	5/7/2019 9:26 AM
39	large scale apartments developments WILL have an impact on traffic, infrastructure such as sewerage, sw and the use of open space. Developers and residences in these developments must pay a fair share.	5/2/2019 7:21 PM
40	parking. Try drive down any residential street and its a slalom course for the cars parked on the street. Emergency vehicles ie. fire truck would have trouble going down them. Remove nature strips aand use for parking. Would save water also.	4/27/2019 11:56 AM
41	No	4/25/2019 8:44 AM
42	Existing residents gardens and overshadowing / overnighing.	4/25/2019 7:54 AM
43	Water usage Alternative energy sources where appropriate and available Position upon the land Car parking and storage Private open space	4/23/2019 12:41 AM

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44	Renewable energy.	4/22/2019 7:32 PM
45	Noise pollution eg;the number of air conditioners, etc Space between dwellings and neighbours	4/17/2019 9:33 AM
46	Renewable energy eg solar and batteries. A landscaping plan should also be part of process if it is not already	4/16/2019 4:39 PM
47	Put drainage holes into gutter system (oven footpaths) so that when it rains some water may seep into the land.	4/13/2019 1:05 PM
48	Parking, Sewerage, Electricity and Internet Infrastructure (sufficient space on the exchange)	4/13/2019 3:25 AM
49	Look into future needs ie 2050	4/11/2019 12:21 PM
50	Orientation & adequate shading. Trees and open green space (not lawn) must be included in every project.	4/9/2019 9:10 PM
51	car ownership to carpark ratio.. too many house have a single off street carpark but 2 or more cars. which means no off street parking allowed for drop offs/loading or visitor carparks.	4/7/2019 12:23 PM
52	Stop the greenie leftie parties ideas ! Think for yourselves, act with common sense	4/6/2019 1:03 PM
53	Place solar panels on all rooves as a matter of course, even on blocks of flats. This makes so much difference to helping the environmnt.	4/6/2019 7:30 AM
54	Greening of all current buildings, businesses and high rise. Solar and water recycling in all new and current buildings. Indigenous planting in all new developments.	4/5/2019 1:33 PM
55	Regulations to give Council the authority to enforce that trees and vegetation plans are fulfilled. Council to be more involved to conduct the building inspections to check that ESD principals are enforced rather than the developers using their own building inspector.	4/4/2019 8:12 PM
56	No that covers it.	4/4/2019 8:58 AM
57	Yes maximum height of 4 stories in Hampton and other residential areas to minimise visual pollution and incursions on neighbourhood amenity	4/4/2019 7:44 AM
58	Pedestrian traffic - more pedestrian traffic lights and crossings in key development areas. Improve traffic management in higher density areas e g. introduction of one way streets and closure of residential streets to through traffic and introduce local use only signage.	4/4/2019 6:10 AM
59	character of the neighborhood (avoid inner city feel)	4/4/2019 2:27 AM
60	energy generation, car parking must be onsite not onstreet, urban amenity	4/3/2019 8:42 PM
61	Quality of outdoor light and air. Prevention of storm water runoff from a large concrete-pad house which can result in flooding of their neighbours gardens, and the natural loss of water into the ground, upsetting the natural balance required in the soil to supply groundwater to trees and allow for the natural balance of water under the ground.	4/3/2019 6:56 PM
62	Require solar panels on roofs where feasible. Require underground car parks for multidwelling developments to keep cars off streets. Require new developments to plant shady trees - not necessarily native, but should require low water requirements to survive.	4/3/2019 5:01 PM
63	Space & distance from boundries & neighbours.	4/3/2019 3:44 PM
64	Waste management needs to have a high focus - divided bins for soft plastics should be provided as well as the current recycling bins. There should be a list on the bins as to what can be put into them	4/3/2019 3:26 PM
65	1. Noise abatement from external equipment such as air-conditioners as well as noise transmission between dwellings in higher density developments. 2. Parking - many developments in other suburbs have inadequate parking leading to clogged streets. Adequate off street parking must be provided in new developments no matter how close to public transport.	4/3/2019 2:56 PM
66	Mandatory offstreet parking of vehicles and mandatory bike/small-vehicle storage for all developements of say 5 of more dwelling	4/3/2019 2:42 PM

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67	Absolutely. so many houses with sheets of clear glass. Encourage tinted windows more often. Waste management needs an overhaul, we have put in an insinkerator that gets rid of vegetable waste, this sort of thing should be in all new homes. the tree policy is inefficient - who checks on these? Every plant i put in in conjunction with council died - they did not last in my South facing garden - this area needs a face, a community manager that people can call for free and a huge overhaul. Be a source of information 24/7 - not just on new builds. Bunnings was more helpful than council.	4/3/2019 2:11 PM
68	Mitigating areas that are could be unsafe by use suitable lighting, street and location cameras, deterring crime by innovative design.	4/3/2019 1:59 PM
69	Reduce the amount of car parking. More End of trip facilities for bike riding and other associated infrastructure	4/3/2019 1:49 PM
70	Parking. and no rooftop party areas for apartments. It overlooks neighbours and seems to be a trend.	4/3/2019 1:35 PM
71	Cycling corridors that are safe, cycling facilities (secure parking, showers etc)	4/3/2019 1:31 PM
72	Short be able yo have solar panels and not block existing houses from their ability to have solar	4/3/2019 12:13 PM
73	Sufficient sunlight to enable solar panels on rooves of all dwellings including single dwellings.. This would require new developments to take account of existing and planned future solar panels.	4/3/2019 12:00 PM
74	Impacts on the beaches/Port Philip Bay	4/3/2019 10:48 AM
75	A policy of mandatory grid connected solar panel systems should be adopted	4/3/2019 10:07 AM
76	parking	4/3/2019 9:51 AM
77	Provide adequate parking on site. So our streets are not reduced to one lane by cars parked in the streets	4/3/2019 9:42 AM
78	Water storage, solar panels, batteries	4/3/2019 9:37 AM
79	It must be affordable for all citizens	4/2/2019 6:14 PM
80	solar, heat inverter, proper ventilation system to avoid mould, noise reduction (not hearing your neighbours arguing)	4/2/2019 5:32 PM
81	Noise controls especially if development is going to occur along key transport and development routes	4/2/2019 4:46 PM
82	All of the above.	4/2/2019 2:36 PM
83	Traffic management & garaging of vehicles	4/2/2019 2:09 PM
84	Blocking sun light to an existing dwelling once a three storey apartment block is built next to an existing single storey dwelling	4/2/2019 1:52 PM
85	Use of renewables particularly in commercial developments	4/2/2019 12:30 PM
86	Use of renewable energy sources. Solar power and batteries for example.	4/2/2019 10:51 AM
87	Protection of existing solar panels from overshadowing by a new development.	4/1/2019 1:32 PM
88	protection of existing solar panels of the neighbours.	4/1/2019 1:06 PM
89	Density, setbacks, height, traffic on roads, noise, number of cars per property, size of cars, off-street parking ...	4/1/2019 11:37 AM
90	Viability of solar panels on roof tops	4/1/2019 11:00 AM
91	All of the above should be considered with the minimum acceptable levels of water reuse, waste management, trees & vegetation and energy efficiency.	4/1/2019 10:23 AM
92	Significant in crease in storm water catchment/storage for garden/nature strip usage.	4/1/2019 9:23 AM
93	Renewable energy (solar) that could become a source for all households in an area as a composite usage factor, designed to reduce costs associated with power.	4/1/2019 7:49 AM
94	Yes off-street parking for 2 vehicles per unit. May be 1 garage and acar space. Not enough is put on the developers of apartments. They are just allowed to plonk units without enough green space and parking	3/31/2019 8:32 PM
95	Carbon footprint	3/31/2019 7:03 PM

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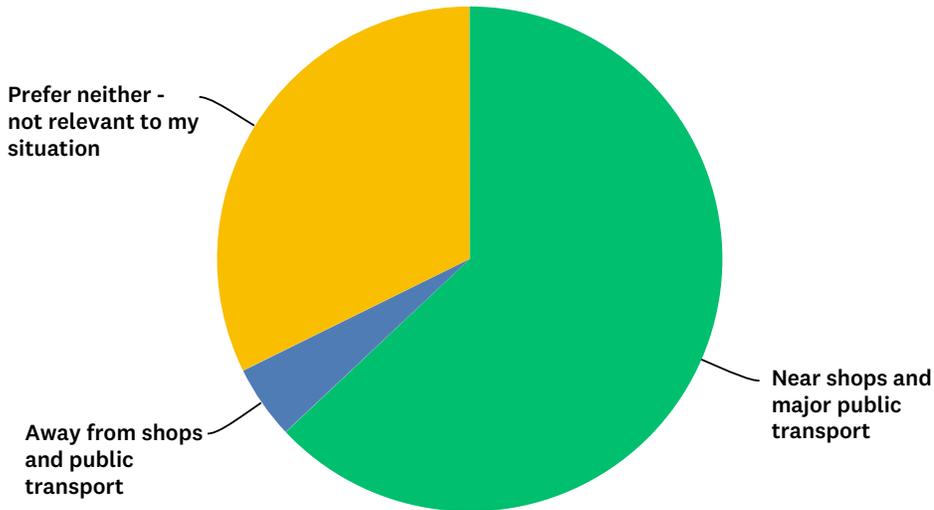
96	None spring to mind	3/31/2019 2:35 PM
97	Providing sufficient parking for residents AND visitors.	3/31/2019 11:18 AM
98	Noice & Light:	3/31/2019 11:05 AM
99	Minimal carbon footprint. Protection of existing canopy trees. Maintenance of environmental resilience and biodiversity.	3/31/2019 10:48 AM
100	transport	3/31/2019 10:05 AM
101	Solar panels!	3/31/2019 9:54 AM
102	Trees are apparently not being replaced by developers	3/31/2019 9:25 AM
103	The waste management of all the bricks, wood, metals, glass and chainsawed trees of the dwellings that are being demolished for multiunit developments. Perfectly liveable, rock solid dwellings trashed to allow unfit for purpose unit developments.	3/30/2019 5:50 PM
104	Solar and/or wind power generation on all new buildings.	3/30/2019 5:36 PM
105	How new developments will impact neighbours, e.g. apartment blocks or town houses blocking natural light and existing views from single story houses	3/30/2019 3:16 PM
106	Proportion of outdoor space to indoor space (ie, ensure developments have ample outdoor balcony/courtyard space	3/30/2019 2:10 PM
107	Building materials	3/30/2019 1:28 PM
108	The very fact that Bayside Council has raised these issues in the survey would point to the fact that concerns have been highlighted with no solution being tabled thus far.	3/30/2019 1:05 PM
109	Bee & wildlife friendly pest control - ban neonicotinoids. Number of residents allowed per unit. RECYCLING locally	3/30/2019 12:24 PM
110	Efficiency of car parking	3/30/2019 10:35 AM
111	Solar panels should be protected from overshadowing of new buildings. Sport and park reserve lighting should be much lower, of yellow light and limited timed time.	3/30/2019 10:29 AM
112	Preserving parks trees and gardens.	3/30/2019 7:10 AM
113	With higher density living parking in narrow streets is becoming a serious problem for residents and through traffic. Need 'encourage' residents to use off-street parking.	3/30/2019 7:10 AM
114	Packaging and rubbish	3/30/2019 6:55 AM
115	Quality of open space and minimum open space requirements per dwelling. Parking per dwelling. Must always have an allowance for parking.	3/29/2019 10:42 PM
116	Power generation should be mandatory	3/29/2019 9:52 PM
117	Any new or renovated dwelling must be able to capture and hold a minimum of 2500 litres per occupant, where a single bedroom may equate to two occupants	3/29/2019 9:45 PM
118	All new housing should have double glazing, solar panels, water tanks and insulation as standard requirements.	3/29/2019 9:05 PM
119	Impact on neighbour's environmental sustainability (for example, townhouses built next door to us were allowed to be built in a way that reflects a substantial amount of afternoon sunlight into our house, frequently raising the need for air conditioning in summer.	3/29/2019 8:49 PM
120	solar energy use	3/29/2019 8:46 PM
121	Sustainable building materials and recycling of demolished martial	3/29/2019 8:20 PM
122	All of the above. Especially maintaining large trees providing leafy landscapes.	3/29/2019 8:16 PM
123	Ecological sustainability. Over shadowing. Effects of urban form and building height on wellbeing. Brighton's village atmosphere and traditionally low-rise development. Heritage architectural form. Native fauna and the need to re-introduce suitable habitat, protection of all native vegetation in other than VPO areas, Aboriginal heritage and connection to the land. Effect of higher density development on parking and traffic flows, build quality of developments, effects of higher building densities on biomass. Higher densities and higher site coverage must lead to less trees and vegetation?	3/29/2019 8:14 PM

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124	Parking, traffic management, environment impact on waste, community service, schools and restaurant activities to support development.	3/29/2019 8:12 PM
125	Embodied energy in building materials.	3/29/2019 8:05 PM
126	Solar power proportion of new homes should be set at a high percentage	3/29/2019 7:27 PM

Q12 If you (or a family member) were planning to move to a retirement village or nursing home in the next ten years, where would you prefer it to be located?

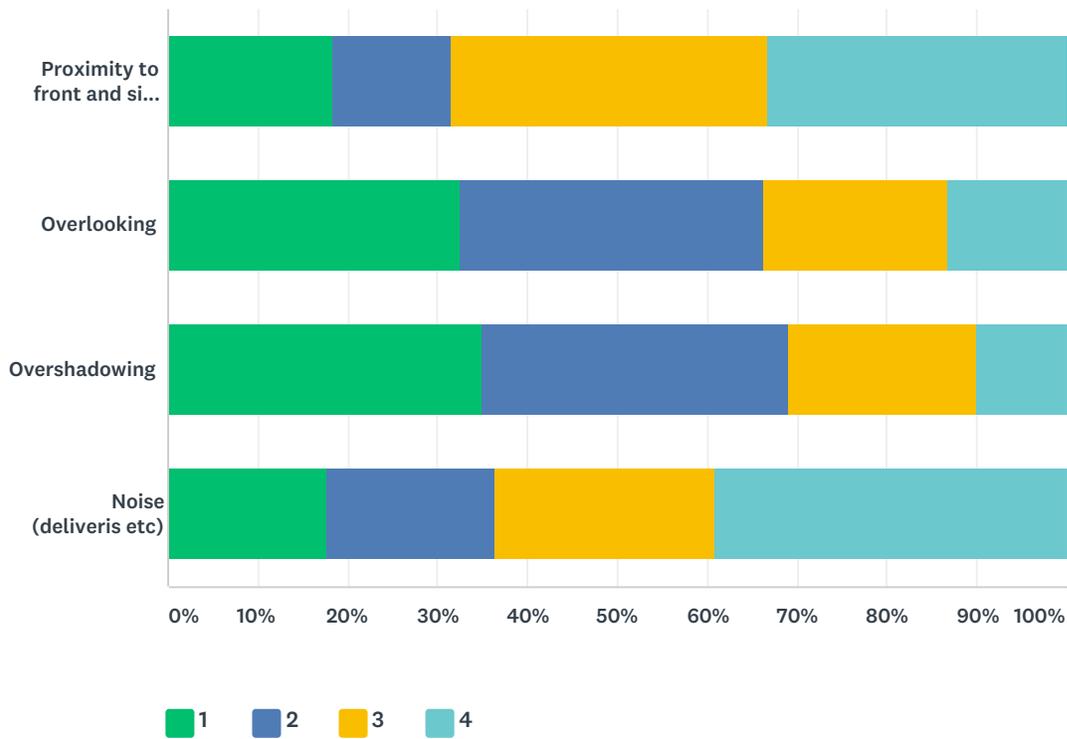
Answered: 254 Skipped: 133



ANSWER CHOICES	RESPONSES	
Near shops and major public transport	62.99%	160
Away from shops and public transport	4.72%	12
Prefer neither - not relevant to my situation	32.28%	82
TOTAL		254

Q13 Current State Government planning controls allow Residential Aged Care developments of up to 4–5 storeys to be built in all residential zones, in order to meet demand. If a 4-5 storey residential aged care development was built next to your house, what are the three main planning concerns - other than the building height - would you have?

Answered: 250 Skipped: 137



	1	2	3	4	TOTAL	SCORE
Proximity to front and side fences	18.18% 42	13.42% 31	35.06% 81	33.33% 77	231	2.16
Overlooking	32.50% 78	33.75% 81	20.42% 49	13.33% 32	240	2.85
Overshadowing	35.00% 84	34.17% 82	20.83% 50	10.00% 24	240	2.94
Noise (deliveris etc)	17.72% 42	18.57% 44	24.47% 58	39.24% 93	237	2.15

Q14 Would you have any other concerns about this type of development?

Answered: 164 Skipped: 223

#	RESPONSES	DATE
1	I would be concerned about general loss of character, privacy and property values.	5/20/2019 2:03 PM
2	HEIGHT. HEIGHT. HEIGHT. BULK. BULK. BULK. TRAFFIC. TRAFFIC. TRAFFIC. SIRENS. SMELL. CRIME.	5/20/2019 12:42 PM
3	Yes, i dont wish such a development to be built that high near my house	5/20/2019 7:34 AM
4	Height, Bulk Size of building, traffic, parking, smell and crime	5/19/2019 9:54 PM
5	HORROR !! All of the above are equally important; 5 storeys is revolting. If it werent for family reasons I'd move to country now - as Bayside is just so noisy (traffic,loud music,neighbours,dogs); congested, inconsiderate neighbours, its become very unpleasant.	5/19/2019 5:54 PM
6	Building height is the critical factor.	5/19/2019 5:38 PM
7	Height, no way would I want a towering monstrosity next to me.	5/19/2019 5:08 PM
8	Traffic, Height of the development, out of characters (too large) - 4 to 5 stories is not appropriate in the residential streets	5/19/2019 4:56 PM
9	Height of building.	5/19/2019 4:55 PM
10	traffic, car parking, egress of staff and visitors, height and bulk of the building	5/19/2019 4:44 PM
11	. Excessive height, excessive bulk, staff parking on site, traffic, Council not applying best practice planning. Goods access, ambulances sirens , weakening of neighbourhood characteristics	5/19/2019 4:41 PM
12	Residents should be able to stay in their own homes as long as possible as a majority of residents want to age at home. Council should provide more services to support elderly residents staying in their own homes. Concerns about 4-5 storey developments include HEIGHT. HEIGHT. HEIGHT. BULK. BULK. BULK. TRAFFIC. TRAFFIC. TRAFFIC. SIRENS. SMELL. CRIME.	5/19/2019 4:23 PM
13	Needs to be best practice planning, without adversely affecting Neighbourhood character. Shouldnt be excessively overdeveloped.	5/19/2019 4:22 PM
14	HEIGHT - including the roof furniture such as air conditioning, ventilation towers. BULK, TRAFFIC, SIRENS and other associated noise	5/19/2019 4:07 PM
15	Needs to be appropriate to the site and not compromise in the quality of the planning and the build.	5/19/2019 3:42 PM
16	No 4-5 storey properties should be allowed next door to a single residential house. It's not fair for the shadow the lack of light the mouse the traffic congestion ... just don't do it	5/19/2019 3:37 PM
17	. Excessive height, excessive bulk, staff parking on site, traffic, Council not applying best practice planning. Goods access, ambulances sirens	5/19/2019 3:28 PM
18	Excessive height,excessive bulk, staff parking on site, traffic, Council not applying best practice planning.	5/19/2019 3:11 PM
19	ISsues of height and bulk.	5/19/2019 2:35 PM
20	All of the above and then some	5/19/2019 2:35 PM
21	Height and Bulk of the building not fitting in with the Neighbourhood Character	5/19/2019 2:11 PM
22	How Big are you expecting these developments to be?	5/19/2019 1:34 PM
23	Proximity, Height, Overshadowing, Overlooking, Noise, Smell	5/19/2019 1:15 PM
24	local infrastructure - roads/shops/medical	5/19/2019 12:23 PM
25	Height is the biggest concern, visual bulk, traffic	5/19/2019 12:02 AM

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26	HEIGHT! This is a terrible leading question!!! unacceptable. Of course height is everyone concern. You cant just discount it! Everything about this concerns me!	5/18/2019 9:49 PM
27	3-5 storey Building HEIGHT. Building HEIGHT. Building HEIGHT. BULK. BULK. BULK. Increased TRAFFIC. TRAFFIC. TRAFFIC. Ambulance SIRENS. SIRENS. SIRENS. SMELL. SMELL. SMELL. SMELL. CRIME. CRIME. CRIME. CRIME. CRIME. Parking issues. Parking issues. Parking issues. Parking issues.	5/17/2019 11:51 AM
28	HEIGHT! Aesthetic appeal. Bulk of buildings.	5/16/2019 9:20 PM
29	Parking for residents and staff where would that be?? Not everyone wants to move into a supporting accommodation	5/16/2019 7:01 PM
30	Should not be put next to existing residential. A strategic location minimizing this could be found	5/16/2019 6:36 PM
31	HEIGHT as number one concern. Also BULK and traffic.	5/16/2019 1:32 PM
32	Should be stepped eg. not 1 story then 5 story next door. Should be 1, then 3, then 5 or make step-back within the development	5/16/2019 11:10 AM
33	How it is built & disruption during build.	5/15/2019 12:24 PM
34	Too much traffic in a confined area	5/14/2019 11:56 AM
35	Screening of development boundaries	5/13/2019 9:45 PM
36	I am quite opposed to such developments. I would be aghast to have one next to my home.	5/13/2019 11:59 AM
37	Yes, 4-5 storey residential aged care is ridiculous and will destroy the neighbourhood character of bayside suburbs.	5/12/2019 5:22 PM
38	I care about all of these listed issues as a number one. All are important to me...I am unable to select all. Please note	5/12/2019 3:18 PM
39	The major issue for all residents (notwithstanding you trying to get us to not state this!!!!!!) is HEIGHT, I repeat HEIGHT! SIZE would also be a concern (it would fundamentally change the character of our neighbourhood the same as a large block of apartments would), TRAFFIC , and PARKING (which is an issue around every aged care facility).	5/11/2019 11:39 AM
40	HEIGHT. HEIGHT. HEIGHT. BULK. BULK. BULK. TRAFFIC. TRAFFIC. TRAFFIC. SIRENS. SMELL. CRIME.	5/11/2019 12:52 AM
41	Traffic, over crowding, applicability of location	5/10/2019 10:43 PM
42	Traffic flow in and out carparking	5/10/2019 11:57 AM
43	All the options in 13 relate to building height. HEIGHT is a serious concern Traffic additional visitors cars in the street, Ambulance sirens , noise from garbage collections. BULK.	5/10/2019 11:14 AM
44	Many. look at land size 550sqm too small to have this.	5/10/2019 10:58 AM
45	I would oppose this	5/10/2019 8:24 AM
46	Loss of sunlight and effect on existing solar panels as well as loss of quality of life because of insufficient sunlight in the house and garden.	5/7/2019 9:31 AM
47	Any development of 3+ storeys should not be allowed in a residential zone	5/3/2019 9:12 PM
48	absolutely the traffic from visitors and servicing would not be compatible with a quiet neighbourhood.	5/2/2019 7:23 PM
49	absolutely the traffic from visitors and servicing would not be compatible with a quiet neighbourhood.	5/2/2019 7:07 PM
50	parking	4/27/2019 11:57 AM
51	Should not be 4-5 storeys high. I'm sure you wouldn't want one next to you. Answer that question	4/26/2019 6:00 PM
52	Visitor parking	4/25/2019 8:46 AM
53	All of the above are major concerns. How can I rank them anything other than 1.	4/25/2019 7:56 AM
54	HEIGHT. HEIGHT. HEIGHT. BULK. BULK. BULK. TRAFFIC. TRAFFIC. TRAFFIC. SIRENS. SMELL. CRIME.	4/23/2019 12:51 AM
55	Simply too high/3 storeys max	4/17/2019 9:36 AM

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56	Increased traffic due to staff & visitors	4/13/2019 5:10 PM
57	That the actual accomodation for residents is too small. Rooms like prikson cells really	4/13/2019 1:07 PM
58	Yes, too high in storeys. My family members would love to remain in the Beaumaris Concourse area, as they use the shops and buses. Are buses Major Public Transport???	4/13/2019 3:27 AM
59	I propose Residential aged care homes be situated next to primary schools to and interection between the 2 encouraged would be mutually beneficial	4/11/2019 12:24 PM
60	Access to adequate open green space	4/9/2019 9:12 PM
61	Of course. They would need rigorous regulation. Multi Storey doesn't fit my ideaof Residential Aged Care	4/9/2019 5:01 PM
62	car parking and lack of	4/7/2019 12:24 PM
63	Yes, that I would not necessarily have any say if it was proposed, and if I did, it would not make any difference	4/6/2019 1:05 PM
64	Impact on traffic, parking, and capacity of the area to service	4/6/2019 9:55 AM
65	Happy for nursing home next door but nothing over 2 stories should be allowed in my street. It would completely spoil the neighbourhood nature of the street.	4/6/2019 7:33 AM
66	Maintaining garden space for the elderly.	4/5/2019 1:34 PM
67	Street parking for staff, smoking in the outside areas for staff, noise of staff arriving and leaving, visitors car parking.	4/4/2019 8:18 PM
68	parking - off street required	4/4/2019 9:12 AM
69	effect on property value, traffic increase	4/4/2019 9:00 AM
70	use existing old industrial land	4/4/2019 7:46 AM
71	Provision of extra on site car parking within facility boundary for visitors and staff.	4/4/2019 6:15 AM
72	No	4/4/2019 6:04 AM
73	Parking for residents and visitors must be adequate	4/4/2019 2:29 AM
74	it would decrease the value of our property and I would have to move as I want to live in a street of houses not buildings	4/3/2019 8:44 PM
75	As a person living in a house on a small block ALL of the above would be unbearable.	4/3/2019 7:00 PM
76	Adequate parking for staff and visitors	4/3/2019 6:43 PM
77	Blocking my views of the bay. This would represent a significant amenity loss.	4/3/2019 5:03 PM
78	Height	4/3/2019 3:50 PM
79	If I had a 4-5 story building go up next to me I would be VERY upset!	4/3/2019 3:46 PM
80	Yes.Would totally object to a 4-5 story building nearby.	4/3/2019 3:31 PM
81	I live down a narrow side street so can't see a building that large being practical	4/3/2019 2:43 PM
82	Traffic, security	4/3/2019 2:40 PM
83	No four story walls - staggered set back storeys, lots of garden space, building not close to any boundaries	4/3/2019 2:21 PM
84	yes. I have young children and would not move next to one of these facilities knowingly.	4/3/2019 2:12 PM
85	I think that issues about visitor and staff parking is a concern. I am all for aged care residential centres located in local communities, but 5 stories is too high.	4/3/2019 2:03 PM
86	I would have a VERY MAJOR concern if any 3, 4 or more storey building was built next door!!!!	4/3/2019 1:56 PM
87	Amount of traffic it develops	4/3/2019 1:49 PM
88	Loss of enjoyment of life	4/3/2019 1:38 PM
89	No rooftop shared area for parties.	4/3/2019 1:36 PM
90	4-5 stories in any residential zone is outrageously inappropriate and needs to be changed.	4/3/2019 1:32 PM

