# Housing Discussion Paper Survey Analysis

## Shaping Banyule online survey results, July/August 2023

> "We have to have change and we need more housing. There is no avoiding that. But we also need the change to be managed in a way that is controlled and actually adds rather than detracts from the community. This is where better design and importantly use of materials that harmonise with the neighbourhood become so important."
>
> - Survey response exert

## Contents

# Introduction

This paper provides a summary of the responses to the Shaping Banyule online survey for the Housing Discussion Paper. The survey was open from 17 July to 31 August 2023 and received 146 responses. It is noted 12 responses were of very similar wording. As these were completed on an individual basis, they have been given equal weight in the analysis.

There were 17 questions in total (not including demographic questions). This included:

- 5 related to *Housing for All*
- 5 related to *Elevating Good Design*
- 6 related to *Valuing Preferred Neighbourhood Character*
- 1 general question

This paper serves as an attachment to the Housing Discussion Paper Consultation Summary Report.

# Key Findings

## Housing for All

There was support for all three of the following 'Driving Housing for All' objectives, with the first two receiving good support (agree/strongly agree approx. 65%) and the third objective receiving moderate support (agree/strongly agree approx. 55%).

- *Increase housing near services and transport to meet the housing needs of a more diverse and growing community*
- *Help individuals, key workers and families of all income levels to access high quality housing options*
- *Expand the range of housing types and tenures in our communities*

Approximately 63% strongly agree/agree and 36% disagree/strongly disagree with locating medium density housing within walking distance to public transport, shops and community services, rather than areas that are not within walking distance.

There was a fairly even balance between those who agreed and those who disagreed with the following two statements relating to high density:

- *Heidelberg, Greensborough and Ivanhoe are still the best locations to encourage high density housing.*
- *Council should identify new locations for high density housing.*

The comments relating to high density were also mixed with 50 responses suggesting suitable locations for high density and 28 responses opposed to high density in Banyule. The importance of careful consideration of design and sustainability was a reoccurring theme in comments regarding high density.

The majority of respondents either disagreed or strongly disagreed with the following first two statements relating to affordable housing. There was more support for the third statement with strongly agree being the most popular option.

- Council should find ways to support and encourage affordable housing projects. For example, incentives to include affordable housing might be offered through the planning process such as car parking exemptions or additional height, if in the right location.
- We should consider underutilised Council land for development of social or affordable housing.
- We should consider making social or affordable housing mandatory in new major residential developments.

There was a reasonable level of support for co-housing developments (61% agree/strongly agree) and using surplus State/Federal government land for affordable housing (55% agree/strongly agree). The use of secondary dwellings was supported (65% agree/strongly agree) while the greyfield renewal option received a mixed response with a high number (32%) indicating they don't know/can't say.

## Elevating Good Design

There was strong support for the following three of the four 'Elevating Good Design' objectives:

- *Ensure the accessibility and usability of housing for people of all ages and abilities*
- *Promote functional and sustainable living*
- *Promote good design which meets the varying needs of the community while also meeting other objectives like sustainability and neighbourhood character*

For the objective 'High and medium density buildings promote cohesive, sustainable and liveable communities' 52% disagree/strongly disagree compared to 41% who agree/strongly agree and 7% responded don't know/can't say.

There was strong support for the following ideas to elevate good design:

- *A Design Excellence Program which encourages and celebrates better design outcomes in our residential areas*
- *More guidance on how to achieve good design outcomes for residential development, especially for medium and high density developments*

Ways to support good design included providing expert architectural and urban design advice and guidance. This was for both applicants and Council planners and might include a design review of all applications. Some respondents called for design excellence to be mandatory and that tighter regulations are required.

There was very strong support for Council to '*continue to seek ways to support sustainability and biodiversity through environmentally sustainable design principles, vegetation retention and planting native plants*.'

## Valuing Preferred Neighbourhood Character (NC)

There is a high level of support for the two Preferred Neighbourhood Character objectives:

- *New residential buildings support local identity and a sense of place*
- *Ensure new residential buildings meet preferred character requirements*

There was a mix of responses to questions regarding perceptions of change.

- Some noted change is inevitable and for the most part has been appropriate and delivered more housing
- Others are concerned about the level of change and the negative impact it's having on NC
- Respondents noted the need for well-managed, quality driven development that enhances the neighbourhood and preserves green spaces
- Mixed responses to the level of change occurring with those experiencing medium change fairly evenly split about whether they like or don't like the change.

The southern areas of Banyule were identified by respondents as areas requiring further protection of NC. This corresponds with Ivanhoe and Ivanhoe East experiencing a high level of change occurring.

There is reasonable support for medium density housing in Banyule neighbourhoods provided it is well designed, well located close to services and public transport and includes adequate parking and landscaping.