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91	Parking in the street. There would never be enough parking.	4/3/2019 12:52 PM
92	It should not be next to any single level family homes. Shadows cast,parking etc would be an issue	4/3/2019 12:16 PM
93	Building height and setback from road and boundaries	4/3/2019 12:01 PM
94	car parking spaces available for me and my family visitors in the street where i live	4/3/2019 11:08 AM
95	Not an appropriate location - needs to be justified as to where the property would be located	4/3/2019 10:49 AM
96	Retirement village residents bringing Tinder dates home.	4/3/2019 10:10 AM
97	no	4/3/2019 9:52 AM
98	It is important to select sites that would have relatively low impact on the surrounding area	4/3/2019 9:40 AM
99	Yes why 4 to 5 storey? We have maximum limit of 2 to 3 storey	4/3/2019 9:39 AM
100	Yes because investors keep pushing the boundaries with local councils permission, and there is almost no choice as local residents	4/3/2019 9:32 AM
101	How it would change the character of the area given we have a 3 storey limit	4/2/2019 4:47 PM
102	Trees, trees, trees - Urban heat island effect from large thermal mass. Shuld only be built according to esd principles	4/2/2019 2:39 PM
103	Traffic management & lack of vegetation	4/2/2019 2:13 PM
104	That it decreases the value of nearby properties	4/2/2019 1:53 PM
105	Only as far as height was concerned. These types of buildings should comply with the current zoning height regulations.	4/2/2019 12:32 PM
106	Residential Aged Care and Child Care centres cause hassles to the neighbours with parking and noise of visitors and users coming and going at all hours of the day.	4/1/2019 1:38 PM
107	Car parking	4/1/2019 1:29 PM
108	Aesthetics. Just because senior people are going to live there doesn't mean it should look dated! The new build on Bluff Rd in red brick looks like it's from the 90s. It's awful. Modern aged care homes should look modern. It will make them and their families happier. Architecture is another way to bring joy into people's lives	4/1/2019 12:53 PM
109	All of the above. How ridiculous they all severely impact. Why make us number them. All these will be unacceptable impacts.	4/1/2019 11:39 AM
110	Traffic and availability of offstreet parking for visitors as well as residents	4/1/2019 11:02 AM
111	If I had a 5 story building going up besides me, I have an issue with all of these, and more.	4/1/2019 9:33 AM
112	On street parking provisions if visitors take up space in the street and restrict neighbours from parking.	4/1/2019 7:52 AM
113	yes, each floor levelneeds to step back having larger offsets. Apply same principles on offsets as per housing	3/31/2019 8:35 PM
114	All of these concerns are actually a 1. Parking and increased traffic. ie mayflower.	3/31/2019 7:57 PM
115	That multi-storey buildings aren;t really suitable for aged care	3/31/2019 7:05 PM
116	Every concern imaginable!	3/31/2019 2:37 PM
117	Noise of day to day operation, loss of parking, difficult/dangerous entry to driveways due to illegal parking.	3/31/2019 11:21 AM
118	Parking for all visitors	3/31/2019 11:15 AM
119	Consistency with neighbourhood character. Height is the main issue.	3/31/2019 10:50 AM
120	parkibg visitors and delivery	3/31/2019 10:23 AM
121	Easy excess to public transport, restaurants and shops.	3/31/2019 9:56 AM
122	All of the above	3/31/2019 7:52 AM
123	Loss of vegetation	3/31/2019 7:37 AM

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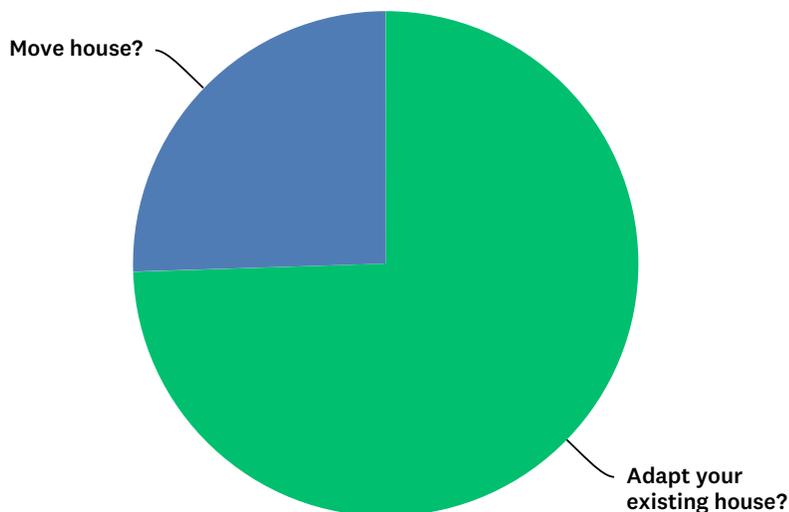
124	Yes. Lots of visitor parking, buses used for their hobbies and excursions, difficulties with. Hikdren tufung bikes/scooters etc with elderly residents next door. It just doesn't mix	3/31/2019 7:00 AM
125	That the "aged care" planning approval "mysteriously" changes into another general purpose high rise.	3/30/2019 5:53 PM
126	Congestion created by staff parking, visitor parking and service delivery/access.	3/30/2019 5:39 PM
127	Parking	3/30/2019 3:17 PM
128	Management of logistics such as rubbish removal, deliveries etc such that there was no impact to the existing neighbours/street	3/30/2019 2:12 PM
129	yes too high. Limit to 3 levels	3/30/2019 2:01 PM
130	how attractive the building is, built with eco building materials, built to a high quality	3/30/2019 1:48 PM
131	Height restrictions should apply as per residential dwellings	3/30/2019 1:31 PM
132	Parking, visiting hours, infrastructure to cope with a medium-high density building (water, waste, energy efficiency)	3/30/2019 1:30 PM
133	Devaluation of surrounding properties	3/30/2019 1:06 PM
134	Parking and acces to my property. SO old age home must provide offstreet parking for visitors AND PUBLIC!	3/30/2019 12:51 PM
135	Lack of support services like allied healthcare, accredited alternative care like acupuncture & myotherapy, parking, public transport. Should be max 3 storeys. Too high density, too costly.	3/30/2019 12:27 PM
136	This should not happen anyway.	3/30/2019 10:37 AM
137	All of the above would be at No. 2-they are too large to build beside beside a residential house	3/30/2019 10:32 AM
138	lack of trees and green space	3/30/2019 9:10 AM
139	Change character of neighborhood	3/30/2019 8:59 AM
140	Visitors parking	3/30/2019 7:14 AM
141	Of course. Parking and traffic in the street. Removal of green spaces and trees	3/30/2019 7:12 AM
142	Retaining character of neighbourhood. The age of the surrounding community. Traffic.	3/30/2019 7:12 AM
143	Yes too big. Way too big, how would you like to live in a prison like this, what an absolutely stupid idea motivated by greed	3/30/2019 6:58 AM
144	should not occur	3/30/2019 6:07 AM
145	Parking for residents and their visitors. Staff parking availability.	3/29/2019 10:43 PM
146	Visitor car parking should be on space per 4 permanents	3/29/2019 9:54 PM
147	That most of them are designed to the barest possible alignment to aesthetics - some that have been allowed to be developed in bayside are eyesores	3/29/2019 9:47 PM
148	Aesthetic concern, lack of greenery	3/29/2019 9:21 PM
149	Privacy concerns and parking concerns	3/29/2019 9:19 PM
150	Traffic, impact on area, compensation to affected properties	3/29/2019 8:59 PM
151	They might be more likely to complain about our dog	3/29/2019 8:51 PM
152	Yes I would organise to have the Council sacked	3/29/2019 8:51 PM
153	traffic management, parking, loss of residential amenity and residential harmony	3/29/2019 8:46 PM
154	Services on the street, eg separate rubbish trucks, ambulances, congestion from visitors and trucks, street parking, duration of construction eg less than one year	3/29/2019 8:42 PM
155	The buildings can be quite dominating in the landscape. Further there are a significant number of ambulance attendances (as to be expected) but the facilities should have sufficient off street parking to enable ambulances to pull into the facility. It is quite disturbing for young children.	3/29/2019 8:20 PM
156	That it is allowed in the first place	3/29/2019 8:16 PM

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157	Density of the property and it's infrastructure. Has to accommodate doctors, nurses, visiting family members, occupation therapies, cook and staff	3/29/2019 8:16 PM
158	1-2 storey only in Bayside	3/29/2019 8:05 PM
159	Yes	3/29/2019 7:46 PM
160	Parking	3/29/2019 7:28 PM
161	Visitor parking	3/29/2019 7:18 PM
162	Traffic - parking and ingress/egress	3/29/2019 7:15 PM
163	does the complex have enough parking for its workers and not use street parking	3/29/2019 7:13 PM
164	I very much do NOT want a 4-5 story building next door to my house, FULL STOP!!	3/29/2019 7:10 PM

Q15 If your household circumstances change in the future would you rather:

Answered: 247 Skipped: 140



ANSWER CHOICES	RESPONSES	
Adapt your existing house?	74.49%	184
Move house?	25.51%	63
TOTAL		247

#	PLEASE EXPLAIN YOUR ANSWER:	DATE
1	I am close enough to amenities now, providing parking facilities maintained adequately.	5/20/2019 2:05 PM
2	Most people would prefer to stay where they are including being close to friends, family and familiar surroundings and unless they HAD to move for whatever reason as the familiarity makes it easier to live with the new situation rather than having to learn everything again.	5/20/2019 12:43 PM
3	Close to family and friends. Familiar with area.	5/19/2019 9:58 PM
4	as I said; I'd prefer to leave Bayside because of overdevelopment; congestion; noise etc. Not encourage developers to build - INSIST. the horrible huge square monoliths have zero appeal/beauty etc !	5/19/2019 5:56 PM
5	If consumers wanted adaptable housing then developers would be working on this. I can't see any reason why Council should be getting involved in this when so many other planning issues need to be addressed.	5/19/2019 5:42 PM
6	We love the community , the schools our friends and would not move from this.	5/19/2019 5:09 PM
7	Familiarity with the area, neighbourhood, amenity, family and friends and the home that we are used to - would much prefer to adapt, less stress in staying and adapting	5/19/2019 5:00 PM
8	I like my own home.	5/19/2019 4:56 PM
9	Longevity of time in the community, knowledge of neighbours and knowing where everything is in my community	5/19/2019 4:46 PM
10	People would prefer to stay where they are including being close to friends, family and familiar surroundings and unless they HAD to move for whatever reason as the familiarity and existing support networks make it easier to live with the new situation rather than having to learn everything again and adding the stress of moving to a new location on top of everything else.	5/19/2019 4:25 PM

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11	Most people prefer to age in place, in an area where they have family and friends close by. It is therefore one of the important roles of Council to assist residents to stay (and die) at home with appropriate support where necessary. Moving should be considered at the last option - and then at the request of the person concerned.	5/19/2019 4:11 PM
12	It depends on this hyperthetical - dumb question	5/19/2019 3:38 PM
13	Prefer to stay in the suburb where I have established community	5/19/2019 3:28 PM
14	Prefer to stay in the suburb where I have established community	5/19/2019 3:13 PM
15	I don't want to leave where I live	5/19/2019 2:36 PM
16	I'd prefer to stay in my home as my parents were both able to do	5/19/2019 2:13 PM
17	For me, for my kids, for their kids.	5/19/2019 1:35 PM
18	I prefer to stay where I am.	5/19/2019 1:16 PM
19	This is very complicated and both scenarios are relevant. If a major event happens there may be less additional stress if a move is not required, however some scenarios may require a change of location to be closer to services. (Eg schools, medical, recreational) Perhaps in certain strategic location adaptable housing would be best suited.	5/19/2019 12:29 PM
20	Would like to stay in the area - unable to afford a town house as more expensive than my house and land	5/19/2019 11:38 AM
21	Comfort of own home and minimise change	5/19/2019 12:03 AM
22	I love my house and my community.	5/18/2019 9:50 PM
23	Most people would prefer to stay where they are including being close to friends, family and familiar surroundings and unless they HAD to move for whatever reason as the familiarity makes it easier to live with the new situation rather than having to learn everything again.	5/17/2019 11:53 AM
24	I love my neighbourhood, my neighbours and my home. I would stay in my home as long as I could.	5/16/2019 9:24 PM
25	Because move comfortable in my own home have worked in hostels etc not enough staff or care.	5/16/2019 7:03 PM
26	Easier and cheaper	5/16/2019 6:37 PM
27	Our house is probably not suitable for adaption	5/16/2019 11:11 AM
28	It depends, whichever was cheaper, but would want to stay in community, and may need close access to main shopping for community involvement/ food/coffee . Speaking as someone who acquired a disability	5/15/2019 4:46 PM
29	Sometimes is nicer and easier to build from scratch	5/15/2019 12:55 PM
30	Cost of moving for little benefit.	5/15/2019 12:26 PM
31	Probably move because we have a fair amount of garden	5/14/2019 11:59 AM
32	Can use personal preferences. Usually cheaper	5/13/2019 9:46 PM
33	I am very familiar with my existing house and would loath to leave it.	5/13/2019 12:01 PM
34	There will be location considerations, not just the facilities inside the house.	5/13/2019 8:46 AM
35	The cost of moving, including stamp duty, is prohibitive.	5/12/2019 5:24 PM
36	Try to adapt but if not we would move	5/12/2019 3:37 PM
37	1st story apartment. Would want ground lvl.	5/12/2019 1:27 PM
38	We would rather adapt our home and remain close to friends and family and remain in a familiar environment	5/11/2019 11:40 AM
39	most people would prefer to stay where they are including being close to friends, family and familiar surroundings and unless they HAD to move for whatever reason as the familiarity makes it easier to live with the new situation rather than having to learn everything again.	5/11/2019 12:53 AM
40	Would prefer to stay in my home rather than the disruption of moving	5/10/2019 10:44 PM
41	I love my neighbourhood and would not wish to move away from my support network and familiar surroundings	5/10/2019 6:58 PM

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42	Hones suitable to change re needs of owners/dependents/disabilities	5/10/2019 11:58 AM
43	I would prefer to stay in an area I am familiar, with the neighbours I have and close to family.	5/10/2019 11:16 AM
44	Just better, not replacing good quality with cheap rubbish.	5/10/2019 10:59 AM
45	I live in a suburban house and not a apartment	5/10/2019 8:27 AM
46	We have already spent a lot adapting our house to our needs over the years and would prefer to continue this process as required.	5/7/2019 9:34 AM
47	Ideally we would like to live in our home as long as possible with appropriate assistance.	5/4/2019 10:36 PM
48	Would rather not move as we are comfortable with our situation and local environment.	5/2/2019 7:24 PM
49	I would like to remain in the area I know and adapt with ramps etc. that can be removed later.	5/2/2019 7:09 PM
50	would consider moving to regional area	4/27/2019 11:58 AM
51	Its familiar	4/26/2019 6:03 PM
52	My present house is very suitable	4/25/2019 11:00 AM
53	I would prefer to move to an abode specific to my needs then attempting to adapt my existing home to my needs.	4/25/2019 8:51 AM
54	It is easier to move house and sell the property and purchase something smaller and easier to maintain; both costs and also physical demands are less	4/24/2019 11:44 AM
55	I chose this area to live for many many reasons. simply having a change in my circumstances does NOT make me want to move away unless I am FORCED to due to circumstances. Even with a 2 storey house, I OWN my home and as such could afford to ADAPT my exist home to suit MY needs.	4/23/2019 12:58 AM
56	existing would be too big	4/17/2019 9:36 AM
57	(1) Moving house is one of the highest stressors https://www.healthstatus.com/health_blog/depression-stress-anxiety/top-5-stressful-situations/ - change of routines, neighbours, etc (2) Moving is expensive - transactions costs are dead costs	4/16/2019 7:07 PM
58	I anticipate moving would be more expensive	4/16/2019 4:24 PM
59	This is a meaningless question because there are too many variable to be considered which would only be apparent when the circumstances of the change are known.	4/13/2019 5:12 PM
60	If we can afford it, we would prefer to stay until development around us makes it so unpleasant to live here. Already two property dwelling are destroying our street.	4/13/2019 1:09 PM
61	We love where we live, so to adapt our existing house would be a cheaper option. (stamp duty costs)	4/13/2019 3:29 AM
62	hard to answer depends on circumstances	4/11/2019 12:25 PM
63	Family home is easy to adapt	4/9/2019 9:13 PM
64	Packing people into suburbs is reducing quality of life.	4/9/2019 5:02 PM
65	stamp duty, execution risk (dollars, new problems with new house)	4/7/2019 12:25 PM
66	It would be decided come the time, considering age, particular needs	4/6/2019 1:06 PM
67	I would downsize and leave my house for a young family to move into.	4/6/2019 7:34 AM
68	I love where i live	4/5/2019 1:35 PM
69	Currently have good proximity to all services and needs	4/5/2019 10:59 AM
70	If the charm of Bayside is not compromised then I would rather live here than move. However with Question 16, my concern with new builds, the chance that adaptable housing may create environments for intensive living of a larger number of people than expected to be living in that home.	4/4/2019 8:22 PM
71	tossing up whether to redevelop our property or adapt exisiting house	4/4/2019 9:14 AM
72	would like to adapt but may not be possible. Prefer to stay in our home as we like it here	4/4/2019 9:02 AM
73	it is cheaper for government and healthier for people to remain in situ	4/4/2019 7:47 AM

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74	Would not want to change layout/structure of my home as renovations too disruptive and have already catered for my old age within my home.	4/4/2019 6:19 AM
75	2 story town home would not be easily adapted (possibly a chairlift would solve the issue?)	4/4/2019 2:32 AM
76	Overlooking a park. Have wonderful neighbours. Near a bus stop.	4/3/2019 8:46 PM
77	I built our house for this purpose using tilt panel construction exterior (so we can re configure the interior) but it is deemed to be environmentally unacceptable construction method. you cant have your cake and eat it to	4/3/2019 8:45 PM
78	My house is a small weatherboard, over 100 years old, and over 50 years living here we have been able to change inside walls and renovate quite satisfactorily from time to time to accommodate changing needs and lifestyle.	4/3/2019 7:10 PM
79	Its already close to shops, public transport, library and medical center.	4/3/2019 6:44 PM
80	I might consider putting in a lift.	4/3/2019 5:05 PM
81	moving probably cheaper	4/3/2019 3:53 PM
82	Have a second story.	4/3/2019 3:46 PM
83	Happy with present house	4/3/2019 3:32 PM
84	Moving house is a major change in life and were life to have changed to the extent that wheelchair access is required it would be preferable not to have relocate	4/3/2019 3:30 PM
85	The house suits our current needs and is in a pleasant area. We are already considering long terms plans to adapt the house e.g. installing a lift.	4/3/2019 2:59 PM
86	I live in an older house and believe its character should be retained. If I found myself with a disability i'd prefer to live in a purpose built home rather than a compromised one	4/3/2019 2:44 PM
87	At our young family stage a move would be even more traumatic nad disruptive	4/3/2019 2:42 PM
88	my neighbour is now in a wheelchair and council wont let a ramp be installed as the gradient is too great. No other advice was given. Just a firm no. You need to find solutions for these people, the treatment is appalling.	4/3/2019 2:13 PM
89	I like where I am living, but I would like to design a house that is purpose build i.e wider hallways, less doors, wider doorways, less of a footprint on the environment but just better designed spaces for my older years.	4/3/2019 2:06 PM
90	stamp duty is too much	4/3/2019 1:50 PM
91	Renovation costs too much	4/3/2019 12:52 PM
92	We have already planned our house and location for tjis	4/3/2019 12:17 PM
93	Cost of moving. Loss of garden. Loss of a good neighbourhood.	4/3/2019 12:03 PM
94	Comfort	4/3/2019 11:17 AM
95	I would prefer not to move house, too much of a hassle.	4/3/2019 11:10 AM
96	Our current home is far too old and not practical to adapt.	4/3/2019 11:02 AM
97	Would prefer to stay where I am and would be much cheaper to everyone if I did	4/3/2019 10:50 AM
98	It is always less stressful for any person to stay at their present home as this is the place where they have grown old and feel most comfortable with their familiar surrounds.	4/3/2019 10:12 AM
99	If I need disability, I would not want to move away from family and friends on whose support I might rely.	4/3/2019 9:46 AM
100	Houses are built to purpose	4/3/2019 9:40 AM
101	Dont know yet	4/3/2019 9:16 AM
102	We would need to move to a low maintenance garden, ramp access from car and front gate. Not possible where we are	4/2/2019 6:17 PM
103	like my garden and trees in the area, can life on groundlevel in my house, easy access	4/2/2019 6:03 PM
104	If this type of adaptation were required my home is not suited to changes required	4/2/2019 4:48 PM

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105	House already designed to be easily adaptable	4/2/2019 2:39 PM
106	Like current location	4/2/2019 2:33 PM
107	would rather stay in my home than move somewhere else	4/2/2019 1:54 PM
108	People should be able to age in their own homes. Having new homes built with this in mind should be considered. ie. high density housing should be built with lifts, new low density housing be built with the view to future conversion for disabled access and use.	4/2/2019 12:35 PM
109	Moving is costly (in money, time and energy)	4/2/2019 10:53 AM
110	My house is small and single storey so grab rails and ramps would make it suitable for our senior years.	4/1/2019 1:39 PM
111	Adapt the house to suit new requirements	4/1/2019 1:29 PM
112	My house is single storey and small. Disability ramp and grab rails may be useful.	4/1/2019 1:09 PM
113	I avoid health problems by staying healthy and manufacturing adversity (eg. walking not driving, carrying groceries). If I have a life changing disability, I will adapt then	4/1/2019 1:00 PM
114	Again another planner's joke. Simple solutions to complex problems invariably don't work. Adaptive houses don't work. If they did, no one would ever have to move. Look at Canberra and the rubbish that has been built as adaptive houses. Instead of being used by people with physical needs, the units were largely used by druggies and highly troublesome teens, who did nothing but drove others out of their own homes.	4/1/2019 11:43 AM
115	Existing house is single level apart from one upstairs which could easily be served by a stair lift	4/1/2019 11:04 AM
116	I love where I live! I wouldn't like to have to move because my physical abilities change. Would appreciate the freedom to adapt my current dwelling according to my own needs.	4/1/2019 10:26 AM
117	not relevant to me.	4/1/2019 9:34 AM
118	I am renting	4/1/2019 8:23 AM
119	On a personal level, we would be hard pressed to make significant changes to the house in which we currently live. However, I believe everything would depend on so many variables, a specific answer is not possible.	4/1/2019 7:54 AM
120	Context is needed to answer this. If the house can be adapted and in convenient location it would be adapted. I might move house depending on requirement, but I like the convenient location. Selling and moving is costly	3/31/2019 8:37 PM
121	Cost of relocating.	3/31/2019 7:58 PM
122	We love our current home and love the area we live in AS IT IS AT PRESENT (with no 5 storey buildings next door and bounded by strategic developments)	3/31/2019 2:39 PM
123	My location is perfect	3/31/2019 2:25 PM
124	important to stay in touch with familiar surrounds family and friends	3/31/2019 2:15 PM
125	I do not foresee this being a consideration for our family.	3/31/2019 11:55 AM
126	If this could be done in an effective manner while keeping the housing feeling like a home rather than an office it would be great.	3/31/2019 11:23 AM
127	It may be hard to buy the right house and also there is a large Stamp Duty cost if you move	3/31/2019 11:19 AM
128	Changes of that degree would impact my life very substantially and necessitate major changes. Retro-fitting adaptations is probably not viable. I would also want to move nearer to my children for a start.	3/31/2019 10:53 AM
129	Familiarity with the house	3/31/2019 10:24 AM
130	conditions and materials will be different	3/31/2019 10:08 AM
131	Moving within Beaumaris is impossible for me, stamp duty and renovations make the game not worth the candle. Better to adapt.	3/31/2019 7:38 AM
132	Existing home readily amenable to modifications.	3/30/2019 5:54 PM
133	In this case a purpose built dwelling would likely be more sensible. My current house would suit someone else as is.	3/30/2019 5:42 PM

Housing Strategy Review

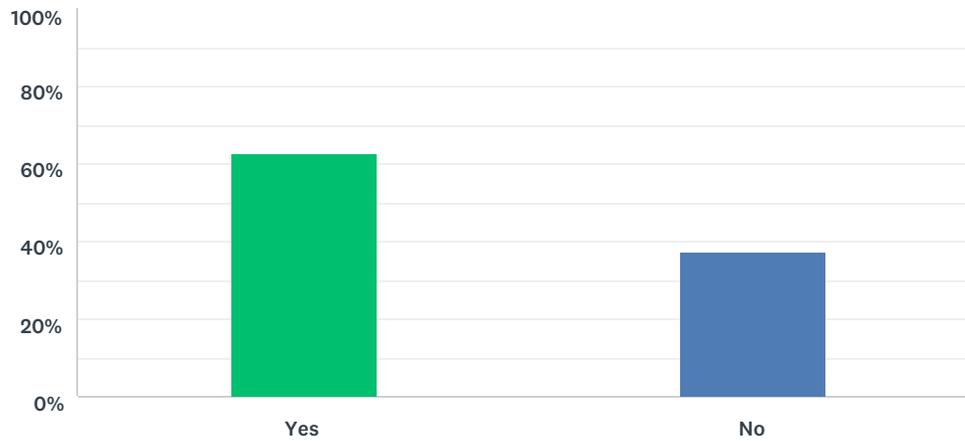
134	really depends on cost but obviously this is an issue for an ageing population. Not enough developers are considering this age bracket	3/30/2019 4:55 PM
135	We have been in our house 45 years and have adapted it twice to accommodate a growing number of people in the house and then a reduction to two.	3/30/2019 4:14 PM
136	My house can accomodate changes	3/30/2019 3:17 PM
137	Can't answer - depends entirely on existing circumstances	3/30/2019 2:13 PM
138	I'd like to stay where I live and it would be costly to move.	3/30/2019 2:02 PM
139	too expensive to move plus love our location. And we have no steps	3/30/2019 1:49 PM
140	Allows for people to stay connected to communities	3/30/2019 1:32 PM
141	This area is a high socio-economic demographic and the people who live here are more likely to renovate or move than have adaptable/portable housing	3/30/2019 1:32 PM
142	Location is good. No need to move. also would be much much cheaper to adapt.	3/30/2019 12:52 PM
143	Wheelchair ramps, disable friendly interiors; Be able to rent out part of my house to supplement retirement income	3/30/2019 12:28 PM
144	Not all houses can be designed to suit all circumstances	3/30/2019 11:58 AM
145	This is our home. It is our sanctuary. We would adapt, not move.	3/30/2019 10:37 AM
146	I love my garden and do not like communal living which is too organised	3/30/2019 10:34 AM
147	lived here for 42 years would find it difficult moving	3/30/2019 9:11 AM
148	It would be possible . It is single storey . Had this in mind when purchasing house	3/30/2019 9:00 AM
149	Cheaper option	3/30/2019 7:13 AM
150	Better to renovate than move but building designs and construction doesnt allow this,	3/30/2019 7:01 AM
151	Cheaper to adapt than move.	3/29/2019 10:45 PM
152	Want to stay in location	3/29/2019 10:39 PM
153	Affordability	3/29/2019 10:14 PM
154	Familiarity is a key aspect of maintaining physical and mental health. Adapting (where feasible) an existing property would be preferred to the stress of relocation	3/29/2019 9:48 PM
155	Single storey easily accommodated	3/29/2019 9:42 PM
156	I already live in accommodation that would accommodate disability access	3/29/2019 9:20 PM
157	Stupid question. If child has disability and you are a family then you will need to adapt. If aged then probably move	3/29/2019 9:00 PM
158	An awful lot of adaptation would be required to make our house suitable, and we are empty nesters living in a five-bedroom house so it would probably be a sign that we should move.	3/29/2019 8:53 PM
159	No-one wants to move into aged care if they don't have to. Adapting my current home to suit would allow me to stay when I might otherwise have to leave.	3/29/2019 8:47 PM
160	don't like to move	3/29/2019 8:23 PM
161	Double storey house would be impractical	3/29/2019 8:22 PM
162	I am not sure the adaptability of housing is a Council responsibility.	3/29/2019 8:18 PM
163	I do not own my home so would probably need to move.	3/29/2019 8:07 PM
164	If I was living in my 'forever home'	3/29/2019 7:48 PM
165	Considering in-law accommodation at house shared with family.	3/29/2019 7:39 PM
166	My husband is disabled and we would love to adapt the home we are in so that he can be more independent.	3/29/2019 7:29 PM
167	Retain community connections and familiar environment	3/29/2019 7:19 PM

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168	Our house could cope with minor changes in circumstances. For major changes I think relocation would be essential.	3/29/2019 7:17 PM
169	I have no desire whatsoever to move house. I have had two renovations carried out on my present home and I do not foresee the need to have any more.	3/29/2019 7:11 PM

Q16 Do you think we should encourage developers to build more adaptable housing?

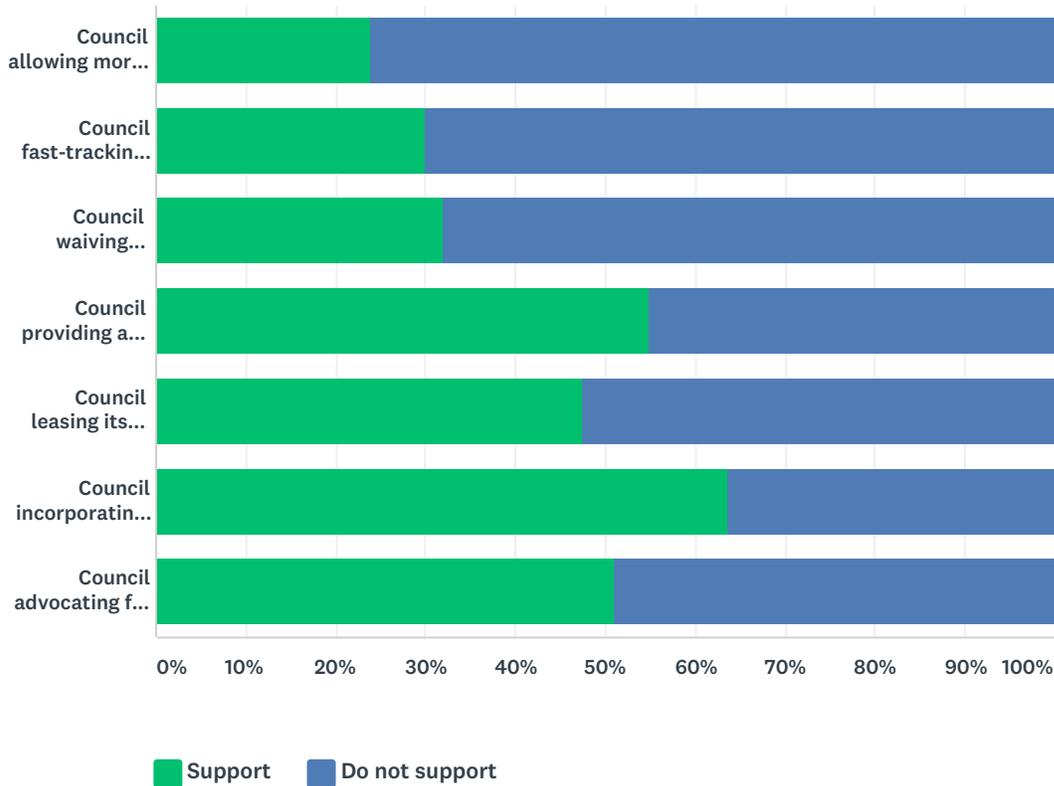
Answered: 249 Skipped: 138



ANSWER CHOICES	RESPONSES	
Yes	62.65%	156
No	37.35%	93
TOTAL		249

Q17 We could encourage developers to provide more affordable housing using the following incentives or changes to the planning system. Please indicate if you support, or do not support, these incentives:

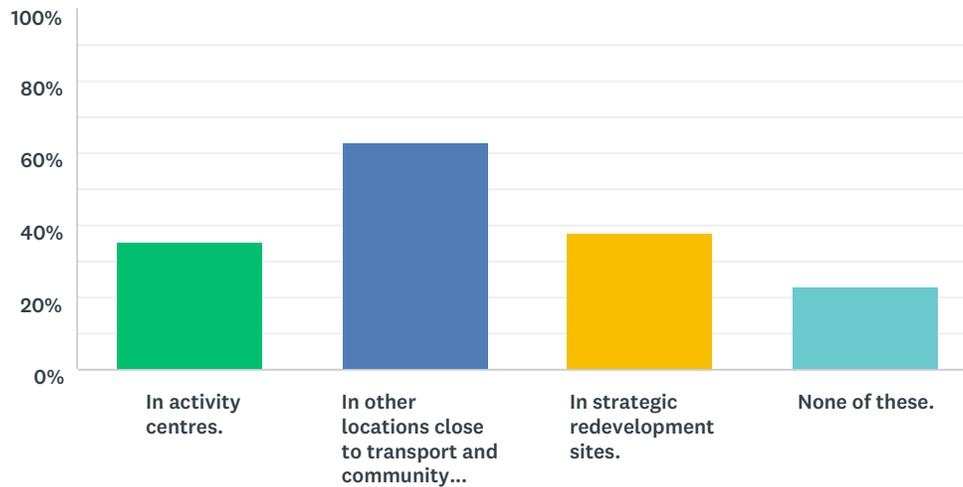
Answered: 250 Skipped: 137



	SUPPORT	DO NOT SUPPORT	TOTAL
Council allowing more storeys for buildings where some affordable housing is included.	23.98% 59	76.02% 187	246
Council fast-tracking the planning process for buildings where some affordable housing is included.	29.96% 74	70.04% 173	247
Council waiving planning application fees for buildings where some affordable housing is included.	31.84% 78	68.16% 167	245
Council providing a rate reduction/exemption for affordable housing that is owned by a Housing Association.	54.92% 134	45.08% 110	244
Council leasing its land for a nominal fee to Housing Associations to enable them to build affordable housing.	47.33% 115	52.67% 128	243
Council incorporating some affordable housing into new or refurbished Council owned community buildings.	63.64% 154	36.36% 88	242
Council advocating for shared equity schemes (see definition below).	51.05% 122	48.95% 117	239

Q18 In which locations do you think affordable housing should be encouraged?

Answered: 238 Skipped: 149



ANSWER CHOICES	RESPONSES
In activity centres.	35.71% 85
In other locations close to transport and community facilities.	63.03% 150
In strategic redevelopment sites.	38.24% 91
None of these.	23.11% 55
Total Respondents: 238	

#	OTHER LOCATIONS (PLEASE SPECIFY):	DATE
1	In normal residential streets if the size of the project is normal for that street and locality. People who fit into these categories of needing lower cost affordable housing want to be a normal part of the community, NOT be singled out or made to stand out. Another option is the allowance of Granny flats on properties as these are most often smaller than a dual occupancy and not as worrying to neighbours amenity or neighbourhood character.	5/20/2019 12:46 PM
2	In areas that may be available for them to be located throughout the principality	5/20/2019 7:36 AM
3	CSIRO Site in Highett	5/19/2019 10:09 PM
4	affordable housing is an oxymoron ! but it should be in all locations	5/19/2019 5:59 PM
5	Affordable housing should be distributed throughout the municipality not just focused a certain areas.	5/19/2019 5:44 PM
6	Any place that it is fits in with the locality, community and neighbourhood	5/19/2019 4:47 PM
7	ALL areas of Bayside , equably	5/19/2019 4:43 PM
8	Don't want ghettos. Normal residential streets if the size of the project is normal for that street and locality. People who fit into these categories of needing lower cost affordable housing want to be a normal part of the community, NOT be singled out or made to stand out. Another option is the allowance of Granny flats on properties as these are most often smaller than a dual occupancy and not as worrying to neighbours amenity or neighbourhood character.	5/19/2019 4:29 PM
9	All areas of Bayside Municipality , as long as it is good quality planning.	5/19/2019 4:24 PM
10	All sites should be considered, but dont compromise any planning controls	5/19/2019 3:44 PM

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11	You are choking activity centres	5/19/2019 3:43 PM
12	Only if the site is suitable	5/19/2019 3:29 PM
13	Greenfield and brownfield development .Council land.	5/19/2019 3:16 PM
14	Wherever they need to be. Don't be proscriptive.	5/19/2019 1:36 PM
15	In a smaller subset of the above - Eg on train lines/major roads. Close to industry/businesses.	5/19/2019 12:34 PM
16	on top of the bayside council offices.	5/18/2019 9:53 PM
17	In normal residential streets if the size of the project is normal for that street and locality. People who fit into these categories of needing lower cost affordable housing want to be a normal part of the community, NOT be singled out or made to stand out. Another option is the allowance of Granny flats on properties as these are most often smaller than a dual occupancy and not as worrying to neighbours amenity or neighbourhood character.	5/17/2019 12:02 PM
18	Normal residential streets throughout the whole of Bayside.	5/16/2019 9:32 PM
19	Focus on current locations to minimize changes to property invested in.	5/16/2019 6:40 PM
20	Should be within walking distance of shops	5/13/2019 12:02 PM
21	No.	5/12/2019 5:26 PM
22	Spread throughout the entire municipality	5/12/2019 3:39 PM
23	Normal residential streets if the size of the project fits within the character of that locality in size and aspect. It is important that any people who enter the community in this way fit within the character of the neighbourhood and contribute to the community.	5/11/2019 11:46 AM
24	in normal residential streets if the size of the project is normal for that street and locality. People who fit into these categories of needing lower cost affordable housing want to be a normal part of the community, NOT be singled out or made to stand out. Another option is the allowance of Granny flats on properties as these are most often smaller than a dual occupancy and not as worrying to neighbours amenity or neighbourhood character.	5/11/2019 12:55 AM
25	Only in residential streets if it does not detract from the neighbourhood character and quality of life of existing residents	5/10/2019 7:00 PM
26	17 All building should go through the proper processes of building approvals and regs. It is not the developer who is disadvantaged. 18	5/10/2019 11:31 AM
27	Do not support this	5/10/2019 8:29 AM
28	In greenfield sites/outer growth corridors.	5/3/2019 9:14 PM
29	where there is existing DHS Housing.	5/2/2019 7:26 PM
30	where there is existing DHS Housing.	5/2/2019 7:12 PM
31	Moorabbin, Bentleigh, Highett	4/26/2019 6:11 PM
32	In growth areas such as Merida / Cranbourne etc. These areas are better serviced with public facilities such as public schools / public hospitals / child car centres / like minded community rather than Bayside.	4/25/2019 8:00 AM
33	Locations should accomodate that the rateable land value and also local amenities should reflect special redevelopment zones for council / HA buildings in to the future	4/24/2019 11:46 AM
34	In normal residential streets if the size of the project is normal for that street and locality. People who fit into these categories want to be a normal part of the community, NOT be singled out or made to stand out.	4/23/2019 1:17 AM
35	All locations - why limit affordable housing. Look at the UK for instance where manisons and Council flats exist side-by-side. This is good for inhabitants of both.	4/16/2019 7:10 PM
36	Next to Police station. Allow free open space surrounding. Do not cram in developments.	4/13/2019 1:12 PM
37	Beaumaris Concourse and Church St, Brighton. Behind Bayside Council Offices	4/13/2019 3:33 AM
38	Social housing should be spread equally across the municipality. Council should NOT encourage ghettos.	4/9/2019 9:16 PM

Housing Strategy Review

39	in locations not next to the beach or golf courses.. unnecessary for people who need affordable housing.	4/7/2019 12:26 PM
40	anywhere a supporting organisation wishes to invest	4/3/2019 3:59 PM
41	We have too much public housing in Highett. I'm sick of the graffiti, crime and junkies on our street	4/3/2019 3:49 PM
42	Near medical services (i.e you mentioned disabilities and mental illness, these people should have easy access to facilities to allow them to live a pleasant life)	4/3/2019 2:46 PM
43	Best kept away from where the elderly would prefer to live as they are more sensitive to noise etc. (sorry, a cliché and generalisation I know about the affordable housing occupants)	4/3/2019 12:55 PM
44	Near hospital	4/3/2019 12:19 PM
45	Preferably within strategic development sites	4/3/2019 10:16 AM
46	exciting areas with commission housing , lot of housing been build 70 years ago, lot of asbestos and poor insulation, ugly looking buildings on big blocks, redevelop for commission housing up to modern standards, see areas in hampton and highett that look like getho's	4/2/2019 6:07 PM
47	Distributed equitable across the municipality. Too many people in one estate already causes issues. Public housing must be spread throughout the different suburbs EQUALLY.	4/2/2019 2:44 PM
48	anywhere in Bayside	4/2/2019 12:38 PM
49	Go somewhere else where land is cheap and they can afford to live	4/1/2019 11:44 AM
50	Outside of bayside	4/1/2019 9:38 AM
51	Affordable housing should not be allowed to be huge developments like in UK which cause problems. Scatter it out in small amounts more uniformly	3/31/2019 8:48 PM
52	A different council. Bayside has more than enough	3/31/2019 8:00 PM
53	Near the beach	3/31/2019 10:27 AM
54	THE existing stock of ex housing commission homes/flats across Bayside must be kept for disadvantaged people - not sold to developers. This is public housing which the State has provided, not a developers windfall. These sites deserve the green space around them, not development.	3/30/2019 6:01 PM
55	in the whole of bayside	3/30/2019 2:47 PM
56	In the outer suburbs close to bus stop. It's n close to an activity zoen with cafes and shops. This should be only for people who pay full price for their property.	3/30/2019 2:05 PM
57	where there is room, but shuldn't have prime land and pay little as we all work hard too for what we have	3/30/2019 1:51 PM
58	Not in Bayside, does not suit the demographic & not why people live/move here	3/30/2019 1:34 PM
59	By definition the higher the storeys the more prone residents are to feel isolated and unsafe. Look at the multi-storey commission flats around Melbourne and the some of the lower density housing in other areas that are rife with crime, drug abuse and social instability. Every resident should feel safe in their environment, however the public housing offered in Australia would be one of the worst. People don't just want a flat or a house they want to feel a sense of belonging which is their right. Government and Councils have fallen behind world standards in providing this to Australians.	3/30/2019 1:18 PM
60	In the country and the govt improve public transport	3/30/2019 12:54 PM
61	Along busy roads.	3/30/2019 7:15 AM
62	Country areas	3/30/2019 7:04 AM
63	Away from schools and aged care. Should be closer to police stations for safety to all the community.	3/29/2019 10:50 PM
64	Across the entire suburb. It's ridiculous to think that they only place you'd allow affordable housing are in selected pockets rather than encouraging a widespread uptake	3/29/2019 9:52 PM
65	Elsternwick golf course	3/29/2019 9:05 PM
66	Outside of bayside	3/29/2019 8:50 PM

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67	Residents who have purchased property in the Bedside area have worked hard, sacrificed things to be able to provide a quality of life that is safe, offers community, values of hard work and the council want to dilute those values to give a pass to others who choose drugs, no work and welfare.	3/29/2019 8:31 PM
68	Decrease the population and disallow overseas purchasing of residential properties and increased housing affordability will occur naturally	3/29/2019 8:21 PM

Q19 Is there anything else Council should be doing to encourage more affordable housing to be built?

Answered: 85 Skipped: 302

#	RESPONSES	DATE
1	Council can achieve this by offering developers PRIORITY through the planning process (ie taking precedence over other projects being forced to wait in line). This DOES NOT mean Fast Tracking them as they still need to be thoroughly checked as any other development application would be, just given priority through the process.	5/20/2019 12:46 PM
2	dont know	5/19/2019 5:59 PM
3	Offer developers priority through the planning process	5/19/2019 5:12 PM
4	Council can achieve this by offering developers PRIORITY through the planning process (ie taking precedence over other projects being forced to wait in line). This DOES NOT mean Fast Tracking them as they still need to be thoroughly checked as any other development application would be, just given priority through the process.	5/19/2019 4:29 PM
5	Consider the mixed use and business zones	5/19/2019 3:44 PM
6	It's such a great term "affordable housing" but it's actually really small houses crammed together with only 1 car park. That's all it is and it's not affordable for what it is - it's not and it's inky ever going to a minority's of people. And it will mean the fabric of society changes greatly in these areas. Forcing more people together on packed roads - causes issues and these are never addressed.	5/19/2019 3:43 PM
7	Include more residential in mixed use zones.	5/19/2019 3:16 PM
8	Don't use dodgy developers who will cut corners for one thing.	5/19/2019 1:36 PM
9	community awareness to the benefits / needs. Community reassurance there will be no negative impacts	5/19/2019 12:34 PM
10	Council can achieve this by offering developers PRIORITY through the planning process (ie taking precedence over other projects being forced to wait in line). This DOES NOT mean Fast Tracking them as they still need to be thoroughly checked as any other development application would be, just given priority through the process.	5/17/2019 12:02 PM
11	Any development should promote community living by have communal areas. The more community minded people are the more they may accept affordable housing occupants	5/15/2019 4:47 PM
12	The council should interfere less in the free market activity.	5/13/2019 8:48 AM
13	I don't think affordable housing is a good solution, and will turn Bayside suburbs into ghettos.	5/12/2019 5:26 PM
14	Bayside has well over enough "affordable housing " in it's area. I've witnessed affordable housing implemented, attended objections at council for it and don't want to see these ugly, half finished jobs around my neighborhood.	5/12/2019 1:55 PM
15	Give developers priority (NOT fast tracking!) but with appropriate checking and assessment of the application.	5/11/2019 11:46 AM
16	Council can achieve this by offering developers PRIORITY through the planning process (ie taking precedence over other projects being forced to wait in line). This DOES NOT mean Fast Tracking them as they still need to be thoroughly checked as any other development application would be, just given priority through the process.	5/11/2019 12:55 AM
17	They need to be high quality built form that blends into the landscape	5/10/2019 10:45 PM
18	Allowing small self contained units on blocks.	5/10/2019 11:31 AM
19	Not support this	5/10/2019 8:29 AM
20	No. Should be preventing it.	5/3/2019 9:14 PM
21	Council should keep out of this aspect of housing unless in partnership with DHS.	5/2/2019 7:26 PM

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22	No. I feel that it would degrade the livability of Bayside and disadvantage existing home owners. Affordable housing should be built nearer to industrial/commercial centres	4/27/2019 12:00 PM
23	When I moved in bayside Hampton 43 years ago their was a lot of housing commission homes and with that came more crime. It was great to see housing commission homes sold and families move in and crime reduce. We want to feel safe.	4/26/2019 6:11 PM
24	Bayside land is so expensive that it is unlikely to have more affordable housing unless we return to the old dual occupancy rules of the 1980's and have 10.7 square dog boxes.	4/25/2019 8:00 AM
25	I believe the demand and supply model will first need to be addressed due to demographic needs	4/24/2019 11:46 AM
26	In normal residential streets if the size of the project is normal for that street and locality. People who fit into these categories want to be a normal part of the community, NOT be singled out or made to stand out. Council can achive this by offering developers PRIORITY through the planning process (ie taking precedence over other projects being forced to wait in line). This DOES NOT mean Fast Tracking them as they still need to be thoroughly checked as any other development application would be, just given priority through the process.	4/23/2019 1:17 AM
27	I don't believe that affordable housing is something council should concern itself with. It does not benefit existing ratepayers.	4/16/2019 4:46 PM
28	Advocate to build proper sustainable affordable housing.	4/13/2019 3:33 AM
29	Include a minimum of at least 1 of 2 affordable housing units per 30 privately owned apartments.	4/9/2019 9:16 PM
30	Make it part of all new developments	4/7/2019 8:08 PM
31	no. tell them to go to glen eira or somewhere else.	4/7/2019 12:26 PM
32	Do not encourage more affordable housing. This is purely left wing, greenie, communist thinking	4/6/2019 1:08 PM
33	Implement a housing price ceiling which is proportional to the size of the land and encourage sellers to consider the buyer and impact on community, with different buy-sell models. Do something radically different, trial something.	4/6/2019 10:00 AM
34	Developers increase the percentage of affordable housing in their planning to say 50%	4/6/2019 7:38 AM
35	Affordable housing in bayside is an oxymorno - it needs to be where jobs and amenities are located not in one of the most expensive areas of melborne	4/4/2019 7:55 AM
36	Yes to ensure this housing is for people in the work force that are starting off or for single parents working so not too low income housing but in the middle of low income and middle income earners.	4/4/2019 6:08 AM
37	Subsidise it from the rates and spend less on sports clubs.	4/3/2019 5:07 PM
38	No, this should be directed by market forces with state gov intervention i.e. shouldn't be a council imperative	4/3/2019 3:59 PM
39	No more please. Sell Bluff Rd housing estates and make some \$\$ for the Council.	4/3/2019 3:49 PM
40	do not encourage development.This is just revenue grabbing by the Council	4/3/2019 3:34 PM
41	Probably not given the high costs of land in the municipality.	4/3/2019 3:02 PM
42	If this is going to go ahead i would suggest that you may wish to decrease rates. Otherwise install cctv - currently i cant see any at all	4/3/2019 2:52 PM
43	No	4/3/2019 2:26 PM
44	Allow different buildings, such as kit homes, innovative design, less concrete and more eco friendly materials, subdivisions so that two small dwellings could live on one big block, each seperate and private with a joined vegetable garden e.g.	4/3/2019 2:15 PM
45	reduce rates for regular units where there are affordable housing units in the same block and or area.	4/3/2019 1:51 PM
46	redevelop the housing commish on bay road	4/3/2019 1:38 PM
47	Security needs to be considered. The public housing on Bluff road is an eyesore and is a danger to residents and motorists.	4/3/2019 1:34 PM
48	Lobby government to find ways to encourage more incentives for affordable housing occupants to acquire equity.	4/3/2019 12:55 PM

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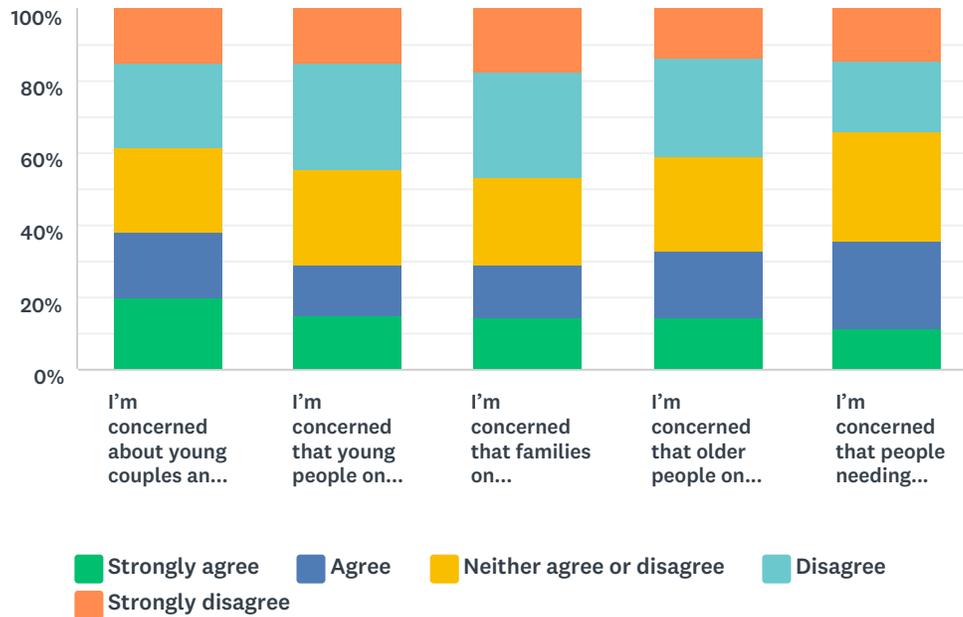
49	No	4/3/2019 12:05 PM
50	Allow blocks of 700sqm to be built up to 4 storeys	4/3/2019 10:16 AM
51	Do not mix affordable housing within developments. I would not buy into such developments and this can be seen when attempts have been made to do so. Set aside some land and provide two storey housing specific for their needs	4/3/2019 9:43 AM
52	Find actual available land instead of pushing everything into what is currently multi story apartments like living in Singapore	4/3/2019 9:34 AM
53	Some suburbs already have a high percentage of social housing, council should encourage in areas with little or no social housing.	4/2/2019 2:44 PM
54	Mandate a percentage of dwellings in large developments to be set aside for housing associations or not for profit equity schemes.	4/2/2019 12:38 PM
55	Improve the public image of users of public housing by providing better support for them and policing noise levels better, with consequences for those who don't comply.	4/1/2019 10:33 PM
56	Stop being a socialist council	4/1/2019 11:44 AM
57	Facilitating planning approval for developments which include affordable housing	4/1/2019 11:06 AM
58	granting permits based on an agreed Size/sqm + sale price of house/unit/apartment, so it is actually affordable.	4/1/2019 9:38 AM
59	Consulting local housing organisations on their professional views of empowering and realistic changes. Ensure that any policies are supported by research and that public housing policies are seen as genuine efforts to support local residents and not a means of making more money.	4/1/2019 8:27 AM
60	Reduce the greed factor!	4/1/2019 7:56 AM
61	Yes, allow for low height granny flats, or conversion of part of a house into a separate apartment	3/31/2019 8:48 PM
62	more strictly applying building regulations and standards	3/31/2019 7:07 PM
63	Look at CURRENT affordable planning schemes in operation NOW both in Bayside and elsewhere in Melbourne. What works and what does not. All required lessons can be learnt from such previous developments	3/31/2019 2:44 PM
64	As occurs in many other States, why not encourage the development of appropriate, quality "granny flats" to enable aged parents to live in an independent but assisted living sense with their children.	3/31/2019 12:02 PM
65	Very difficult to achieve where land is already extremely expensive. Be realistic and consider relative affordability. Cheap accommodation will almost inevitably be poor quality.	3/31/2019 10:56 AM
66	Currently applications containing some low cost / community housing are rubber stamped , consider entire proposal and its suitability and consider neighbours and street character	3/31/2019 10:27 AM
67	Raising the issue of offshore foreign property speculators buying old homes through PRA/citizen agents for the sole purpose of profit. The local kids cannot outbid a property speculator.	3/30/2019 6:01 PM
68	I think this is a really sensitive topic ala what is at the end of Barnett street which was so badly handled. Its all well giving incentives and deductions but does that mean that the existing ratepayers foot the bill for that.	3/30/2019 4:59 PM
69	No. We do not support the development of further 'affordable housing' in Bayside.	3/30/2019 2:15 PM
70	look at ears in the outer parts of suburbs, where it's not getting so congested.	3/30/2019 2:05 PM
71	just do it properly. No short cuts and abide by all usual codes and laws	3/30/2019 1:51 PM
72	Institute a scheme for lower income families to rent affordable homes with a view to purchase. Unlike the UK there are no incentives being offered to families on lower incomes to eventually own their homes. Surely Australian Government and Councils should be looking at worldwide models in terms of what works to assist people to own their homes?	3/30/2019 1:18 PM
73	SHoudl discourage it. Again makes sense. Bayside is an up market suburb why lower it?	3/30/2019 12:54 PM
74	Waive stamp duty, council fees & charges for neighbours who have to put up with council housing	3/30/2019 12:30 PM
75	redevelop , extend and maintain the existing ones.	3/30/2019 11:01 AM

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76	As far away from residential homes. They bring crime and delinquent children.	3/30/2019 10:39 AM
77	Encourage nice affordable living. Small but built well with lots of garden and greenery.	3/30/2019 7:15 AM
78	Not in Brighton, people who live here pay a big price in labour, hard work sacrifice to live here, why should someone who has done bugger all live here	3/30/2019 7:04 AM
79	don't need it	3/30/2019 6:09 AM
80	Looking at social strategies to combat issues such as drugs and crime that are associated with such housing. Increase police presence so communities surrounding such housing feel safer.	3/29/2019 10:50 PM
81	Build above rail car parks.	3/29/2019 9:57 PM
82	Mandate that 15% of all large scale development sites (6 or more units, is allocated to affordable housing; establish simple and clear guidelines for the uptake of 'Tiny Houses' to be established in existing residential settings (i'e 'tiny house' as second dwelling on a block	3/29/2019 9:52 PM
83	Council is kidding themselves. This is Bayside property prices reflect the demand to live in the area. Council needs to utilize/update existing public housing. Where else can they provide more affordable housing?	3/29/2019 9:05 PM
84	No. Lobby teh federal government to stop population growth and we will have more than enough housing now.	3/29/2019 8:21 PM
85	Community and developer education, assist developers and housing associations with community engagement during planning, flexibility in planning	3/29/2019 7:25 PM

Q20 Please respond to the following statements about housing affordability:

Answered: 250 Skipped: 137



	STRONGLY AGREE	AGREE	NEITHER AGREE OR DISAGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
I'm concerned about young couples and families not being able to buy their first home, in the Bayside area.	20.08% 50	17.67% 44	23.69% 59	23.69% 59	14.86% 37	249
I'm concerned that young people on low-moderate incomes cannot afford to live in the Bayside area.	15.20% 38	13.60% 34	26.80% 67	29.20% 73	15.20% 38	250
I'm concerned that families on low-moderate incomes cannot afford to live in the Bayside area.	14.57% 36	14.57% 36	24.29% 60	29.15% 72	17.41% 43	247
I'm concerned that older people on low-moderate incomes cannot afford to live in the Bayside area.	14.46% 36	18.47% 46	26.10% 65	27.71% 69	13.25% 33	249
I'm concerned that people needing emergency/short-term accommodation cannot find housing in the Bayside area.	11.60% 29	24.00% 60	30.40% 76	19.60% 49	14.40% 36	250

Q21 Would you like to make any other comments about housing affordability?

Answered: 106 Skipped: 281

#	RESPONSES	DATE
1	Housing affordability should not be a driving concern for councils. It is a market driven issue only. When I was looking for my first home I was upset I could not live close to where I grew up but like MOST people I found a place where I COULD afford to live and get to work from. Today, a lot of the time this is OUTER SUBURBS. This is just how it works and the REASON for the growth of outer suburbs. Do I love where I live - of course I do. Would I love some of my friends to live closer to me here in Bayside - of course I would. Do I understand that each and every household situation is completely and utterly different to everyone else's and that it is this individual set of circumstances that will ultimately be used to make decisions upon where people live and work - Absolutely I do. Just BECAUSE we all would love to live in Bayside by the sea does NOT mean everyone can. The MARKET determines property pricing and if you were to ask a new family if they wanted to live in a 2 bedroom townhouse or apartment in Bayside or a 3 or 4 bedroom 2 storey McMansion all of their own with a large backyard and still only 20 mins to the beach in an outer suburb close to BRAND NEW schools and BRAND NEW stations and BRAND NEW SHOPS etc, my guess is that they for the most part would go McMansion almost every time. We need to STOP this belief that EVERYONE DESERVES to live where we do OR WANTS TO. The best analogy I have been told is that of a car. We all want a car and we all need a car but we can't all afford to buy a top of the line Rolls Royce or ask for someone else to help pay for it for us. We have to purchase and drive a car we can afford. For some it will be a new Holden, for some a second hand one. Not everyone has the chance to purchase and drive what he wants. That's just the way it is. The other thing is that Council forgets that the market is NOT just brand new townhouses or apartments but OLDER smaller houses as well and that whilst we would all LOVE to buy our first house and it be a McMansion with everything that opens and closes, inevitably, we can only buy what we can afford and build it up and renovate it when we can afford to do so later on. You don't walk into a BMW dealership and ask to buy a BMW for the price of a Ford Falcon, the same applies to housing!	5/20/2019 12:48 PM
2	Housing affordability should not be a driving concern for councils. It is a market driven issue only.	5/19/2019 10:12 PM
3	its vital; but I dont support any of the statements in q 17; because there goes any hope of neighbourhood feel; all the huge developments have ruined it !!	5/19/2019 6:00 PM
4	We wanted to live in black rock as that's where I grew up, however cost was too much, BUT we still managed to find an affordable home 1 suburb out. If you look you will find.	5/19/2019 5:15 PM
5	Council cannot control housing affordability, it is the market that controls this to a degree, people need to buy where they can afford, and just because they cannot afford to buy in Bayside or Port Phillip or or Kingston (concentrating on our immediate vicinity) does not mean that we have to be impacted and affected, we have worked hard to be where we are and have earned it.	5/19/2019 5:12 PM
6	Many people can't buy their first home where they prefer to live - it's called market forces. It is not up to me to sacrifice our character and our hard work to have shonky, rushed through housing that affects the neighbourhood and prices.	5/19/2019 4:48 PM
7	Include it is BDD as well as Mixed Use zones	5/19/2019 4:44 PM
8	Let the market drive housing affordability. Council should not be intervening in the market and effecting people's property values in a negative way.	5/19/2019 4:32 PM
9	Housing affordability should not be concern for local government. However, it may be appropriate for the Council to consider allowing "Granny" flat development where appropriate to provide low-cost alternative housing for extended families and/or the provision of addition income to the property owner	5/19/2019 4:20 PM
10	You are not making any housing affordable - you are allowing developers to make really small cheap built massive apartment blocks where they make a fortune for student type accommodation- for people to buy at the same per foot price as a house except they only get a shoe box!!	5/19/2019 3:47 PM
11	How does Council propose to effect or influence housing affordability in the real world?	5/19/2019 2:38 PM

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12	Best to buy what you can afford where ever that may be. Renovate it if possible or move when circumstances allow.	5/19/2019 2:19 PM
13	Swings and roundabouts	5/19/2019 1:37 PM
14	The market determines property pricing. This is something outside of Council's concern other than to reap rates.	5/19/2019 1:19 PM
15	More transparent pricing from real estate agents	5/19/2019 12:36 PM
16	If can't afford Bayside there are plenty of outer suburbs with facilities and transport networks that are cheaper and will provide good quality of living until maybe someone who initially couldn't afford Bayside can then move back in at a later date	5/19/2019 11:44 AM
17	Its reality. I dont expect my kids to be able to buy a house in bayside when they are older.	5/18/2019 9:56 PM
18	Housing affordability should not be a driving concern for councils. It is a market driven issue only. When I was looking for my first home I was upset I could not live close to where I grew up but like MOST people I found a place where I COULD afford to live and get to work from. Today, a lot of the time this is OUTER SUBURBS. This is just how it works and the REASON for the growth of outer suburbs. Do I love where I live - of course I do. Would I love some of my friends to live closer to me here in Bayside - of course I would. Do I understand that each and every household situation is completely and utterly different to everyone else's and that it is this individual set of circumstances that will ultimately be used to make decisions upon where people live and work - Absolutely I do. Just BECAUSE we all would love to live in Bayside by the sea does NOT mean everyone can. The MARKET determines property pricing and if you were to ask a new family if they wanted to live in a 2 bedroom townhouse or apartment in Bayside or a 3 or 4 bedroom 2 storey McMansion all of their own with a large backyard and still only 20 mins to the beach in an outer suburb close to BRAND NEW schools and BRAND NEW stations and BRAND NEW SHOPS etc, my guess is that they for the most part would go McMansion almost every time. We need to STOP this belief that EVERYONE DESERVES to live where we do OR WANTS TO. The best analogy I have been told is that of a car. We all want a car and we all need a car but we can't all afford to buy a top of the line Rolls Royce or ask for someone else to help pay for it for us. We have to purchase and drive a car we can afford. For some it will be a new Holden, for some a second hand one. Not everyone has the chance to purchase and drive what he wants. That's just the way it is. The other thing is that Council forgets that the market is NOT just brand new townhouses or apartments but OLDER smaller houses as well and that whilst we would all LOVE to buy our first house and it be a McMansion with everything that opens and closes, inevitably, we can only buy what we can afford and build it up and renovate it when we can afford to do so later on.	5/17/2019 12:08 PM
19	We are creating an entitled society if we say everyone should be able to live in the suburb they want and if they can't we need to provide them homes that they can afford. There are plenty of affordable options within a short distance to Bayside.	5/16/2019 9:42 PM
20	People don't want appartments small and overcrowded blocks.	5/16/2019 7:06 PM
21	This is more an issue of the housing market and where people themselves determine where they can afford to live. It's not a Council issue and I don't believe has been in the past. If people want to live here for the neighbour hood character, that will be in areas untouched by too much development, ie: existing areas which would still be unaffordable. If they want to live in Bayside medium/higher density apartments, there's plenty of those in Bayside and neighbouring municipalites not that far away.	5/16/2019 1:42 PM
22	houses could be smaller with fewer bathrooms ect - Like in the 70's	5/15/2019 12:27 PM
23	I think that young couples may have to initially go to other areas for their first home and then, when circumstances permit, proceed to move into the Bayside area. I know of some examples.	5/13/2019 12:04 PM
24	Government interference always creates more problems than it solves.	5/13/2019 8:49 AM
25	There are plenty of other areas in Melbourne apart from the Bayside area where people on low-moderate incomes can afford to buy a home.	5/12/2019 5:29 PM
26	I am not concerned about housing affordability in Bayside specifically.	5/12/2019 3:40 PM
27	Bayside is a beautiful area, no council policies should be introduced because people can't afford to live here.	5/12/2019 1:57 PM

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28	Living in Bayside should not be an entitlement! We live here because we want to reside in a suburb which has the character that we find in Bayside, and I have absolutely no doubt whatsoever, that the other residents feel the same way. We paid what the market depended to buy our home, and we believe that principle should remain. The development of Melbourne can be supported by the development of new suburbs around the greater Melbourne area, and affordable housing should be offered there. The long-standing character of Bayside should be protected - progress is NOT destruction of a decent law-abiding family orientated, environmentally conscious neighbourhood by cramming in housing and trying to change the nature of the suburb through housing density and fundamental change in accommodation style.	5/11/2019 11:52 AM
29	Housing affordability should not be a driving concern for councils. It is a market driven issue only. When I was looking for my first home I was upset I could not live close to where I grew up but like MOST people I found a place where I COULD afford to live and get to work from. Today, a lot of the time this is OUTER SUBURBS. This is just how it works and the REASON for the growth of outer suburbs. Do I love where I live - of course I do. Would I love some of my friends to live closer to me here in Bayside - of course I would. Do I understand that each and every household situation is completely and utterly different to everyone else's and that it is this individual set of circumstances that will ultimately be used to make decisions upon where people live and work - Absolutely I do. Just BECAUSE we all would love to live in Bayside by the sea does NOT mean everyone can. The MARKET determines property pricing and if you were to ask a new family if they wanted to live in a 2 bedroom townhouse or apartment in Bayside or a 3 or 4 bedroom 2 storey McMansion all of their own with a large backyard and still only 20 mins to the beach in an outer suburb close to BRAND NEW schools and BRAND NEW stations and BRAND NEW SHOPS etc, my guess is that they for the most part would go McMansion almost every time. We need to STOP this belief that EVERYONE DESERVES to live where we do OR WANTS TO. The best analogy I have been told is that of a car. We all want a car and we all need a car but we can't all afford to buy a top of the line Rolls Royce or ask for someone else to help pay for it for us. We have to purchase and drive a car we can afford. For some it will be a new Holden, for some a second hand one. Not everyone has the chance to purchase and drive what he wants. That's just the way it is. The other thing is that Council forgets that the market is NOT just brand new townhouses or apartments but OLDER smaller houses as well and that whilst we would all LOVE to buy our first house and it be a McMansion with everything that opens and closes, inevitably, we can only buy what we can afford and build it up and renovate it when we can afford to do so later on.	5/11/2019 12:58 AM
30	I think if there is availability of a range and diversity of housing types (rather than just blocks of apartments), to improve affordability.	5/10/2019 10:47 PM
31	Housing prices are driven by the real estate market and fluctuate greatly over the years.	5/10/2019 7:02 PM
32	Reducing the land areas where older residents can no longer care for it and the size of new homes 3 beds for couples with 1,2,3 children not 4 or 5 2 living areas not three or 4	5/10/2019 12:01 PM
33	I would like to live in Brighton....but I can't afford it.	5/10/2019 11:36 AM
34	Council should look after the current home owners. Affordable development can be sort in other councils. We need to stop high density building in bayside	5/10/2019 8:34 AM
35	There are other areas of Melbourne that are affordable. We bought into the desirable area of Bayside in our forties after owning elsewhere, working hard and saving. Why is this process not acceptable now? Answer: developers make more money in more desirable areas and housing affordability is a cloak.	5/7/2019 9:49 AM
36	Individuals in the above circumstances do not HAVE to live in the bayside area. They have plenty of other options. Ridiculous.	5/3/2019 9:16 PM
37	Housing affordability is a by product of Government policy on immigration, lack of decentralisation, university student quotas, etc. etc. No more knee jerk bandaid solutions that are effecting our overall living standards and access to services.	5/2/2019 7:31 PM
38	Kingston Council, there are lots of areas with land that these facilities could be built on.	4/26/2019 6:16 PM
39	Bayside has such a high land value that low cost housing will only result in high density dog boxes being built which is out of character.	4/25/2019 8:01 AM

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40	The current housing stock is held predominately by baby boomers who hold most wealth. The baby boomers can look to stay but there is nothing near the main shopping locations and amenities attracting them to sell and then move into smaller flexible living. Offering them flexible/ spacious units will allow them to sell and move to smaller units and then allow more housing to be free for new families to purchase and move in to the local areas	4/24/2019 11:48 AM
41	Housing affordability should not be a driving concern for councils. It is a market driven issue only. When I was looking for my first home I was upset I could not live close to where I grew up but like MOST people I found a place where I COULD afford to live and get to work from. Today, a lot of the time this is OUTER SUBURBS. This is just how it works and the REASON for the growth of outer suburbs. Do I love where I live - of course I do. Would I love some of my friends to live closer to me here in Bayside - of course I would. Do I understand that each and every household situation is completely and utterly different to everyone else's and that it is this individual set of circumstances that will ultimately be used to make decisions upon where people live and work - Absolutely I do. Just BECAUSE we all would love to live in Bayside by the sea does NOT mean everyone can. The MARKET determines property pricing and if you were to ask a new family if they wanted to live in a 3 bedroom townhouse or apartment in Bayside or a 2 storey McMansion all of their own with a large backyard and still only 20 mins to the beach in an outer suburb close to BRAND NEW schools and BRAND NEW stations and BRAND NEW SHOPS etc, my guess is that they for the most part would go McMansion almost every time. We need to STOP this belief that EVERYONE DESERVES to live where we do OR WANTS TO.	4/23/2019 1:32 AM
42	Young couples starting out haven't jumped straight to more expensive areas ever, so why is it a concern now? Pay your dues, work hard and wait your turn	4/17/2019 9:42 AM
43	Should not be a concern of the council. Bayside is a very expensive area and if people cannot afford it, then there are cheaper areas to live. Low cost housing will bring down values for existing rate payers.	4/16/2019 4:51 PM
44	The people who have moved to Bayside probably couldn't afford to live in Middle Park or Toorak. People are drawn to where they CAN afford to live. Not everyone can afford the rates of Bayside Council, but it doesn't stop you charging exorbitant rates.	4/13/2019 3:37 AM
45	Having people from a variety of income groups enhances the area and encourages us to help each other	4/11/2019 12:29 PM
46	Bayside should provide a mix of housing types in EACH suburb that provide for a mix of ages and incomes.	4/9/2019 9:18 PM
47	housing affordability to me is about providing a roof over a families head where they can have their kids go to a good school etc.. It's not about trying to locate families in bayside near the beach and good recreation facilities and making them feel like they don't fit and annoying people who pay more to live there to be near the beach without crazy traffic and no car parking all the time.	4/7/2019 12:28 PM
48	For goodness sake ! Greenie, leftie, communist statements	4/6/2019 1:09 PM
49	What are the success rates of mixed housing?	4/5/2019 1:41 PM
50	Bayside has always been expensive. That's not going to change.	4/5/2019 1:40 AM
51	I have extensive experience in this area -asking about this is bayside is inappropriate and you are just asking this to justify more multistorey building in bayside not helping people. The solution is to build affordable housing in affordable areas not build multistorey buildings which will be come slums in 20 years time	4/4/2019 7:57 AM
52	low or moderate income areas do exist right around melbourne and it is not a bad thing that there are different sociodemographic areas. Bayide Toorak Malvern Armadale I had to live in Boronia and save like crazy before I could live here. If others want to live here I fully support them working as hard as I had to doing 70 hour weeks for 30 years with 3 jobs	4/3/2019 8:51 PM
53	If more affordability means smaller dog box type homes or apartments then very much disagree.	4/3/2019 3:53 PM
54	We all have to work hard to buy our houses. People buy where they can afford. Bayside is in high demand, new buyers of low wage cannot expect to move here	4/3/2019 3:51 PM
55	Bayside is an attractive spot to live, which is why property is expensive and out of reach to most people - including young families. Few of us bought here first up - we bought in cheaper suburbs (in my case Richmond when it was really unfashionable) and traded up as our finances and property equity allowed. There is no magic wand to make Bayside affordable - it is always going to be a desirable area.	4/3/2019 3:07 PM

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56	not every area is going to be affordable. I'm previously from dandenong. If you want to live in this area, save up, get a job, keep saving. You'll get there.	4/3/2019 2:53 PM
57	Bayside is an expensive area to live in. There's nothing special about it that means it needs to be affordable (i.e. it has a disproportionate amount of jobs that low/middle income earners have). I understand and appreciate that city design principles say you should have a good mix of socio-economic groups in an area and I'm happy to support that but I don't believe the council should feel they need to do more than what is being done across metro-melbourne in similar areas (inner south and east) to address this	4/3/2019 2:50 PM
58	Bayside is one of the better suburbs just outside of what's claimed to be the most liveable city in the world. It should be focused on providing the best "living" environment for anyone who can afford the area. By highlighting "living", I mean for actual residents - not accommodating overseas investors who do not intend properties to be inhabited. This practice only increases the need for high-density, more affordable housing.	4/3/2019 2:33 PM
59	It is important that communities are made up of all sorts of people from different cultural backgrounds and income status. Housing affordability should be a right, not a privilege.	4/3/2019 2:17 PM
60	Bayside suburbs are not low cost, and should not be turned into low cost suburbs! Affordable housing should be made available in lower priced areas.	4/3/2019 2:03 PM
61	build more affordable high density good quality housing. reduce bayside council's ridiculous red tape.	4/3/2019 1:52 PM
62	People who complain about not being able to afford their homes should do what we did: Work hard and save.	4/3/2019 1:34 PM
63	Bayside suburbs command less of a premium in Melbourne than in many global cities. Therefore, relative affordability is not really an issue.	4/3/2019 12:57 PM
64	There seems to be enough but once people's circumstance change for the better they can remain in them and not move out and let the needy use them	4/3/2019 12:21 PM
65	Needs to considered at a state government level not Council	4/3/2019 10:51 AM
66	Bayside area is not the only suburb around. If needed, people need to accept to move further away from the city.	4/3/2019 9:55 AM
67	The issue of housing affordability has been around for over 50 years yet people still find housing. Lets make housing an individual responsibility. Certainly council can provide cheaper accommodation within Bayside but this should not be at the detriment of those who work and plan ahead	4/3/2019 9:47 AM
68	It is difficult to achieve affordable housing in Baysude when demand greatly exceeds supply	4/3/2019 9:43 AM
69	Personally I think most people in Bayside work themselves to the bone and struggle with massive mortgages to be able to live here, creating affordable housing is like insisting to live for free next to the Queen of the Netherlands. As an immigrant I can see the ideology of it, but I think finding a house for people with a fair income is already hard in the Bayside area, let alone for people with a low income. I work in Werribee and there is plenty of room for development at lower cost there and a lot of young families are moving even further to Ballarat or Bendigo where they can have more space for their dollar. Fast public transport towards those area's will help more rural communities thriving and is a much better solution from an economical point of view.	4/2/2019 6:34 PM
70	Every apartment complex approved should include at least 1 small social housing apartment to hand over to government.	4/2/2019 2:46 PM
71	We all have to start off with what we can afford and then grow over time	4/2/2019 1:56 PM
72	equity schemes may help here	4/2/2019 12:42 PM
73	Since when did Bayside become a socialist council. This is a state government problem, not a council problem. Rural and regional areas with labour shortages offer more affordable living.	4/1/2019 11:45 AM
74	No - a bigger problem than the council can tackle. Council could help by watching for excessive buy-to-let house purchases (eg for use as Air B&B) and use of negative gearing to accumulate large property portfolios.	4/1/2019 11:10 AM
75	Bayside is not for everyone. Its a special place that has a high ticket price. Residents work hard for the privilege to live here, and pay rates to you to keep the area a certain way. Don't over populate the place and ruin it.	4/1/2019 9:41 AM

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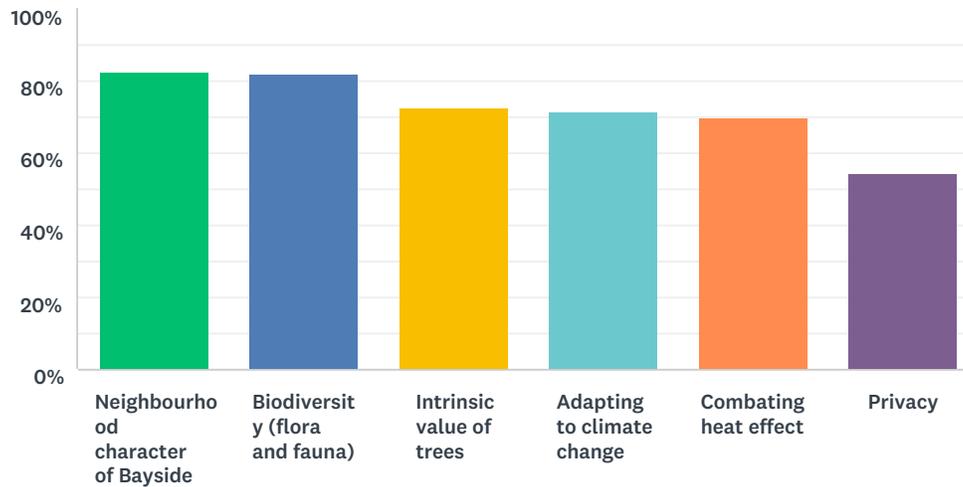
76	The above applies to almost every inner suburb, not just Bayside. Selection criteria is based on so many factors, that I cannot agree or disagree with anything above.	4/1/2019 7:58 AM
77	Low rise granny flats/cottage units, allow apartments within a house structure. Use more areas in Moorabbin commercial space, build over shops but step back floors so no overshadowing.	3/31/2019 8:52 PM
78	Our first house was Frankston. And we moved up. Bayside is what it is, an expensive area.	3/31/2019 8:01 PM
79	Housing affordability should not come at the expense of over-development of existing suburbs or poor quality design and construction	3/31/2019 7:08 PM
80	Greater Melbourne is not one big homogeneous suburb. Each suburb is different and should be viewed by the planners as such.	3/31/2019 2:46 PM
81	Brighton needs to remain high end , exclusive and low density	3/31/2019 2:27 PM
82	Older people on fixed incomes are being costed out of the suburb. We should have emergency accommodation for Bayside residents, not the general population.	3/31/2019 11:27 AM
83	The existing range of choices is reasonable given the high cost of land. There are other opportunities in nearby municipalities	3/31/2019 11:01 AM
84	Housing affordability is being manipulated as an issue to favour and promote "development". Bayside has always been premium priced, it will still be premium priced even when it is fully trashed.	3/30/2019 6:06 PM
85	In our view there is sufficient 'affordable housing' in Bayside, and there are still sufficient lower-cost investment opportunities in the area. We do not support the development of further affordable housing in Bayside.	3/30/2019 2:17 PM
86	If people can't afford to live in some suburbs, then they just have to move out further. We should be looking at more infrastructure eg trains so they can get to the city if needed. We should build new communities, schools shopping centres etc in outer Melbourne so people don't have to travel in and can afford housing	3/30/2019 2:08 PM
87	I do not think Bayside has to cater to any specific economic group. I can't afford to live in Toorak or Middle Park but do not expect special consideration to allow me to. I found a suburb I could afford to live in and moved there	3/30/2019 1:52 PM
88	Only those that can afford to should live here - as ongoing costs are high, not just the buy in cost	3/30/2019 1:36 PM
89	The median house/apartment cost in Bayside is absolutely out of reach for a number of people in the Bayside area. A personal example is my son who has lived and rented in Bayside for most of his life. However he has had to move to Berwick to find an affordable first home. Given he works in Port Melbourne it's sad that many of our children (as adults) are having to move away from the area where they grew up and ultimately would like to raise their own children.	3/30/2019 1:21 PM
90	Housing affordability is not a Council matter at all. Council can barely provide decent services why mess it up even more. This is a govt matter. Why would council waste their time on this topic! Focus on other day to day issues.	3/30/2019 12:57 PM
91	Leave affordability to free market forces. I do not see why low income folks should be subsidised	3/30/2019 12:32 PM
92	Some suburbs are more expensive than others, Bayside is one of those areas so one cannot expect to buy their first house in Bayside! Starting small at a more affordable suburb and work your way up.	3/30/2019 11:04 AM
93	I'm tired of people expecting to afford to live in Bayside. We worked so hard for so many years to move into this area. There are other councils with more affordable homes. Work your way to your goals. I'm not a fan of hand outs.	3/30/2019 10:41 AM
94	This is a National Problem, not simply a Bayside problem	3/30/2019 7:21 AM
95	Why should there be cheap housing in Brighton, there used to be and it was sold off, greed, now you want to bring it back, what idiot sold it off	3/30/2019 7:07 AM
96	Bayside area cannot be dumping ground for public housing projects. It hasn't the social and police infrastructure to deal with increased numbers of low socioeconomic individuals requiring housing. It's a family friendly suburban area. Such people should be housed closer in to metropolitan CBD in order to have access to right support facilities.	3/29/2019 10:57 PM
97	At some point Bayside might like to join the realities of the world outside its bubble and truly enable a WIDE and accessible housing mix	3/29/2019 9:54 PM

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98	People these days can't budget and not prepared to go without and have never been taught how to manage finances. Generally people don't appear to be prepared to work second jobs or do overtime and to cut back expenditure to save to afford to buy a property	3/29/2019 9:23 PM
99	Housing prices in Bayside reflect demand. Not everyone can afford to live in Bayside. Housing prices are a reflection of position and population growth. You can't make Bayside more affordable. It is a nonsense. You can provide more emergency housing to local residents by utilizing existing council property and converting as required	3/29/2019 9:08 PM
100	Bayside is not an affordable suburb for those who are on lower incomes, nor does it need to be.	3/29/2019 8:50 PM
101	Social fabric is important to a society but our community and neighborhood is not just about housing. It involves education, involvement in sport, activities. Will the council consider dropping rates and other costs as equality to all its rare payers not just the "prescribed challenge ones" and who makes that social decision. Class war at its best and socialism.	3/29/2019 8:38 PM
102	Concerned the value of my own unit will fall if too many apartments become available.	3/29/2019 7:51 PM
103	Please make these homes disability friendly	3/29/2019 7:34 PM
104	Diversity makes for more interesting and lively community and wider range of facilities for all residents. Need to move community attitudes away from "save our suburb" mentality and embrace greater diversity and opportunity	3/29/2019 7:27 PM
105	I don't think council boundaries should define a housing affordability policy. This is something that a state government should address and be focused on delivering affordable housing close to places of employment for low-medium income people.	3/29/2019 7:22 PM
106	Ensure that builder are building apartment that are big enough in size and have proper European laundry including a sink	3/29/2019 7:20 PM

Q22 In your view what are the most important benefits of enhancing the vegetation and tree cover in Bayside?

Answered: 247 Skipped: 140



ANSWER CHOICES	RESPONSES
Neighbourhood character of Bayside	82.59% 204
Biodiversity (flora and fauna)	81.78% 202
Intrinsic value of trees	72.47% 179
Adapting to climate change	71.26% 176
Combating heat effect	70.04% 173
Privacy	54.25% 134
Total Respondents: 247	

#	OTHER BENEFITS (PLEASE SPECIFY):	DATE
1	providing sufficient canopy to share our possums	5/20/2019 2:13 PM
2	Shade, protection against skin cancer, encourages people to walk outside and Community interaction.	5/20/2019 12:49 PM
3	Shade, protection from Sun. Also promotes people to walk outside and Community interaction.	5/19/2019 10:16 PM
4	Mental and physical health enhanced by protecting and enhancing vegetation.	5/19/2019 5:50 PM
5	I need shade.	5/19/2019 5:16 PM
6	Provides shade	5/19/2019 5:13 PM
7	Amenity	5/19/2019 4:53 PM
8	Indigenous plants encouraging native flora and fauna	5/19/2019 4:50 PM
9	Shade protection, air quality, natural beauty	5/19/2019 4:34 PM
10	Providing shade	5/19/2019 4:25 PM
11	We chose to live here because of the green environment	5/19/2019 3:31 PM
12	wellbeing and quality of life trees provide humans	5/19/2019 2:21 PM
13	Natural beauty that can't be manufactured	5/19/2019 1:37 PM

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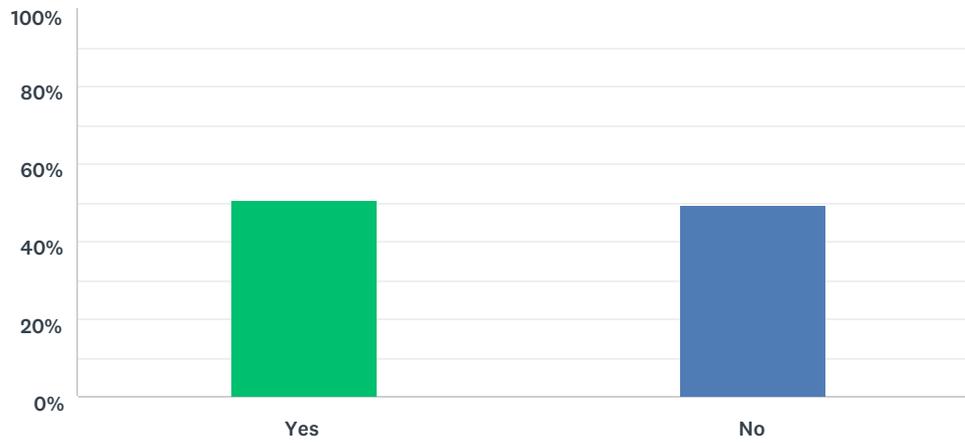
14	Reduced pollution, reduced noise	5/19/2019 12:39 PM
15	We need more trees. More shade.	5/18/2019 9:59 PM
16	Shade, protection against skin cancer, encourages people to walk outside and Community interaction.	5/17/2019 12:11 PM
17	Shade, protection is summer, mental health, oxygen	5/16/2019 1:48 PM
18	Such enhancement is pleasing to the eye and balm to the soul! It's good for ones general well being.	5/13/2019 12:06 PM
19	All of the above are important, but retaining vegetation and tree coverage is very important to retaining the look and feel of bayside	5/12/2019 3:44 PM
20	The ambiance is more relaxed and the environment more natural when there is tree cover. It clearly assists with skin care, and also reduces noise pollution.	5/11/2019 11:57 AM
21	Shade, protection against skin cancer, encourages people to walk outside and Community interaction.	5/11/2019 1:00 AM
22	Reduction of pollution. Encourages people to spend more time in the fresh air.	5/10/2019 11:44 AM
23	retaining Bayside unique charchter	5/2/2019 7:33 PM
24	part of the charm and character of Bayside	4/17/2019 9:43 AM
25	Water absorbtion (although I guess this cld be seen as part of clim change adaptation)	4/16/2019 7:18 PM
26	When there is more greenery then you have lessen the invasive nature of buildings tat take up whole blocks	4/13/2019 1:18 PM
27	Cleaner air.	4/13/2019 3:39 AM
28	Stripping trees from Highett had had a hugely detrimental effect on the bird and other wildlife. Council must urgently address the appalling mismanagement of Highett's lack of green space and removal of vast number of mature trees. .	4/9/2019 9:25 PM
29	shade for cars so they don't get fired on the street doing 40+ degree weeks in jan.	4/7/2019 12:31 PM
30	All the above are essential.	4/6/2019 7:40 AM
31	Habitat	4/5/2019 1:44 PM
32	Condisive to better mental health and a peaceful quiet environment.	4/4/2019 6:30 AM
33	Trees are a necessity in all types of housing as shade, which makes a huge difference on a hot day - i.e., walk into a park in the city on a hot day and the temperature is around 10-15 degrees less.	4/3/2019 7:29 PM
34	Joyful awe of natural environment and birdsong	4/3/2019 3:56 PM
35	Trees are just aesthetically pleasing.	4/3/2019 3:10 PM
36	beautify the street. when trees are removed by bayside the street scape is not looked in to for replanting.	4/3/2019 2:55 PM
37	helps to increase the native bird, butterfly and bee populations and that's a good thing.	4/3/2019 2:25 PM
38	General well being that research has proven enhances people's quality of life	4/3/2019 12:10 PM
39	Improves the carbon footprint	4/3/2019 10:22 AM
40	Reducing pollution and the demand on the storm water system. Which is going to escullate with future high rise developments	4/3/2019 9:51 AM
41	trees are the heart of the bayside, bayside is one of the most liveable areas in Melbourne because of the amount of green.	4/2/2019 6:38 PM
42	Trees encourage wildlife that is essential for biodiversity. The create cooler environments with shade and shelter for wildlife. They are essential for wellbeing and enhance neighbourhoods.	4/2/2019 2:52 PM
43	Retain birdlife	4/2/2019 2:37 PM
44	Improve drainage	4/1/2019 1:03 PM

Housing Strategy Review

45	Trees are one of the things that makes Bayside special. They are a valued part of the character of the area.	4/1/2019 9:45 AM
46	The type of tree is the most important issue, given current understanding of climate change.	4/1/2019 8:01 AM
47	Shade for parked cars	3/31/2019 8:56 PM
48	Mental health, encouraging walking, shade to reduce the incidence of skin cancer, environmental services (O2, removal of pollutants from the air, etc)	3/31/2019 11:05 AM
49	Strongly support this	3/30/2019 4:45 PM
50	only pluses to a greener Bayside	3/30/2019 1:53 PM
51	Spend more on looking after the beaches and shoreline.	3/30/2019 1:01 PM
52	Indigenous flora to encourage native fauna.	3/30/2019 12:35 PM
53	Corridors for biodiversity required	3/30/2019 10:40 AM
54	Making happy residents. Improving mental health and fitness. Allowing gardens to exist even if shared.	3/30/2019 7:19 AM
55	Remove Norfolk Island magnolias and plant native to Brighton trees	3/30/2019 7:10 AM
56	Aesthetic benefits	3/29/2019 10:59 PM
57	Natural environment for children and for general wellbeing of people	3/29/2019 8:52 PM
58	Provision of shade/urban cooling	3/29/2019 8:25 PM

Q23 Should Council have more control over the removal of trees and vegetation on private property?

Answered: 243 Skipped: 144



ANSWER CHOICES	RESPONSES	
Yes	50.62%	123
No	49.38%	120
TOTAL		243

Q24 Please elaborate on your answer to Question 23, if you wish.

Answered: 160 Skipped: 227

#	RESPONSES	DATE
1	It is disappointing to see vacated land gutted. Council has insisted on replanting of trees after removal by permit of diseased specimens. I don't understand how non-rate paying developers can avoid this cost and responsibility.	5/20/2019 2:13 PM
2	a very large portion of trees and vegetation is on private property. It is far too easy for developers to remove trees and vegetation and strip a block bare to develop a property to its full potential for the sake of profit but at the loss of so much more. If a developer wants to remove a tree and the council says no, it suddenly dies or accidentally is chopped down and the fine in the big scheme of things is negligible, like a grain of sand on the beach. Council neither has the manpower or the funding to even check up on a small percentage of developments to see if they even followed through with approved tree and vegetation planting following development and I can tell you for the MOST part it simply does not happen. Artist's impressions open council staff and Councillors eyes but the final product on the ground RARELY looks like the lovely tree and bush filled vision on paper. Council should a) RESCIND BUILDING PERMITS if trees and vegetation is removed from properties AT ANY TIME during the process. b) HOLD A LARGE CASH BOND of up to 10% of the value of the development (IE \$1 million dollars for a \$10 million dollar development) for a period of up to 5 years to ensure that the landscaping plans are not only PUT into action at the time of development but are MAINTAINED. This fund can be returned along with interest to the developer AFTER the landscape plan has been signed off after the 5 year period or, if the plan has NOT been bought to fruition, Council should be able to UTILISE whatever portion of that fund is required for COUNCIL to bring the landscaping plan to fruition. c) Take DETAILED SURVEYS of ALL development sites AS SOON as an application is put in place to ensure that trees and shrubs are not miraculously destroyed or fall sick. d) REJECT large developments that seek to REDUCE the CURRENT landscaping situation simply for the sake of profit and ONLY approve developments that not only WORK around existing landscaping including trees and shrubs but that ENCOURAGE them to EXPAND them. e) CHARGE developers a LARGE FEE for the REMOVAL of trees and shrubs from a site in favour of a building and this fee should be INCREASED with EACH tree and shrub in the list as an INCENTIVE to try harder to maintain the current landscaping on the property. Fees should START at a HIGH dollar value such as \$10,000 and raise by \$15000 for each subsequent tree ie \$10,000, \$25,000, \$45,000, \$70,000 etc. The major issue with trees being cut down is the TIME it takes to regrow those trees and the DAMAGE that is done by not having them for that period of time. This goes ESPECIALLY for Canopy trees. Also, too many of the development vegetation plans are for LOW quality replacement vegetation and NOT of a sufficient Quality for replacement. The point is to have a PROPER vegetation plan, not JUST to have a plan.	5/20/2019 12:49 PM
3	I suggest a program to encourage people to plant more trees.	5/20/2019 7:38 AM
4	Ironic, given that council has just removed my street tree, having let it grow in wrong direction etc ! the fines for removing a tree that is to be left are so small residents/developers just laugh !! we have lost so much just in my street !!	5/19/2019 6:03 PM
5	There are too many beautiful trees being removed from properties across the Bayside municipality - both legal and illegal tree removal. It takes decades for many of our suburb's beautiful trees to reach maturity and so many are being removed unnecessarily, particularly by developers who are trying to maximise their profits at the expense of our local environment.	5/19/2019 5:50 PM
6	This is an area that BCC needs to improve. There are massive swathes of the Municipality without VPO.I believe that we should follow the example of the Melbourne City Council and have a comprehensive and detailed tree survey asap. Every tree should be assigned a true \$ value , and consequently a tree bond should be levied on every development. And held for a number of years after the development has finished to ensure that appropriate and sustained vegetation has been maintained. This would prevent some of the appalling vandalism that has taken place in the past.	5/19/2019 4:53 PM
7	It is too easy for developers to remove trees on a block and then play dumb. Too many lovely trees are being pulled down then pathetic sticks being planted that aren't monitored in new developments that die	5/19/2019 4:50 PM

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8	<p>It is far too easy for developers to remove trees and vegetation and strip a block bare to develop a property to its full potential for the sake of profit but at the loss of so much more. If a developer wants to remove a tree and the council says no, it suddenly dies or accidentally is chopped down and the fine in the big scheme of things is negligible, like a grain of sand on the beach. Council neither has the manpower or the funding to even check up on a small percentage of developments to see if they even followed through with approved tree and vegetation planting following development and I can tell you for the MOST part it simply does not happen. Artist's impressions open council staff and Councillors eyes but the final product on the ground RARELY looks like the lovely tree and bush filled vision on paper. Council should a) RESCIND BUILDING PERMITS if trees and vegetation is removed from properties AT ANY TIME during the process. b) HOLD A LARGE CASH BOND of up to 10% of the value of the development (IE \$1 million dollars for a \$10 million dollar development) for a period of up to 5 years to ensure that the landscaping plans are not only PUT into action at the time of development but are MAINTAINED. This fund can be returned along with interest to the developer AFTER the landscape plan has been signed off after the 5 year period or, if the plan has NOT been bought to fruition, Council should be able to UTILISE whatever portion of that fund is required for COUNCIL to bring the landscaping plan to fruition. c) Take DETAILED SURVEYS of ALL development sites AS SOON as an application is put in place to ensure that trees and shrubs are not miraculously destroyed or fall sick. d) REJECT large developments that seek to REDUCE the CURRENT landscaping situation simply for the sake of profit and ONLY approve developments that not only WORK around existing landscaping including trees and shrubs but that ENCOURAGE them to EXPAND them. e) CHARGE developers a LARGE FEE for the REMOVAL of trees and shrubs from a site in favour of a building and this fee should be INCREASED with EACH tree and shrub in the list as an INCENTIVE to try harder to maintain the current landscaping on the property. Fees should START at a HIGH dollar value such as \$10,000 and raise by \$15000 for each subsequent tree ie \$10,000, \$25,000, \$45,000, \$70,000 etc. The major issue with trees being cut down is the TIME it takes to regrow those trees and the DAMAGE that is done by not having them for that period of time. This goes ESPECIALLY for Canopy trees. Also, too many of the development vegetation plans are for LOW quality replacement vegetation and NOT of a sufficient Quality for replacement. The point is to have a PROPER vegetation plan, not JUST to have a plan.</p>	5/19/2019 4:34 PM
9	<p>BCC should follow the Melbourne City Council and do a comprehensive and detailed tree survey and ensure that all trees are protected from unnecessary clearing , using the mechanism of tree bonds with the real value of trees as part of the planning process . Appropriate penalties for vegetation loss need to be stipulated. This is an area the BCC has a very poor history</p>	5/19/2019 4:29 PM
10	<p>Most of Bayside's large trees are sited on private property. Most developers will clear a development site for easy building access, with the promise to replace the lost vegetation. I have yet to see this done in Bayside. We need to keep our large and medium sized trees (with access to ground water) and build around them. Why not rescind building permits if trees are removed or damaged beyond repair? Fines don't work!</p>	5/19/2019 4:25 PM
11	<p>Well you have a policy but somehow developers just clear blocks with all trees etc gone ! And if you need to trim a huge tree on your block you have to get a permit and am arborist .. do one rule for some and another got others - so no I don't think you should have more power!!</p>	5/19/2019 3:49 PM
12	<p>Councils needs to be responsible for ensuring developers dont clear fell. And ensure protections are enforced. I think a tree bond would be appropriate, with appropriate penalties not just a "slap on the wrist" it is an area that BCC really needs to improve</p>	5/19/2019 3:47 PM
13	<p>Developers need to be held to account for excessive clearing, with appropriate penalties</p>	5/19/2019 3:31 PM
14	<p>Seems fine now</p>	5/19/2019 3:23 PM
15	<p>Tree bonds are a solution for excess clearing of vegetation. Developers need to be held to account</p>	5/19/2019 3:19 PM
16	<p>Watch developers knock trees down to increase building space. What do Council do to deter this? Not enough currently.</p>	5/19/2019 2:39 PM
17	<p>Through past experience trees are easily cut down with minimal fuss. This needs to stop</p>	5/19/2019 2:21 PM
18	<p>Council are doing a pretty bad job of it as it is.</p>	5/19/2019 1:37 PM
19	<p>Developers love a poison pot and Council should keep a keen controlling eye on dodgy practices to increase land area.</p>	5/19/2019 1:20 PM

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20	Trees can have negative impact on a property (damage/danger) and there should be allowances for this. Perhaps removal can be subject to replacement of another more suitable tree on the same block	5/19/2019 12:39 PM
21	In keeping with the glorious green belt.. This will be ruined by development and developers if not governed tightly	5/19/2019 11:46 AM
22	Ensure people cannot just do whatever they want in private land in regard to trees	5/19/2019 12:11 AM
23	It is extremely important that we keep trees. Rules must be obeyed with criminal charges if broken, not just fines.	5/18/2019 9:59 PM
24	A very large portion of trees and vegetation is on private property. It is far too easy for developers to remove trees and vegetation and strip a block bare to develop a property to its full potential for the sake of profit but at the loss of so much more. If a developer wants to remove a tree and the council says no, it suddenly dies or accidentally is chopped down and the fine in the big scheme of things is negligible, like a grain of sand on the beach. Council neither has the manpower or the funding to even check up on a small percentage of developments to see if they even followed through with approved tree and vegetation planting following development and I can tell you for the MOST part it simply does not happen. Artist's impressions open council staff and Councillors eyes but the final product on the ground RARELY looks like the lovely tree and bush filled vision on paper. Council should a) RESCIND BUILDING PERMITS if trees and vegetation is removed from properties AT ANY TIME during the process. B) HOLD A LARGE CASH BOND of up to 10% of the value of the development (IE \$1 million dollars for a \$10 million dollar development) for a period of up to 5 years to ensure that the landscaping plans are not only PUT into action at the time of development but are MAINTAINED. This fund can be returned along with interest to the developer AFTER the landscape plan has been signed off after the 5 year period or, if the plan has NOT been bought to fruition, Council should be able to UTILISE whatever portion of that fund is required for COUNCIL to bring the landscaping plan to fruition. C) Take DETAILED SURVEYS of ALL development sites AS SOON as an application is put in place to ensure that trees and shrubs are not miraculously destroyed or fall sick. D) REJECT large developments that seek to REDUCE the CURRENT landscaping situation simply for the sake of profit and ONLY approve developments that not only WORK around existing landscaping including trees and shrubs but that ENCOURAGE them to EXPAND them. E) CHARGE developers a LARGE FEE for the REMOVAL of trees and shrubs from a site in favour of a building and this fee should be INCREASED with EACH tree and shrub in the list as an INCENTIVE to try harder to maintain the current landscaping on the property. Fees should START at a HIGH dollar value such as \$10,000 and raise by \$15000 for each subsequent tree ie \$10,000, \$25,000, \$45,000, \$70,000 etc. The major issue with trees being cut down is the TIME it takes to regrow those trees and the DAMAGE that is done by not having them for that period of time. This goes ESPECIALLY for Canopy trees. Also, too many of the development vegetation plans are for LOW quality replacement vegetation and NOT of a sufficient Quality for replacement. The point is to have a PROPER vegetation plan, not JUST to have a plan.	5/17/2019 12:11 PM
25	As I bought my property I should have control .	5/16/2019 7:07 PM
26	So much vegetation and trees are removed with each development on private property. The replacements often do not occur, or are as required, and are not maintained. Trees mysteriously "die" and are removed by developers. More protection and monitoring needs to occur. At the VERY start, all vegetation noted, and monitored ongoing.	5/16/2019 1:48 PM
27	Huge fines	5/15/2019 12:28 PM
28	Designate tree preservation orders. Sites of horticultural importance	5/13/2019 9:48 PM
29	Again, the governments should aim to minimise their interference in the private affairs of the citizens.	5/13/2019 8:51 AM
30	The regulations are currently very strict.	5/12/2019 5:32 PM
31	Council needs to do more to protect canopy trees and existing vegetation. If every block is stripped and subdivided then the neighbourhood character of Bayside will be damaged forever	5/12/2019 3:44 PM
32	Enough laws apply for councils to act regarding private property. People need to stop over enforcing/controlling and start improving.	5/12/2019 2:13 PM
33	Developers will strip a block bear if they can, and even if they are not meant to, they chance their arm as there is no policing of this. There should be a trick Policy which is rigorously enforced with large fines imposed for breaches.	5/11/2019 11:57 AM

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34	<p>a very large portion of trees and vegetation is on private property. It is far too easy for developers to remove trees and vegetation and strip a block bare to develop a property to its full potential for the sake of profit but at the loss of so much more. If a developer wants to remove a tree and the council says no, it suddenly dies or accidentally is chopped down and the fine in the big scheme of things is negligible, like a grain of sand on the beach. Council neither has the manpower or the funding to even check up on a small percentage of developments to see if they even followed through with approved tree and vegetation planting following development and I can tell you for the MOST part it simply does not happen. Artist's impressions open council staff and Councillors eyes but the final product on the ground RARELY looks like the lovely tree and bush filled vision on paper. Council should a) RESCIND BUILDING PERMITS if trees and vegetation is removed from properties AT ANY TIME during the process. B) HOLD A LARGE CASH BOND of up to 10% of the value of the development (IE \$1 million dollars for a \$10 million dollar development) for a period of up to 5 years to ensure that the landscaping plans are not only PUT into action at the time of development but are MAINTAINED. This fund can be returned along with interest to the developer AFTER the landscape plan has been signed off after the 5 year period or, if the plan has NOT been bought to fruition, Council should be able to UTILISE whatever portion of that fund is required for COUNCIL to bring the landscaping plan to fruition. C) Take DETAILED SURVEYS of ALL development sites AS SOON as an application is put in place to ensure that trees and shrubs are not miraculously destroyed or fall sick. D) REJECT large developments that seek to REDUCE the CURRENT landscaping situation simply for the sake of profit and ONLY approve developments that not only WORK around existing landscaping including trees and shrubs but that ENCOURAGE them to EXPAND them. E) CHARGE developers a LARGE FEE for the REMOVAL of trees and shrubs from a site in favour of a building and this fee should be INCREASED with EACH tree and shrub in the list as an INCENTIVE to try harder to maintain the current landscaping on the property. Fees should START at a HIGH dollar value such as \$10,000 and raise by \$15000 for each subsequent tree ie \$10,000, \$25,000, \$45,000, \$70,000 etc. The major issue with trees being cut down is the TIME it takes to regrow those trees and the DAMAGE that is done by not having them for that period of time. This goes ESPECIALLY for Canopy trees. Also, too many of the development vegetation plans are for LOW quality replacement vegetation and NOT of a sufficient Quality for replacement. The point is to have a PROPER vegetation plan, not JUST to have a plan AND it needs to be checked up on at intervals after development is complete</p>	5/11/2019 1:00 AM
35	Even on land that is not private - eg. land that has been taken over by LXTA. Crazy	5/10/2019 10:48 PM
36	Council should be able to stop developers from denuding our neighbourhood of trees.	5/10/2019 11:44 AM
37	Include developers, (who just pay to chop down, + add the fine to the price charged	5/10/2019 11:05 AM
38	Trees that are older than many residents in an area should be given priority over new developments. They are beautiful and their ecological contribution is enormous. People develop strong attachments to individual trees. I will grieve, for example, the destruction of the pepper trees at Hampton Station when this occurs.	5/7/2019 9:56 AM
39	I assume the Council has sufficient control over the removal of trees and vegetation, although I am not aware of the Council's view on this matter.	5/4/2019 10:44 PM
40	If Council wants more control over my property then they can contribute as an equity partner to my mortgage repayments.	5/3/2019 9:17 PM
41	There is already considerable control. Policing just needs to be done. Council should plant more shade trees in Sandringham village which looks appalling.	5/2/2019 7:33 PM
42	I am very concerned about the destruction of trees when new houses are built. Usually all vegetation is razed to the ground and very little room is left for growing anything. Big areas of concrete replace vegetation. The leafy character of the area is disappearing fast.	4/25/2019 11:05 AM
43	Developers removing trees prior to development of land. Often disregarding vegetation overlays as the fine is incorporated into the development cost.	4/25/2019 8:02 AM
44	Existing trees on private property is onerous; the vegetation on council lands is council's responsibilities to protect and enhance	4/24/2019 11:49 AM
45	Most of these policies are over designed already	4/17/2019 9:37 PM
46	More if there might be safety issues due to the condition of larger trees	4/17/2019 9:43 AM
47	I have heard that some developers/owners knock down trees without permission and, if found out, just accept fines as a cost of the project. I suggest (and maybe you do this already) that as well as fines, a time penalty be imposed, ie if trees are knocked down without permission, development of the site must cease for, say 12 months.	4/16/2019 7:18 PM

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48	Only if they intend to subdivide, otherwise I think most people can figure out what they want to do with their garden/trees themselves	4/16/2019 4:54 PM
49	Sufficient controls already in place.	4/13/2019 5:17 PM
50	Nine trees went missing from the developments in our street. Seems you have a two tier attitude to tree removal. Currently, I am watching a tree (that was not allowed to be removed), across the road be destroyed by builders digging a giant circular trench around the tree. Any policing of rules?	4/13/2019 1:18 PM
51	If a tree is removed if it is dead. A new tree MUST be replaced, with similar characteristics. Canopy cover, etc.	4/13/2019 3:39 AM
52	some trees need to be taken down as they maybe dangerous to help others grow -more focus on tree planting and community gardens and veggie patches	4/11/2019 12:31 PM
53	Council have systematically overseen the stripping of Highett's old large canopy trees and cannot be trusted to safeguard what is left. Replacing large canopy trees with 1m high saplings has been a disgrace. Also Arborists have made poor choices for street trees.	4/9/2019 9:25 PM
54	Given the well established vegetation in Bayside all efforts should be made to retain and maintain the long term investment made by the council and residents to create this environment.	4/9/2019 7:44 PM
55	It is too late now. Developers have been chopping down everything they can, for far too long. Developers should be responsible for expanding/ creating green spaces for public use.	4/9/2019 5:06 PM
56	it's private's property.. if council wants control over the tree. the council should buy the 3m of land under it. I'm happy to sell mine based on my price.	4/7/2019 12:31 PM
57	I think the controls are already sufficient to strong.	4/6/2019 2:06 PM
58	If the property in question was overgrown, looking untidy, yes the council should be able to have a view of the property being tidied up	4/6/2019 1:11 PM
59	Trees and vegetation within certain criteria (i.e. above a certain height or age) should be protected. Removal should be allowed, but it must be required that they are replaced with vegetation of similar nature which is semi-established (several years old; not a sapling). This would allow for relocation and protection of dwellings/infrastructure whilst maintaining the character of the area. I think this is a more reasonable balance rather than preventing removal at all.	4/6/2019 10:05 AM
60	We need to replant our suburbs with indigenous plants to provide habitat and to combat the effects of heat and climate change. Many residents seem to prefer to remove native plants to plant European style gardens. Residents should be required to maintain a % indigenous/large trees.	4/5/2019 1:44 PM
61	It is none of councils business what happens on people's land. Get a hobby.	4/5/2019 1:41 AM
62	already some control of trees on private property. Would prefer council put more effort into providing more Australian native flowering plants on median strips and other low use land to support the bee population.	4/4/2019 9:08 AM
63	Stop people from planting inappropriate trees - eg Morton bay figs are banned in Sydney from residential properties because of the root damage they cause to entire neighbourhoods - why cant the council rule these out as well. One such tree is destroying local footpaths driveways etc. Sensible tree strategy please which allows inappropriate trees to be removed for the good of residents and also which stops developers from removing trees. Where is the green space and trees on the multistorey multiunit sites (oh that's right they don't have to comply)	4/4/2019 8:02 AM
64	Residents are lazy/do not like gardening and remove trees without consideration of the effect to the landscape and environment and bird life.	4/4/2019 6:30 AM
65	assumes that council has some control at present???	4/4/2019 2:37 AM
66	it is at an appropriate level in my opinion what the council should be focusing on is finding a native, native fauna friendly, low irritant, alternative to PLAIN TREES!!!!	4/3/2019 8:53 PM
67	I think there is a reasonable control .	4/3/2019 8:51 PM
68	Council allows any developer to pull down trees when removing a house, (as it comes under Planning Dept.) but but the rules are different for existing dwellings - - we MUST have trees, large and small, but the rules are unfair if you have any existing tree and have to apply to another department who make it difficult. The same rules should apply to developers as to residents.	4/3/2019 7:29 PM
69	Even though the council do have some control over the removal of trees on private property, with all of the development happening, we are still losing substantial trees.	4/3/2019 6:48 PM

Housing Strategy Review

70	On multidwelling properties all owners must agree to remove a tree (apart from dead trees), if this was on the original plan.	4/3/2019 5:10 PM
71	If it doesn't already the council should have a significant tree asset register and have it updated frequently.	4/3/2019 4:58 PM
72	Ensuring new developments have sufficient space for gardens and sizeable trees	4/3/2019 4:03 PM
73	Council MUST follow up on requirement to plant two for one following removal of healthy trees. Developers are aware the tree is on the site at time of purchase - removal should not be allowed and destruction must be heavily fined eg \$100k +	4/3/2019 3:56 PM
74	I disagree with developers removing every skerrick of vegetation to put up a building that has centimeters between it and the fence line!	4/3/2019 3:51 PM
75	Trees on individual properties should be of no relevance to Council. This is just Council taking a Big Brother approach to control ratepayers. If trees are dangerous and need to be removed, they should be, without Council interference.	4/3/2019 3:38 PM
76	Many trees are removed without, I expect, council approval especially when well established homes are pushed over. This is not acceptable as trees are of significant value to us all.	4/3/2019 3:35 PM
77	I just don't think that Council should intrude on the rights of its citizens.	4/3/2019 3:10 PM
78	For new developments all practical trees should be kept but trees that are too large and dangerous should be removed and sensible replacements made both in species and location. Developments that take up whole suburban blocks leaving little green space should be discouraged. Two stories with a basement is better than filling 90% of a block with buildings... that open space will never be returned. With open space the chance of indigenous or green planting is at least possible.	4/3/2019 2:55 PM
79	my planning permit was held up for 4 months waiting for your arborist. It was a dead tree, i had a report, it took (in total) 12 months for this to be agreed to by council. Absurd. Hire a third party arborist and this will be sorted quickly.	4/3/2019 2:55 PM
80	I honestly don't understand the current rules well enough to say they need to change. I've seen the council put up signs when trees have been removed from nature strips (which is fine) and I am ok with how gardens in existing homes are managed	4/3/2019 2:51 PM
81	I support the council controlling the removal of trees for development purposes. I don't support council's one size fits all approach inhibiting removal of dangerous trees (ie: risk of falling on a house, affecting underground services, etc)	4/3/2019 2:37 PM
82	It depends what trees you mean. If the tree/s are likely to fall over after heavy rainfall or high winds, that is a concern, but perhaps council could encourage the tree height to be reduced. If the tree is a heritage tree (i.e. the age of the tree) and it is in no way impeding anyone, definitely no. I like vegetation that hangs over fences, I think if its properly managed it gives a street a comfortable friendly tone, if all vegetation is trimmed back to an inch of its life, then I think that is a shame for the species. On the other hand, if it impedes people with a disability including elderly people from walking down the street, then a nudge from council to the home owner is quite appropriate. We need our trees now more than ever, it would be under certain circumstances that a tree would have to be removed. I also think that trees should be left on blocks that are to be developed, especially ones round the fence line, but I like trees and think they are important for a number of factors.	4/3/2019 2:25 PM
83	I have seen several trees close to us 'poisoned' by owners, in order for the owner to then get permission to remove the 'dead' tree. This includes trees on nature strips. These owners should be prosecuted!	4/3/2019 2:06 PM
84	A tree large one opposite 13 Maroona road was just approved. Council is doing lip service re tress power pole could be move but you ALWAYS support the developers. The tree was significant.	4/3/2019 1:39 PM
85	Bayside is too strict on this compared to other councils. I have been told by two arborists over a two year period that a large tree leaning may fall on my son's bedroom, but that he should be fine!!! They don't believe council would approve of removal. Also, that if he is harmed the council cannot be sued. (unsurprisingly I cried when told this)..... Glen Eira does not have a strict policy and there are still plenty of trees.	4/3/2019 1:00 PM
86	We discuss this all the time. It seems developers can get rid on every tree but individual people cannot.	4/3/2019 12:22 PM

Housing Strategy Review

87	Council should have control of vegetation for developers but not for residents. The amount of control for residents is about right. HOWEVER the current policy is a bit inflexible and does not allow for special circumstances. On the other hand developers can seemingly raze a block of trees to allow a maximum density and greater profit. Council reaps the reward in more ratepayers.	4/3/2019 12:10 PM
88	private property owners should be able to remove trees and or vegetation independently without permission from council.	4/3/2019 11:17 AM
89	More control on publically owned land (or privately owned for public purposes eg. PTV etc.)	4/3/2019 10:52 AM
90	There are already many trees that pose hazards to residents but cannot be touched due to councils draconian stance on tree preservation.	4/3/2019 10:22 AM
91	Te Council has no say in private gardens look and development unless some safety issues are not met, or privacy of neighbours is not respected.	4/3/2019 9:57 AM
92	Council should be more concerned with their trees. Increasing fines for those who vandalise them.	4/3/2019 9:51 AM
93	Lets ensure the character of Bayside is retained - already we have seen many tress and natural vegetation being reoved	4/3/2019 9:48 AM
94	there is sufficient control available to Council through its current planning provisions	4/3/2019 9:47 AM
95	fines for removal of trees illegally is not stopping developers from cutting them down, the money is peanuts to them. I spend 1000 dollar on removal of few branches of a neighbouring Tassie blue gum, but it looks amazing and the birds and insect life around the tree is magnificent.	4/2/2019 6:38 PM
96	The current system is far to adversarial. The council are here to help us they dont.	4/2/2019 6:24 PM
97	Too often trees are mistreated in order that they die so that they can be removed	4/2/2019 4:50 PM
98	Council must start valuing trees on private property and encourage good design that works around trees. Council must stop enciuraging the stripping bare if land for redevelopment. This has had a hugely detrimental effect in some suburbs.	4/2/2019 2:52 PM
99	Developers remove trees	4/2/2019 2:37 PM
100	Its exactly that its private property it is Not owned by the council	4/2/2019 1:57 PM
101	There a many old trees in Bayside that are being removed for development and not replaced by younger trees.	4/2/2019 12:44 PM
102	Different control, rather than more. I have friends in Bayside who were refused permission to remove a large tree that was assessed as being infested with disease. Their plan to replace it with a healthy tree seemed sensible to me.	4/2/2019 10:59 AM
103	It is too easy for developers to apply to VCAT for removal of mature trees which are in the way of their building footprints. VPO3 should be strictly observed.	4/1/2019 1:41 PM
104	It is too easy for developers to go to VCAT and get approval to remove mature trees just because they are in the way of the building. VPO3 should be strongly adhered to.	4/1/2019 1:18 PM
105	You already have controls. One the one hand, you want more controls, yet your happy to cut them all done to allow multi-storey developments that wipe out all vegetation, have no gardens, overhanging balconies on the street and completely destroy neighbourhood character. We don't want Bayside to be a unit city. You can't have your cake and eat it too. More development means less greenery, less amenity, less light, less privacy, more noise, more neighbourhood problems, and a shitty life for those of us in a small area who are forced to shoulder the burden for this growth ... while others continue to enjoy their ideal life in Brighton.	4/1/2019 11:50 AM
106	Council seems to have little control on total block clearance for re-development, but acts tough on controlling property owners who want to trim native vegetation to optimise sun/shade and allow an understorey to develop - they need to be much more sensitive to the optimum outcomes for each particular site, rather than apply council-wide rules.	4/1/2019 11:13 AM
107	ESD policy implementation would encourage land owners to adapt to updates to enhancing and protecting vegetation in the Bayside area should it be adopted.	4/1/2019 10:30 AM
108	Tree removal needs to be monitored. Gone unchecked, trees that should be retained will be cleared rapidly.	4/1/2019 9:45 AM

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109	The policy of tree removal depends on how much a developer can afford to pay in fines when the end result of construction far outweighs what imposition is imposed by Council or a friendly arborist is contracted.	4/1/2019 8:01 AM
110	Yes. If a tree is suspected poisoned, make the owner plant more but not necessarily the same type, be practical. Don't let people remove big trees in corner of garden that are away from houses. If they want to put a pool in, make them fund street trees and put in appropriate trees, If trees are a inappropriate eg. overshadowing make owner replace them with more appropriate trees.	3/31/2019 8:56 PM
111	Developers clear a block completely. They should work round established trees. Council need to check that all replacement vegetation survives. Also native, bird attracting trees. Not "architectural vegetation".	3/31/2019 8:06 PM
112	Vegetation Protection Overlays need strengthening and greater support by council planning departments	3/31/2019 7:09 PM
113	The current policies seem fair and reasonable. Thus my answer to #23 and "more control" is neither a yes or a no.	3/31/2019 2:48 PM
114	Cancel needs to be flexible with rules and unfortunately individual circumstances appear not to be considered.	3/31/2019 2:32 PM
115	In my experience, Council already has significant control. What does "more control" actually mean? This survey is very vague, poorly worded and ambiguous in many areas. A development adjoining our property threatens a significant tree on our property, and yet Council's Planning Department allowed the development to proceed. Furthermore, Council relied upon a report by an arborist engaged by and paid for by the property developer, to claim that the tree will not be threatened. The developer will be pouring a slab within 400mm of the trunk of our 50+ year old tree (well within the structural root zone) and yet the building approval issued to the developer states that the developer must not excavate within 2,000mm of any tree on Council property. Why has this development been allowed? Why is our significant tree being threatened by an inappropriate development approved by the Bayside Council Planning Department? Why was the developer not made to revise their design to reflect the tree protection requirements of the Australian Standards? Rather than grant Council more rights, Council should exercise its current rights.	3/31/2019 12:17 PM
116	Current laws should be enforced. Blocks should not be able to be totally cleared when redeveloping, and the area of vegetation on a block should be enforced. Clearly it is not at the current time.	3/31/2019 11:29 AM
117	I am worried that Council might stop a really big tree such as a Liquid amber or Norfolk Island pine being removed or messy gums being removed	3/31/2019 11:27 AM
118	More effective control is needed over developments. For example canopy trees in good health with long Useful Life Expectancy in set-back areas should be retained as a standard requirement.	3/31/2019 11:05 AM
119	They are removed and not replaced despite this being a permit condition	3/31/2019 10:29 AM
120	The present ruling about the circumference of trees as a guide for removal means there is less succession growth. Make the application for removal/pruning much cheaper and the fines far greater.	3/31/2019 7:43 AM
121	The block next to us will be clear felled - every tree will go to fit in the double development. Garden one day, concrete the next!	3/30/2019 6:09 PM
122	Private property is private. Council could encourage and reward tree planting and retention rather than getting more prescriptive/ punitive. Give away free trees of desired species, give info on planting guides re root systems and distances to pipes/buildings etc. Be helpful not the garden police!	3/30/2019 5:54 PM
123	The more development and the more high rise , the less vegetation and the higher heat effect. Go to the western suburbs and observe how much hotter it gets in summer. Trees are crucial and not necessarily gum trees. Lets get more trees suitable for street scapes	3/30/2019 5:03 PM
124	I see large trees being removed from development sites around our house. The penalty is such that the developer is quite happy to pay the fine and remove a tree. Also I do not believe the council is always aware the tree/s have been removed.	3/30/2019 4:17 PM
125	It has to be sensible control not a blanket policy and neighbouring properties should be considered	3/30/2019 3:19 PM

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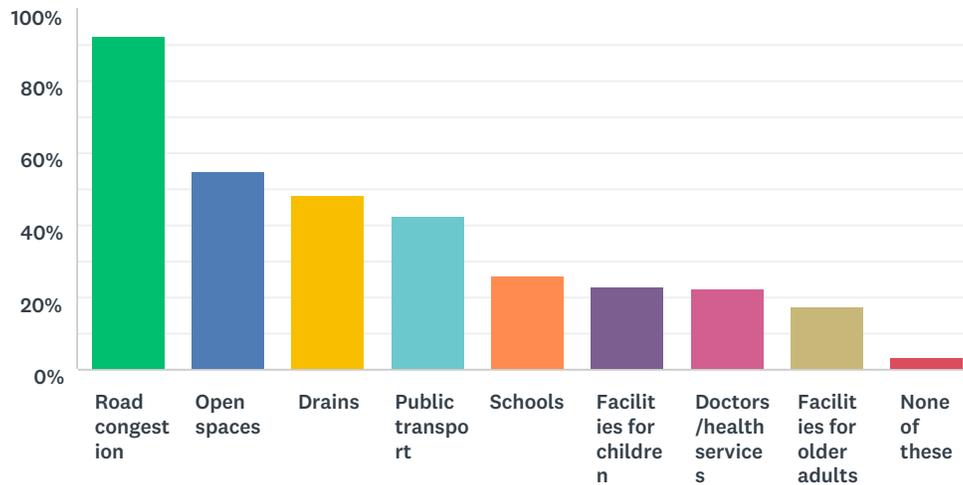
126	In our view Council already has sufficient control over the removal of trees and vegetation on private property. And many application decisions are made by people who have not had the benefit of site inspections.	3/30/2019 2:19 PM
127	Only if dangerous and owner will not comply to considered requests	3/30/2019 1:53 PM
128	But all block should have guidelines on what they should have eg if a tree is removed a replacement should be planted	3/30/2019 1:43 PM
129	In answering yes there should always be communication with residents on the pros and cons of removal/planting of differing types of trees/flora. Needs to be a fluid approach.	3/30/2019 1:24 PM
130	Trees are good, but also a menace. Private property is a private matter not for councils concern unless unsafe. each resident should be left alone to keep his property in check with fauna and flora. Council interference is a waste of time and money and angst for residents. simple. Market forces prevail. If you dint look after your property its value drops. Simple. Residents get that and don't need to be told by some smart council worker.	3/30/2019 1:01 PM
131	Council's business should be for public / council lands. What happens on private property should be none of council's business unless Council wants to pay for the upkeep . Council however should be doing more to encourage environmentally friendly gardening e.g. free composters & worm farms	3/30/2019 12:35 PM
132	Council already has enough control. Further control will simply be a burden.	3/30/2019 12:04 PM
133	There are trees of 13 - 18 metres in height in homes. They are not suitable for residential homes. Plant those in parks, don't make it hard for people to have them removed from their homes if it means they can plant more suitable landscaping.	3/30/2019 10:42 AM
134	Allow removal of non indigenous trees if replacing with indigenous trees and following up on a two yearly basis to make sure they are still there. The question should be about allowing developers to clear scape properties.	3/30/2019 10:40 AM
135	rules are strong enough already	3/30/2019 9:17 AM
136	It does a good job at present and should continue to do so . Although in some cases it may be difficult . The trees in Beaumaris are a big plus to the environment	3/30/2019 9:06 AM
137	Private properties should all have trees. Maintain a proportion of rabid property for trees. Development on Thomas street a great example of maintaining greenery. Plant more trees in the public spaces and trees.	3/30/2019 7:19 AM
138	Should work together with property owners to find solutions to tree removal and replacement	3/30/2019 7:16 AM
139	Lovely trees years old are removed and blocke totally cleared, should not happen but too late in hundreds of cases	3/30/2019 7:10 AM
140	Only on significant trees as per current policy. Net tree replacement policy should reasonably be applied/ explored.	3/29/2019 10:59 PM
141	Council has too much control as is.	3/29/2019 10:18 PM
142	Bayside have over sufficient control over tree removal. However council may need to offer discount on rates to those who choose th pkzng only local native flora. Got the benefit of fauna. Council should encourage natives with rats cuts.	3/29/2019 10:01 PM
143	The approach by Bayside toward monocultre plantings, failure to replace large trees in parks, inability to establish and maintain wildlife corridors and abitrary refusal for removal of some large trees in backyards suggests Bayside lacks any capacity to have effective control and management of private growth	3/29/2019 9:56 PM
144	I think that Council has more than enough control over vegetation on private property	3/29/2019 9:24 PM
145	Council already have control	3/29/2019 9:18 PM
146	The council are incompetent on flora and fauna on council property. There are already enough regulation on tree removal on private property. What is the point of this question? Does the council want to rule on removal of a shrub. Oh how I look forward to more council bureaucracy	3/29/2019 9:12 PM
147	Should t have any more control than currently have	3/29/2019 9:11 PM

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148	There are a lot of beautiful mature trees, especially natives, that we've seen destroyed during redevelopment that could or should have been left in place. Council should be encouraging developers to consider preservation where reasonably possible. Conversely there are also some trees on private property that become dangerous after storms. Council needs to have power to order performance of works in that situation. Finally, the environment needs healthy trees to be preserved so the permit system for works affecting the integrity of trees needs to be enforced.	3/29/2019 9:00 PM
149	Council have sufficient powers already. I want an ugly nuisance tree removed from my nature strip, and council won't remove or trim it. Less power and control would mean this tree could be removed.	3/29/2019 8:53 PM
150	Large established trees should be carefully considered through an application process; safety and protection of the existing property should be acceptable reasons for removal, but development should be of high beauty to warrant the removal of large trees.	3/29/2019 8:29 PM
151	too many/ enough rules already.	3/29/2019 8:27 PM
152	The Council removed a large number of trees from the foreshore without a permit in 2014-(in a VPO). If you look at Google earth images of Dendy Beach taken over a number of years. there appears to be 20+ trees that went missing in 2014 (Dendy St- Wellington St). Another agency should be required to approve the Council's own removal of native vegetation.	3/29/2019 8:25 PM
153	Council has a history of unreasonable requests to remove problem/ dangerous trees	3/29/2019 8:12 PM
154	The current levels of control seem adequate (though I do not know much about this issue).	3/29/2019 8:11 PM
155	Recent cases resemble scripts from Yes Minister. Inconsistent, inexplicable decisions made.	3/29/2019 7:46 PM
156	People should have that control over their own properties. We all need some autonomy. I think that if council had a say over this it would impact mental health and happiness and make individuals feel controlled and less empowered	3/29/2019 7:38 PM
157	Trees shouldn't t just be cut down, and if they are the development should include adding more than the number removed replanting.	3/29/2019 7:31 PM
158	Although I think greater control could yield better enhancement of vegetation in the area, my concern would be the effectiveness of council oversight. A broader Melbourne-wide approach with a sharing of resources across all councils would be more effective.	3/29/2019 7:25 PM
159	I am very cynical about the way that Bayside City Council uses its power over the control of trees on private property. A few years ago I took my next door neighbor to court over his Lilly Pilly tree that had caused me thousands of dollars worth of damage to my concrete driveway and storm-water pipes. The magistrate ordered my neighbor to sign an application to the Council for the removal of the tree. In a disgraceful decision, the Council rejected this application, simply because the owner of the tree did not want to remove it. My predicament was completely overlooked by Council. The offending tree remains in situ to this day.	3/29/2019 7:19 PM
160	Private property and vegetation choice is just that - PRIVATE	3/29/2019 7:02 PM

Q25 What types of infrastructure do you think is being negatively impacted by increased housing density?

Answered: 248 Skipped: 139



ANSWER CHOICES	RESPONSES
Road congestion	92.74% 230
Open spaces	54.84% 136
Drains	48.39% 120
Public transport	42.34% 105
Schools	25.81% 64
Facilities for children	22.98% 57
Doctors/health services	22.58% 56
Facilities for older adults	17.34% 43
None of these	3.63% 9
Total Respondents: 248	

#	OTHER INFRASTRUCTURE (PLEASE SPECIFY):	DATE
1	ALL types of infrastructure is affected by increased housing in one way or another, however, for the most part, these are already in cycles for increased access or improvements and places such as doctors, schools, facilities for families etc are all dependent upon the existing QUALITY of the infrastructure – IE the better the school, the more people that want to go to it, not necessarily the closest one. The same with Doctors. Whereas Drains, electricity, gas, water, communications and other important infrastructure are already feeling the pressure of over use which is why council has these already looked at as part of any development. The ONE MAIN infrastructure NOT listed is the FAMILY HOME. Increased housing affects existing family homes through direct impacts such as overshadowing, overlooking, loss of privacy, loss of trees and quality of living etc, but also because when these types of things occur, people are reticent to spent additional money on a property they may not care about as much anymore due to lowering of standard of living and as such the VALUE decreases and brings down the overall value of the area.	5/20/2019 12:52 PM
2	every streetscape! all strip shopping centres !	5/19/2019 6:06 PM
3	My family home.	5/19/2019 5:18 PM

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4	Inadequate investment in ALL infrastructure is affecting the amenity of Bayside	5/19/2019 4:53 PM
5	The traffic issues in Bayside are becoming a massive issue and destroying the amenity of the area and making it dangerous to get around. The lack of infrastructure to support safe bike riding is also a big issue. People's own homes are also being negatively impacted by increased housthrough direct impacts such as overshadowing, overlooking, loss of privacy, loss of trees and quality of living etc, but also because when these types of things occur, people are reticent to spent additional money on a property they may not care about as much anymore due to lowering of standard of living and as such the VALUE decreases and brings down the overall value of the area. THIS IS IMPORTANT TOO!ing density	5/19/2019 4:40 PM
6	The cost of inadequate investment in infrastructure affects every facet of life in Bayside. Inappropriate development has adversely affected the amenity of rate payers.	5/19/2019 4:32 PM
7	All types of infrastructure are impacted by increased housing to some degree. Schools may need to place portable buildings on outdoor play areas. More people = More rubbish which requires collection by Council at an increased cost to council. Etc ...	5/19/2019 4:31 PM
8	All of these with nothing done about any of them	5/19/2019 3:50 PM
9	Public and private space	5/19/2019 3:48 PM
10	Need for increased spending on all infrastructure	5/19/2019 3:21 PM
11	Communication (Internet)	5/19/2019 2:25 PM
12	Shopping. Recreational opportunities	5/19/2019 12:42 PM
13	Waste disposal	5/19/2019 8:05 AM
14	My family home!	5/18/2019 10:02 PM
15	ALL types of infrastructure is affected by increased housing in one way or another, however, for the most part, these are already in cycles for increased access or improvements and places such as doctors, schools, facilities for families etc are all dependent upon the existing QUALITY of the infrastructure – IE the better the school, the more people that want to go to it, not necessarily the closest one. The same with Doctors. Whereas Drains, electricity, gas, water, communications and other important infrastructure are already feeling the pressure of over use which is why council has these already looked at as part of any development. The ONE MAIN infrastructure NOT listed is the FAMILY HOME. Increased housing affects existing family homes through direct impacts such as overshadowing, overlooking, loss of privacy, loss of trees and quality of living etc, but also because when these types of things occur, people are reticent to spent additional money on a property they may not care about as much anymore due to lowering of standard of living and as such the VALUE decreases and brings down the overall value of the area. THIS IS IMPORTANT TOO!	5/17/2019 12:16 PM
16	All infrastructure is affected, including our own homes and gardens due to decreased privacy, sunlight, greenery, noise.	5/16/2019 1:51 PM
17	Street parking	5/16/2019 11:13 AM
18	Roundabouts and signs	5/15/2019 12:28 PM
19	Foreshore is fragile	5/13/2019 12:07 PM
20	Beaches (litter, parking)	5/12/2019 5:36 PM
21	Over development is running neighbourhood character and the feel of the neighbourhood,	5/12/2019 3:59 PM
22	Personal family homes! Increased housing density impacts on quality of life, privacy, and also effects housing values. The environment is certainly negatively effected.	5/11/2019 12:02 PM

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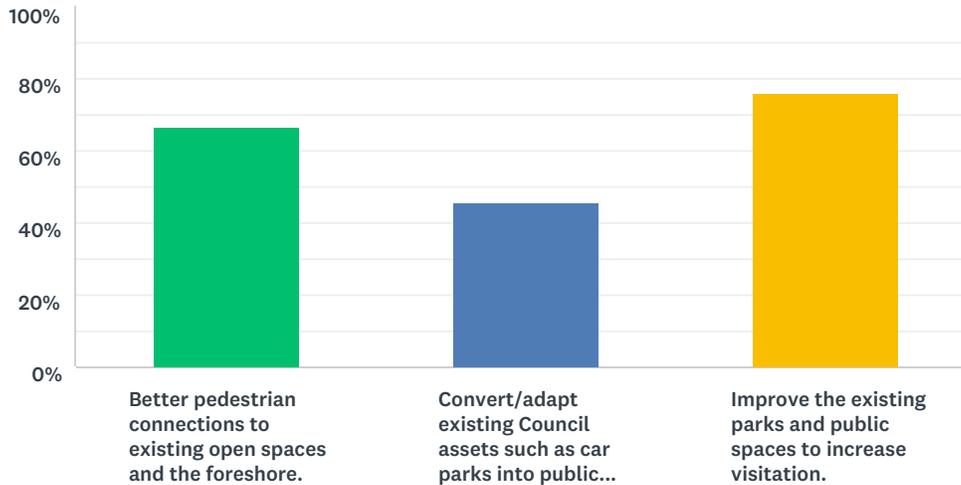
23	ALL types of infrastructure is affected by increased housing in one way or another, however, for the most part, these are already in cycles for increased access or improvements and places such as doctors, schools, facilities for families etc are all dependent upon the existing QUALITY of the infrastructure – IE the better the school, the more people that want to go to it, not necessarily the closest one. The same with Doctors. Whereas Drains, electricity, gas, water, communications and other important infrastructure are already feeling the pressure of over use which is why council has these already looked at as part of any development. The ONE MAIN infrastructure NOT listed is the FAMILY HOME. Increased housing affects existing family homes through direct impacts such as overshadowing, overlooking, loss of privacy, loss of trees and quality of living etc, but also because when these types of things occur, people are reticent to spent additional money on a property they may not care about as much anymore due to lowering of standard of living and as such the VALUE decreases and brings down the overall value of the area. THIS IS IMPORTANT TOO!	5/11/2019 1:01 AM
24	More Carparking off street at Bus + especially train stations.	5/10/2019 12:03 PM
25	As we speak the street is flooded from a short down pour. The things negatively are affected already are roads. Jack Road is full of pot holes since the Mirvac estate was created. Drainage, Sewage. Increased housing will negatively affect all these areas.	5/10/2019 11:54 AM
26	Road congestion is the biggest concern.	5/8/2019 8:36 AM
27	sporting clubs	5/2/2019 7:38 PM
28	Inadequate parking allowed for multiple residences	4/25/2019 2:56 PM
29	Car Parking	4/17/2019 9:45 AM
30	Re road congestion - I would require that new developments have fewer, rather than more, car parking spaces on site, and that significant developments (like the Bay Rd ones a few years ago) be required to have both: (a) developer/body corporate-funded shuttle buses to train stations; and (b) severa car sharing (like GoGet) spaces	4/16/2019 7:24 PM
31	Parking	4/13/2019 1:24 PM
32	Aquatic Centre, Sporting Grounds, (Basketball - more casual shooting.) Things for teenagers to do.	4/13/2019 3:42 AM
33	not able to answer all	4/11/2019 12:33 PM
34	Highett had suffered from poor planning and lack access to green space. Over development of poor quality dog-box apartments has been encouraged to the detriment of highett. Highest density has failed to bring anything of value to the village on the western side of the railway. Highett village needs urgent review but this should be outsourced due to past poor decision making by Bayside Council.	4/9/2019 9:32 PM
35	noise.. more people = more noise in smaller spaces/areas to expend it	4/7/2019 12:32 PM
36	Footpaths, beaches, overall congestion.	4/5/2019 1:46 PM
37	Parking. Space to leave bikes at Sandringham railway stations. Parking of mopeds on the pathway outside of the station.	4/4/2019 8:43 PM
38	Safety to the community as air bnb proliferate	4/4/2019 8:04 AM
39	urban visual and livable amenity.	4/3/2019 8:55 PM
40	supermarket parking	4/3/2019 4:07 PM
41	More off road cycling paths required to encourage children to ride safely to school and sport etc. also older residents can walk and ride safely.	4/3/2019 3:00 PM
42	Train station car parking	4/3/2019 2:44 PM
43	parking.	4/3/2019 1:35 PM
44	Bayside is really good with open spaces. Much appreciated. We won't talk about the 30 year ongoing non-solution to the Thomas St netball courts though...	4/3/2019 1:02 PM
45	Parking spaces on the streets for private property owners.	4/3/2019 11:20 AM
46	more dense means more hot in summer, high rise more shadow in winter, gloomy, when it rains more fludding etc	4/2/2019 6:39 PM

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47	Parking	4/2/2019 4:52 PM
48	Oversized buildings in side streets creating traffic chaos. Trees, footpaths, cycling, open green spaces that are not on the foreshore, off-lead parks for dogs etc have all suffered. Roads have been unnecessarily widened to the detriment of pedestrians and cyclists	4/2/2019 2:59 PM
49	Main arterial roads already congested	4/2/2019 2:41 PM
50	Parking availability	4/2/2019 11:03 AM
51	Parking	4/1/2019 8:31 PM
52	Pollution. More people = more trash. It's sad	4/1/2019 1:05 PM
53	Excessive on-street parking along roads, with many cars left outside for long periods: the road is public property, not private parking space.	4/1/2019 11:17 AM
54	you cannot get a car park at the local shops. Your remedy of handing out fines is not a solution for the problem or a good way to get re-elected.	4/1/2019 9:51 AM
55	Road degradation by the constant activity of cranes, concrete trucks and deliveries of heavy construction material. It takes between one and three years for the modern house to be completed, so the impact of these trucks requiring repairs to the roads is a direct cost to the ratepayers.	4/1/2019 8:08 AM
56	Dimishing street and train commuter parking.	3/31/2019 9:00 PM
57	Obviously PARKING, especially near Railway Stations (Multi Storey Carparks a must) and Village Centres	3/31/2019 2:51 PM
58	Libraries	3/31/2019 12:27 PM
59	Road Safety, bicycle safety (particularly on streets where there is congested parking for medium density developments) reduction in the local street shops, and making this too expensive for important shops such as food and vegetables.	3/31/2019 11:33 AM
60	Parking. Developments and subdivisions should have mandatory off-street parking or no permission.	3/31/2019 7:45 AM
61	Overcrowding and overpopulation are undermining all these services.	3/30/2019 6:14 PM
62	Roads/traffic; public parking	3/30/2019 2:21 PM
63	ability to park at shops and services. Not enough parking provided in new developments so streets getting clogged by side street parking	3/30/2019 1:56 PM
64	Free rainwater tanks to residents	3/30/2019 12:38 PM
65	Parking near public transport.	3/30/2019 12:07 PM
66	Car Parking	3/30/2019 10:43 AM
67	Bike paths.	3/30/2019 7:22 AM
68	Rubbish	3/30/2019 7:11 AM
69	Cycling paths. May need more. Parking impacts.	3/29/2019 11:02 PM
70	Parking	3/29/2019 8:57 PM
71	Rubbish removal, street parking, recycling, street congestion, traffic management	3/29/2019 8:46 PM
72	Parking (eg Council attempts to increase parking costs through use of parking meters.	3/29/2019 8:36 PM
73	Street parking is absurd. There is not enough parking space in new houses.	3/29/2019 8:31 PM
74	I think housing density will benefit our public transport system by increasing demand and allowing more services to run.	3/29/2019 8:12 PM
75	The general amenity of the municipality.	3/29/2019 7:21 PM

Q26 Bayside has very high land costs and is a built up area, which poses challenges for Council to buy and find large sites that are suitable for new public open space. What other mechanisms should we consider to improve residents' access to open space?

Answered: 226 Skipped: 161



ANSWER CHOICES	RESPONSES	
Better pedestrian connections to existing open spaces and the foreshore.	66.37%	150
Convert/adapt existing Council assets such as car parks into public open space.	45.58%	103
Improve the existing parks and public spaces to increase visitation.	76.11%	172
Total Respondents: 226		

#	OTHER IDEAS (PLEASE SPECIFY):	DATE
1	Whilst I tick convert / adapt council car parks, this should be looked at on the level of INCREASING open space WITHOUT LOSS to the number of car spaces as car usage is INCREASING as well. An example would be to build a level on top of the car park for open space use. Other ideas include doing what Glen Eira is doing and purchasing strategic housing sites as they come up to turn into smaller pocket parks. You can enforce all commercial buildings to have open space built on roofs. As an example, there is a current proposed development for Chandos Street Cheltenham for a 4 story building with a park on the roof but that park is ONLY for use by the building commercial tenants. Whilst having the park on the roof is great and having access by the workers is great, it would be better if access was made available for EVERYONE which would mean putting the park at ground level instead. Another idea is to pay for the roofing of railway trenches to be used as parks. This occurs in many places around the world and can not only give good sized parks but also has the effect of removing unsightly and noisy railway lines. A further example is to ensure that there is a park or open space available at EVERY ACTIVITY CENTRE whether that is via roofing a car park or co-payments and changes to new building proposals. There are many ideas.	5/20/2019 12:52 PM
2	If Council adapt council car parks, this should only be done at the level of increasing open space with no loss to the number of car park spaces for general public as car usage is increasing.	5/19/2019 10:21 PM
3	cycling infrastructure that motorists must obey, = increased safety etc; = reduced car access to open space, more cycling access !!	5/19/2019 6:06 PM
4	Protect existing open space, including protecting open space from being overlooked and crowded out by high rise developments. The sense of open space is lost once it is dominated by surrounding high rise developments.	5/19/2019 5:53 PM

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5	<p>adapt council car parks, this should be looked at on the level of INCREASING open space WITHOUT LOSS to the number of car spaces as car usage is INCREASING as well. An example would be to build a level on top of the car park for open space use. Other ideas include doing what Glen Eira is doing and purchasing strategic housing sites as they come up to turn into smaller pocket parks. You can enforce all commercial buildings to have open space built on roofs. As an example, there is a current proposed development for Chandos Street Cheltenham for a 4 story building with a park on the roof but that park is ONLY for use by the building commercial tenants. Whilst having the park on the roof is great and having access by the workers is great, it would be better if access was made available for EVERYONE which would mean putting the park at ground level instead. Another idea is to pay for the roofing of railway trenches to be used as parks. This occurs in many places around the world and can not only give good sized parks but also has the effect of removing unsightly and noisy railway lines. A further example is to ensure that there is a park or open space available at EVERY ACTIVITY CENTRE whether that is via roofing a car park or co-payments and changes to new building proposals. There are many ideas.</p>	5/19/2019 4:40 PM
6	Appropriate development across ALL of Bayside	5/19/2019 4:32 PM
7	Place car parking underground and allow for green open spaces at street level. This will benefit both infrastructure aspects - maintain or increase car parking spaces and increase green spaces - a Win:Win!	5/19/2019 4:31 PM
8	Roofing of railway trenches to be used as parks/bike ways/paths	5/19/2019 2:25 PM
9	Improved cycling and public transport access and facilities (bike parking, etc). Advertisement of existing spaces	5/19/2019 12:42 PM
10	I only ticked these boxes if it doesnt impact trees/vegetation.	5/18/2019 10:02 PM
11	<p>Convert / adapt council car parks, this should be looked at on the level of INCREASING open space WITHOUT LOSS to the number of car spaces as car usage is INCREASING as well. An example would be to build a level on top of the car park for open space use. Other ideas include doing what Glen Eira is doing and purchasing strategic housing sites as they come up to turn into smaller pocket parks. You can enforce all commercial buildings to have open space built on roofs. As an example, there is a current proposed development for Chandos Street Cheltenham for a 4 story building with a park on the roof but that park is ONLY for use by the building commercial tenants. Whilst having the park on the roof is great and having access by the workers is great, it would be better if access was made available for EVERYONE which would mean putting the park at ground level instead. Another idea is to pay for the roofing of railway trenches to be used as parks. This occurs in many places around the world and can not only give good sized parks but also has the effect of removing unsightly and noisy railway lines. A further example is to ensure that there is a park or open space available at EVERY ACTIVITY CENTRE whether that is via roofing a car park or co-payments and changes to new building proposals.</p>	5/17/2019 12:16 PM
12	Hampton Street pedestrian mall (or at least no parking) would be great	5/16/2019 11:13 AM
13	Examine land areas adjoining railway lines.	5/13/2019 12:07 PM
14	Council should relocate their offices to the BBD and use the current council chambers as a strategic redevelopment site to cater for increased housing requirements	5/12/2019 3:59 PM
15	More car parking needed, less council enforced timed parking eg. 2hr zones. Make free parking available. Rates should already cover this cost.	5/12/2019 2:17 PM
16	Council should force commercial buildings to have open space on the roofs. The forthcoming redevelopment of the Sandringham golf driving range in to a netball centre should include plans for open space.	5/11/2019 12:02 PM

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17	whilst I tick convert / adapt council car parks, this should be looked at on the level of INCREASING open space WITHOUT LOSS to the number of car spaces as car usage is INCREASING as well. An example would be to build a level on top of the car park for open space use. Other ideas include doing what Glen Eira is doing and purchasing strategic housing sites as they come up to turn into smaller pocket parks. You can enforce all commercial buildings to have open space built on roofs. As an example, there is a current proposed development for Chandos Street Cheltenham for a 4 story building with a park on the roof but that park is ONLY for use by the building commercial tenants. Whilst having the park on the roof is great and having access by the workers is great, it would be better if access was made available for EVERYONE which would mean putting the park at ground level instead. Another idea is to pay for the roofing of railway trenches to be used as parks. This occurs in many places around the world and can not only give good sized parks but also has the effect of removing unsightly and noisy railway lines. A further example is to ensure that there is a park or open space available at EVERY ACTIVITY CENTRE whether that is via roofing a car park or co-payments and changes to new building proposals. There are many ideas.	5/11/2019 1:01 AM
18	Provide more underground parking with parks on top.	5/7/2019 10:00 AM
19	We must partner in the housing developments to provide the required public open spaces.	5/4/2019 10:46 PM
20	The quality of the playgrounds in the Bayside area is horrendous. Plenty of green spaces, just poorly developed by council.	5/3/2019 9:18 PM
21	Council must stop sealing the foreshore carparks and constantly improving the natural beach environment to look like disney land. Council sell off the Health centre site in Sandringham? It could have been an ideal open space.	5/2/2019 7:38 PM
22	Require multi story / apartment developments to include a minimum are green space that is public accessible from the frontage.	4/25/2019 8:56 AM
23	(a) Closing streets/intersections to create pocket parks - there are many potential locations for these around Bayside (Glen Eira has several); and (b) use of land along railways for, eg, community gardens	4/16/2019 7:24 PM
24	Even though yor income stream would take a hit, simply say no to developers thereby reducing the reduction of space. Add a space reduction penalty -a levy to big developers which would help our Council help to buy land in other areas.	4/13/2019 1:24 PM
25	Laminex site will be for sale soon. Maybe save your pennies to buy that. It would make a great open space.	4/13/2019 3:42 AM
26	Stop prioritising team sports only in parks and include other users - eg families and dogs. Not everyone loves near the beach but off-lead dog beaches should be expanded.	4/9/2019 9:32 PM
27	charge per person tickets / pay per use	4/7/2019 12:32 PM
28	Mandate that all large developments incorporate public space	4/6/2019 10:07 AM
29	Preserve current open spaces at all costs. Make sure no more open spaces are allowed in the hands of developers.	4/6/2019 7:43 AM
30	Better use of nature strips as parks rather than English style grass strips	4/5/2019 1:46 PM
31	Council must plant more shade/canopy trees in park lands. eg The land/park behind the Council building in Sandringham should be vegetated in the central part of the park and more inviting on hot days. The Community Garden in Reserve road should be adapted as a park for days when it is not open for plant sales (eg store sale plants in locked area). Tulip street land, native land opposite the golf course should be adapted with a clearing and seats	4/4/2019 8:43 PM
32	converting council car parks to open space will only increase congestion	4/4/2019 8:04 AM
33	maintain and improve bicycle access along the shoreline	4/4/2019 2:39 AM
34	there is plenty of space available people just need to get out more often and get their noses out of their phones and get their bodies out of the gym	4/3/2019 8:55 PM
35	More trees and "undulations" of the land in the parks gives a feeling of much more space.	4/3/2019 7:32 PM
36	Replace open car parks with multistory car parks near shopping centres.	4/3/2019 5:13 PM
37	Mandate certain percentage of private property to outdoor space increase garden size requirements for new developments (gardens not decks/balconies)	4/3/2019 4:07 PM

Housing Strategy Review

38	I am not sure that we have a big problem with public open space in the northern part of the municipality. In areas where it is a problem, perhaps we could trade height for lower plot ratios so that new developments at least have some green space.	4/3/2019 3:14 PM
39	Reduce amount of dog areas. Elderly and young children don't mix so well with off leash and undisciplined dogs. Even dogs in schools is ridiculous. Tying them up at the gate was so much more kid friendly	4/3/2019 3:00 PM
40	there is so much room for improvement for existing spaces. Brighton library area on corner of boxshall could easily have park area for small children. Schools like firbank/st james/kamesborough gardens should be encouraged to be open on weekends to children	4/3/2019 2:57 PM
41	dual use of existing properties, e.g. have schools share their sport facilities with the community where its school use during the day and community during the evening and weekends	4/3/2019 2:53 PM
42	allow residents to plant on verges so that people in the street can take pride in their plantings and green up smaller spaces as well.	4/3/2019 2:27 PM
43	Raise the council rates on houses and reduce it on high density units	4/3/2019 1:53 PM
44	insist developers include appropriate volumes of green space.	4/3/2019 1:35 PM
45	You have great public spaces currently	4/3/2019 1:02 PM
46	Maybe council should just put the money into open spaces. It's important	4/3/2019 12:24 PM
47	Encourage more community markets and festivals in parks	4/3/2019 10:25 AM
48	be innovative with respect to the development of strategic redevelopment sites	4/3/2019 9:48 AM
49	The biggest open space is the Bay. Facilitate its use better	4/2/2019 6:26 PM
50	Increase accessibility to open green spaces with cycling and footpaths. Too much focus on foreshore rather than hampton east, highett and cheltenham.	4/2/2019 2:59 PM
51	Council purchase new properties	4/2/2019 2:41 PM
52	More/better beach cleaning. Beach cleaners tell me Bayside is one of the worst areas in terms of spending on beach cleaning! The cleaner I spoke to cleans for several bay-located council areas.	4/2/2019 11:03 AM
53	Better cycling connections to existing open spaces and the foreshore, as well as on all roads to encourage more bike users.	4/1/2019 10:37 PM
54	Roof top gardens in shared spaces and strong emphasis on park/public space in Csiro site	4/1/2019 8:31 PM
55	Never allow our bushlands to be converted into sporting precincts or have car parks or building built on them.	4/1/2019 1:43 PM
56	Never allow our bushland reserves to be converted to sporting precincts or allow any buildings or car parks to be built on them.	4/1/2019 1:22 PM
57	You have lots of open spaces and land. Stop pimping it to sporting groups. The rest of us would like some quiet enjoyment of the greenery not sporting groups, nights and weekends. You took it away from us, expect us to pay for stadiums and upgrades for sporting groups outside of the municipality. And now you have the nerve to say land costs are high! Stop handing over our land to outside groups who cammander it with their cars, noise, dump rubbish and leave our facilities in a mess. Why should we pay fo their cleanup?	4/1/2019 11:55 AM
58	Increase "walkable" streets, with wider nature strips created by narrowing roadways. The nature strips could then be planted with trees and shrubs, enhancing connectivity for wildlife and shade and shelter for pedestrians.lanted with native trees and shrubs,	4/1/2019 11:17 AM
59	Stop multi developments that increase Bayside population. Problem solved. Turn Bayside Council staff carpark into a green open space.	4/1/2019 9:51 AM
60	Development of the old Elsternwick golf course is a great example of how to extend public places for the all.	4/1/2019 8:08 AM
61	High density developments to provide more underground parking so use space for amenity. Use their rooftops for amenities	3/31/2019 9:00 PM
62	Its not a question solely of 'improving' existng parks but more specifically look after and take care of our existing parks, something which is sadly lacking at present	3/31/2019 2:51 PM
63	Council could purchase 24 Well street and develop into green space	3/31/2019 2:30 PM

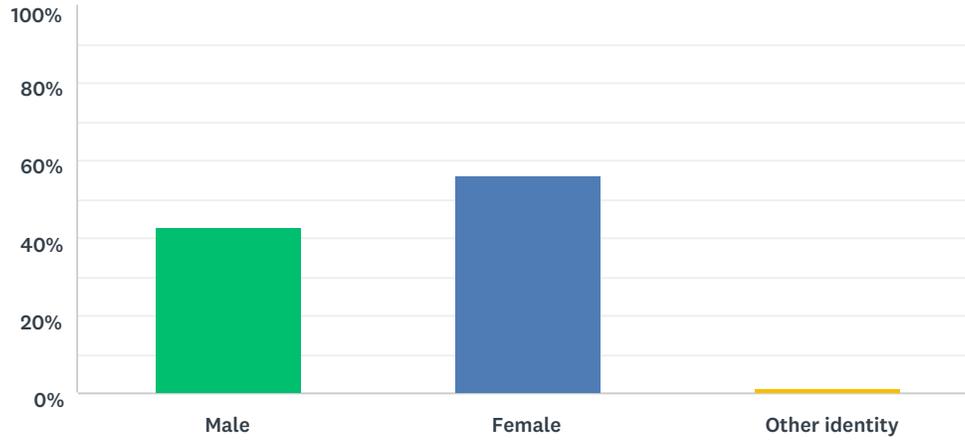
Housing Strategy Review

64	In large developments such as those along Bay Rd, development approval should be predicated on the developer incorporating a sizeable percentage (as a single contiguous parcel) of total land area to public open space, accessible to all people. (Just as new housing developments and land releases in newly developing suburbs incorporate sizeable parcels of land to parks and public open space.)	3/31/2019 12:27 PM
65	Our open space is great as it is, just don't overcrowd the suburb or allow inappropriate levels of higher density housing.	3/31/2019 11:33 AM
66	Cease adding more concrete, parking, walkways to the little space we have. Stop cutting back every tree that might touch a runner or pedestrian. Plant trees on the vacant areas. Issue a statement that "Bayside is FULL - no more development possible"	3/30/2019 6:14 PM
67	Re adapting car parks into open space... it doesn't have to be either/or. .. put in multi level carparks including below ground levels and put a park/play area on the top level. Even a community garden!	3/30/2019 6:00 PM
68	more pedestrian paths and cyce lanes to encourage alternate traffic to cars for weekend journeys	3/30/2019 1:56 PM
69	To convert current car parks would just make traffic congestion in Bayside even more of a problem. However there are other sites (Masonic Hall, Sandringham) that could be converted into an open green space.	3/30/2019 1:26 PM
70	Best way to fix this is limit developemetn here!! duh Council are spoiling Bayside amenties. Let market forces do their work.	3/30/2019 1:03 PM
71	More parking at all public spaces and new commercial areas. All new builds to have roof top gardens & solar panels & rainwater tanks	3/30/2019 12:38 PM
72	Convert churches to parks.	3/30/2019 10:43 AM
73	By improving parks I hope you mean more group and understorey plantings	3/30/2019 10:42 AM
74	have more sections in parks for residents to grow their own vegs for example behind sandringham bowls club land not used	3/30/2019 9:21 AM
75	Make developers contribute to a levy to build parks and open spaces. Like a fund for acquiring land. Bike paths help get cars off roads and improve use of open spaces. Fix the bike path on nepean highway.	3/30/2019 7:22 AM
76	Review low use Council assets such as old scout halls for most efficient and effective use of the land.	3/29/2019 11:02 PM
77	Build over Sandringham station multi level car park for commuters with sports facilities on the roof for predominant after hours and weekend use	3/29/2019 10:44 PM
78	Rooftop parks over some council buildings. And over rail and bus stations. And over the top of car parks.	3/29/2019 10:03 PM
79	get rid of the stupidity of housing setbacks on residential blocks to enable more effective housing density to be fit for purpose. Crack down on public streets being used as private storage facilities - caravans and trailers unhooked left for days or weeks in suburban streets. These all make walkability or cycle-ability a problem.	3/29/2019 10:00 PM
80	We have a lot of public spaces. We need to ensure that they are maintained and used appropriately. A disturbing number of people walk their dogs off lead in parks where this is not allowed making it difficult for children and those who are unhappy to share spaces with unrestrained dogs.	3/29/2019 9:06 PM
81	Do not expand building footprints on the foreshore or on parkland. Stop commercialising parkland and the foreshore by ensuring restaurants, function centres are not built on public land and by preventing monopolisation of facilities by leasing to private clubs. Prevent new liquor licenses being issued within 500m of the foreshore. Spend the \$10million you are planning to waste on the Dendy Pavilion on buying some parkland and planting trees. Do an environmental audit of all parkland and Council land to identify where the Council has buried contaminants. For example the arsenic buried at Elsternwick park. Ensure that parkland and the foreshore are safe for people to use.	3/29/2019 8:36 PM
82	Take away all the fences along the beach so that the beach can be more easily accessed. Young and able bodied people just jump the fences and still have access but it locks out those that cannot jump a fence. Please make ALL of the public beaches where people gather in Bayside accessible.	3/29/2019 7:41 PM

Because of the influx of new residents into the municipality we need both more car-parking space and more public open space.

Q27 Are you ...

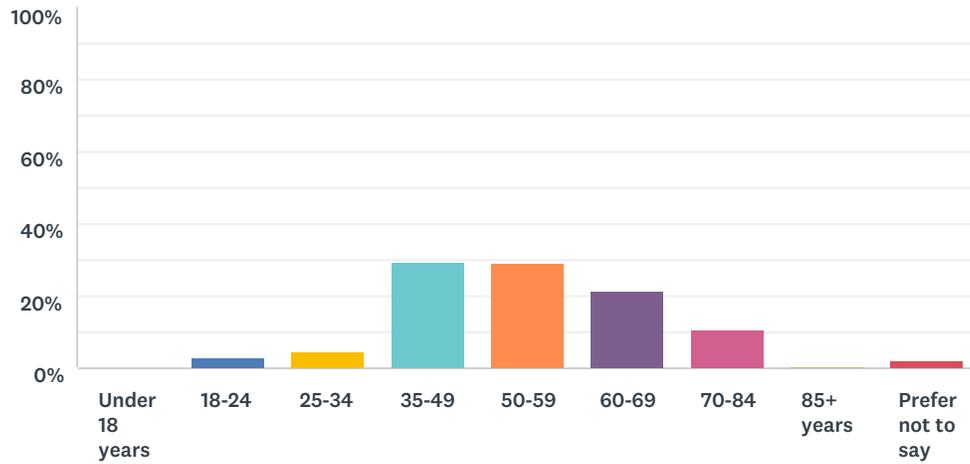
Answered: 242 Skipped: 145



ANSWER CHOICES	RESPONSES	
Male	42.56%	103
Female	56.20%	136
Other identity	1.24%	3
TOTAL		242

Q28 What is your age group?

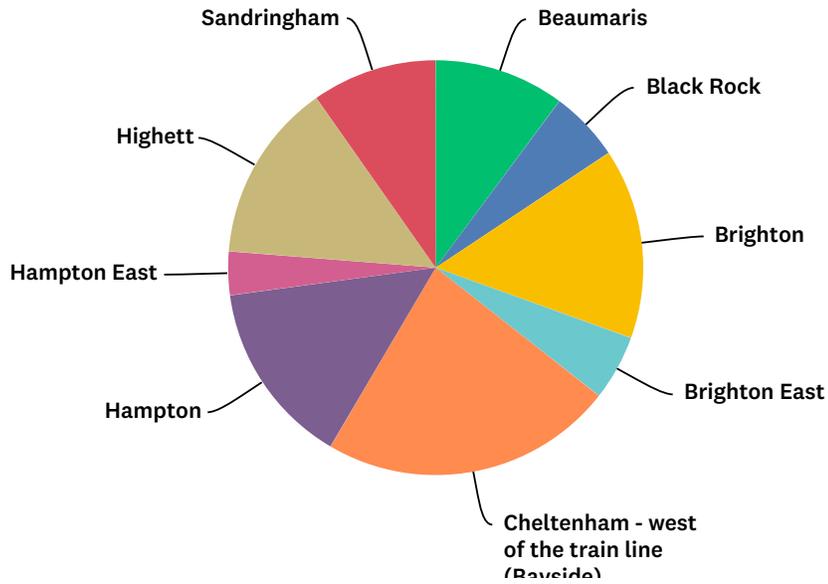
Answered: 243 Skipped: 144



ANSWER CHOICES	RESPONSES	
Under 18 years	0.00%	0
18-24	2.88%	7
25-34	4.53%	11
35-49	29.63%	72
50-59	28.81%	70
60-69	21.40%	52
70-84	10.29%	25
85+ years	0.41%	1
Prefer not to say	2.06%	5
TOTAL		243

Q29 Where do you live?

Answered: 236 Skipped: 151



ANSWER CHOICES	RESPONSES	
Beaumaris	10.17%	24
Black Rock	5.51%	13
Brighton	14.83%	35
Brighton East	5.08%	12
Cheltenham - west of the train line (Bayside)	22.88%	54
Hampton	14.41%	34
Hampton East	3.39%	8
Highett	13.98%	33
Sandringham	9.75%	23
TOTAL		236

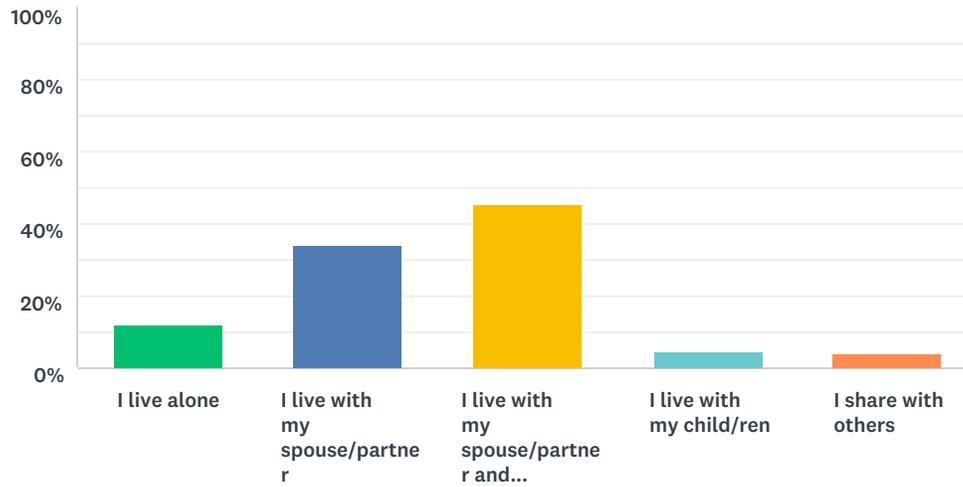
#	OTHER SUBURB (PLEASE SPECIFY):	DATE
1	Pennydale	5/20/2019 12:52 PM
2	Pennydale	5/19/2019 5:19 PM
3	Pennydale	5/19/2019 5:17 PM
4	Pennydale!	5/19/2019 4:53 PM
5	PENNYDALE	5/19/2019 4:41 PM
6	Pennydale	5/19/2019 4:32 PM
7	Pennydale	5/19/2019 1:38 PM
8	Pennydale	5/19/2019 1:22 PM
9	Pennydale	5/19/2019 12:13 AM
10	Pennydale	5/17/2019 12:17 PM

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11	Pennydale	5/12/2019 4:08 PM
12	Pennydale	5/11/2019 12:03 PM
13	Pennydale	5/11/2019 1:02 AM
14	PENNYDALE	5/10/2019 7:04 PM
15	Pennydale	5/10/2019 11:56 AM
16	Pennydale	5/10/2019 8:37 AM
17	Live in Tasmania but have two properties in Highett.	4/3/2019 11:21 AM
18	Pennydale	4/3/2019 9:53 AM
19	Pennydalle	4/3/2019 9:22 AM
20	Pennydale	3/30/2019 2:52 PM

Q30 How would you describe your current household?

Answered: 238 Skipped: 149

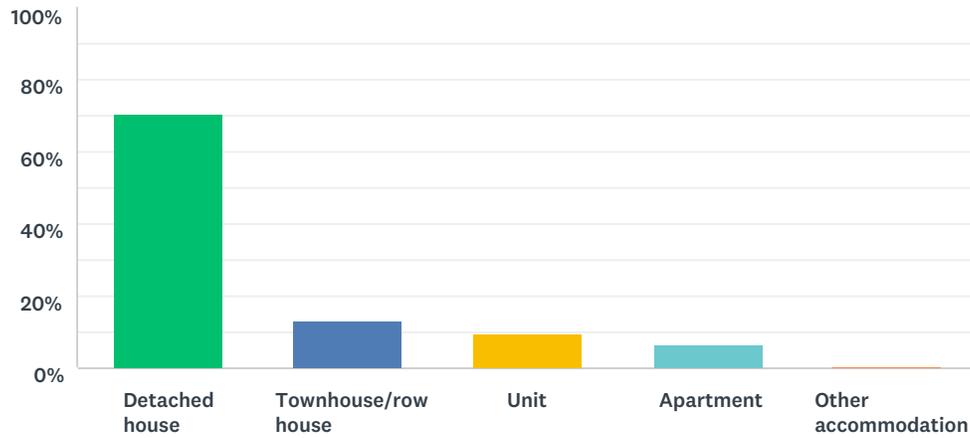


ANSWER CHOICES	RESPONSES	
I live alone	12.18%	29
I live with my spouse/partner	34.03%	81
I live with my spouse/partner and child/ren	45.38%	108
I live with my child/ren	4.62%	11
I share with others	3.78%	9
TOTAL		238

#	OTHER (PLEASE SPECIFY):	DATE
1	I live with my family	5/19/2019 4:32 PM
2	I live with my parents and siblings	5/19/2019 3:48 PM
3	I live with my parents and siblings	5/19/2019 3:22 PM
4	My son lives with me.	4/5/2019 4:24 PM
5	Son and his wife	4/3/2019 8:54 PM
6	I live with spouse, adult children and a partner of one. It's a multi generational household. Need to cater for these too	4/3/2019 12:25 PM
7	plus two dogs	4/3/2019 10:27 AM
8	and also other relative	3/29/2019 11:04 PM
9	renting	3/29/2019 7:52 PM

Q31 What is your current housing type?

Answered: 243 Skipped: 144



ANSWER CHOICES	RESPONSES	
Detached house	70.37%	171
Townhouse/row house	13.17%	32
Unit	9.47%	23
Apartment	6.58%	16
Other accommodation	0.41%	1
TOTAL		243

Survey sent to people with limited mobility who have provided information to Council on mobility issues in the past.

Three additional questions were added to the more general survey. Only the three additional questions that were included, focusing on design issues and barriers to accessible housing are included below. The responses to the general survey have been included in the general survey responses above.

Q1 What are the main design issues in your home that affect ease of movement and your ability to live independently. For example, what are the barriers and which features are important?

Answered: 3 Skipped: 0

#	RESPONSES	DATE
1	Barriers - steps, uneven floor surfaces, cluttered furniture. Important - same level, even floors, uncluttered	5/21/2019 10:48 PM
2	width of doorways and halls for wheelchair easy access, had to put in ramp down side to avoid steps. Access and handrails in bathroom and toilets. I dont need a hoist to move away from chair but if I did, the hoist transfer points are from chair to bed and in toilet from chair to toilet	5/9/2019 5:32 PM
3	No Steps and a few handrails	5/3/2019 2:07 PM

Q2 Have you ever had to consider moving to a different home because of issues of accessibility? Please explain.

Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	Did so because of steps, but now take my own ramp to friends houses - its like the ramps on railways and fits in the car. All shops in council area should buy a ramp - approx 200\$, to allow access up entry step.	5/9/2019 5:32 PM
2	I moved into Supported Housing where everything was accessible. I was refused a Rental house because I wanted to stick up Handrails, the Realestate kicked me out of his Office and banned me from applying for anything because of my Disability. Bayside Realestate at the Concourse	5/3/2019 2:07 PM

Q3 Have you experienced difficulty finding accessible housing locally?

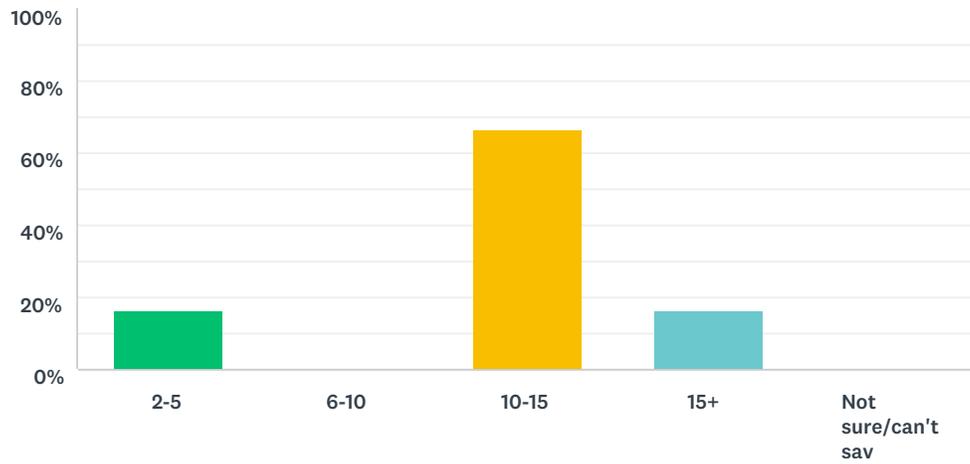
Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	Had to modify mine	5/9/2019 5:32 PM
2	Yes	5/3/2019 2:07 PM

Survey sent to planning consultants that frequently represent applicants in Bayside to better understand barriers to delivering apartments in Bayside.

Q1 How many applications do you or your clients lodge per year with Bayside City Council?

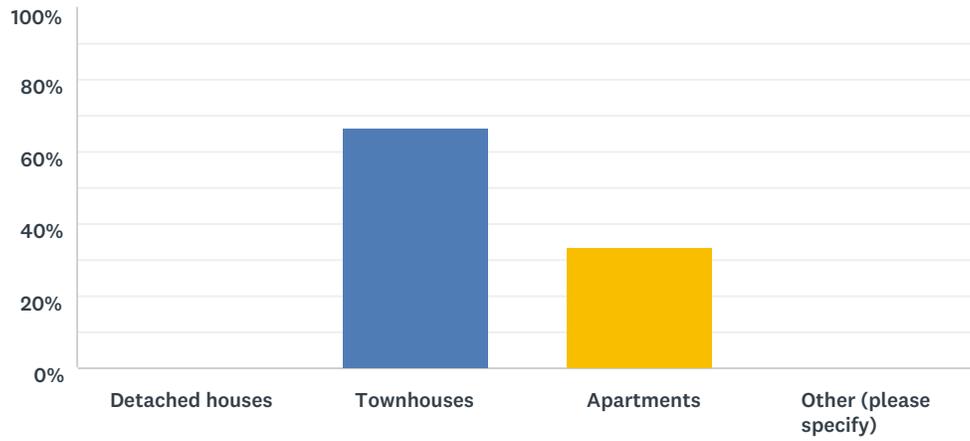
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
2-5	16.67%	1
6-10	0.00%	0
10-15	66.67%	4
15+	16.67%	1
Not sure/can't say	0.00%	0
TOTAL		6

Q2 What kind of applications in Bayside do you primarily work on?

Answered: 6 Skipped: 0

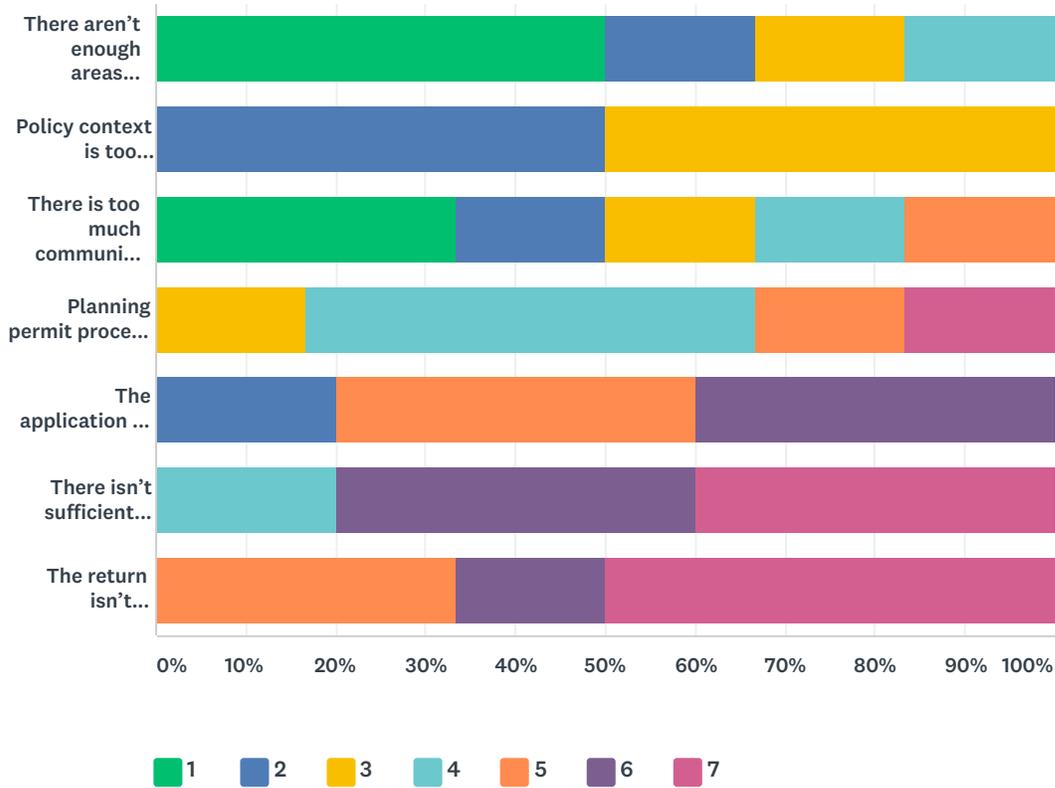


ANSWER CHOICES	RESPONSES	
Detached houses	0.00%	0
Townhouses	66.67%	4
Apartments	33.33%	2
Other (please specify)	0.00%	0
TOTAL		6

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q3 Please rank what you consider to be the top barriers to developing apartments in Bayside? (1 = greatest barrier, 8 = least barrier)

Answered: 6 Skipped: 0



	1	2	3	4	5	6	7	TOTAL	SCORE
There aren't enough areas in Bayside where it's possible.	50.00% 3	16.67% 1	16.67% 1	16.67% 1	0.00% 0	0.00% 0	0.00% 0	6	6.00
Policy context is too restrictive.	0.00% 0	50.00% 3	50.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	5.50
There is too much community resistance.	33.33% 2	16.67% 1	16.67% 1	16.67% 1	16.67% 1	0.00% 0	0.00% 0	6	5.33
Planning permit process too lengthy.	0.00% 0	0.00% 0	16.67% 1	50.00% 3	16.67% 1	0.00% 0	16.67% 1	6	3.50
The application is too likely to go to VCAT.	0.00% 0	20.00% 1	0.00% 0	0.00% 0	40.00% 2	40.00% 2	0.00% 0	5	3.20
There isn't sufficient market demand.	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	40.00% 2	40.00% 2	5	2.00
The return isn't profitable enough.	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 2	16.67% 1	50.00% 3	6	1.83

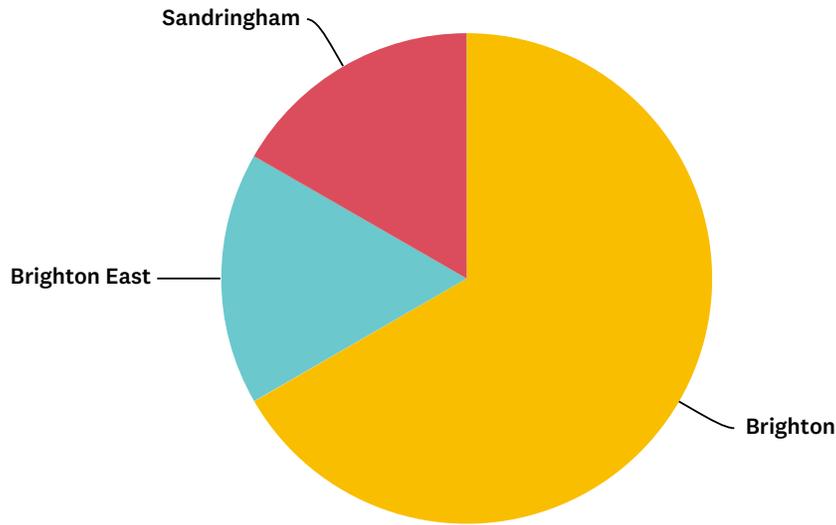
Q4 If there is another barrier, please specify here or elaborate on your answer.

Answered: 3 Skipped: 3

#	RESPONSES	DATE
1	N/A	5/3/2019 7:28 AM
2	Council planning officers have insufficient resources	5/2/2019 3:17 PM
3	The Cr's have too many influence on planning matters. The delegation of the planning office needs to be revisited.	5/2/2019 1:26 PM

Q5 Which Bayside suburb do you have the most applications?

Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
Beaumaris	0.00%	0
Black Rock	0.00%	0
Brighton	66.67%	4
Brighton East	16.67%	1
Cheltenham	0.00%	0
Hampton	0.00%	0
Hampton East	0.00%	0
Highett	0.00%	0
Sandringham	16.67%	1
TOTAL		6



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We acknowledge the Boonwurrung people of the Kulin Nation as the traditional owners of this land and we pay respect to their Elders past and present.

We acknowledge that together we share a responsibility to nurture this land, and sustain it for future generations.