# Participation

## Gender

There was a slightly higher proportion of females (51%) compared to males (40%) who completed the survey. 7% of respondents preferred not to say and 2% identify as non-binary/gender fluid.
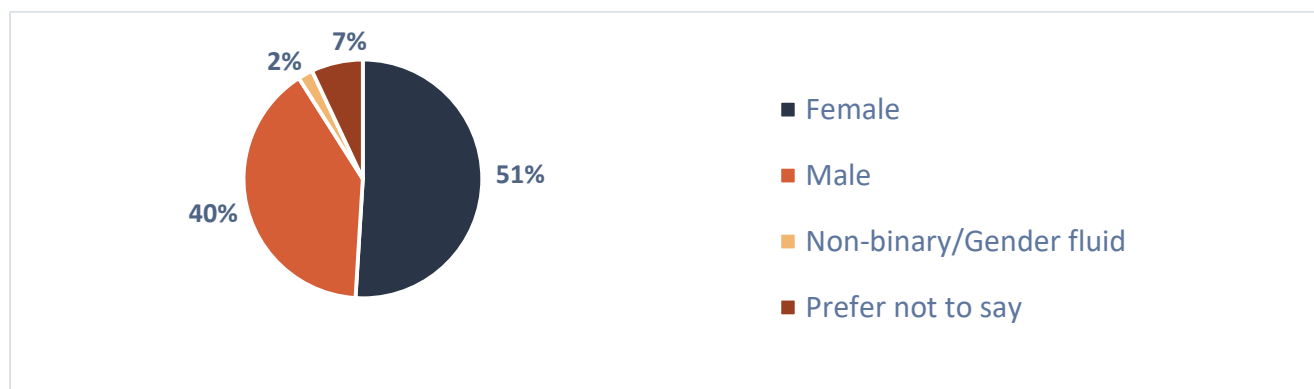


## Age

There was a reasonable spread in the age of respondents over 25 (noting that 10 people skipped this question). In response to the low participation by people under 25 a separate targeted youth survey was undertaken. The results of the youth survey are a separate attachment.
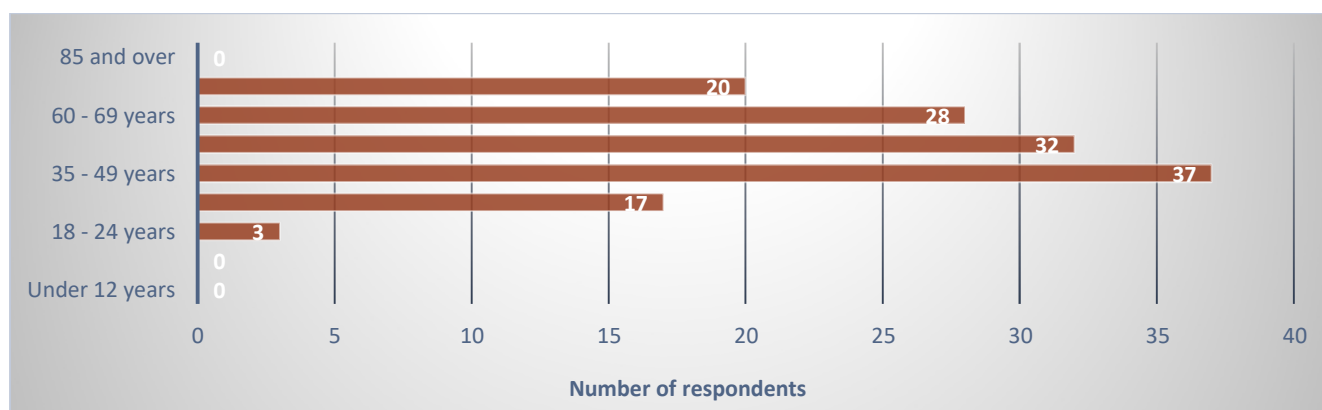


## Suburb

There was a fairly good spread of responses from across the suburbs with the highest number of responses from Macleod, Ivanhoe, Ivanhoe East and Heidelberg. There were no response from Eltham, Eltham North and Yallambie.
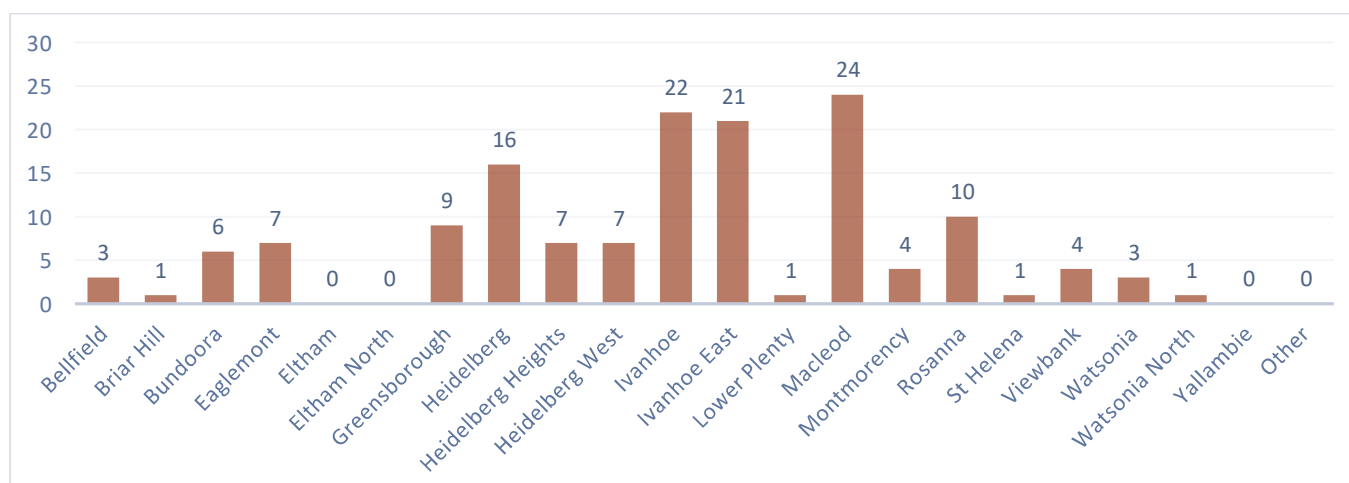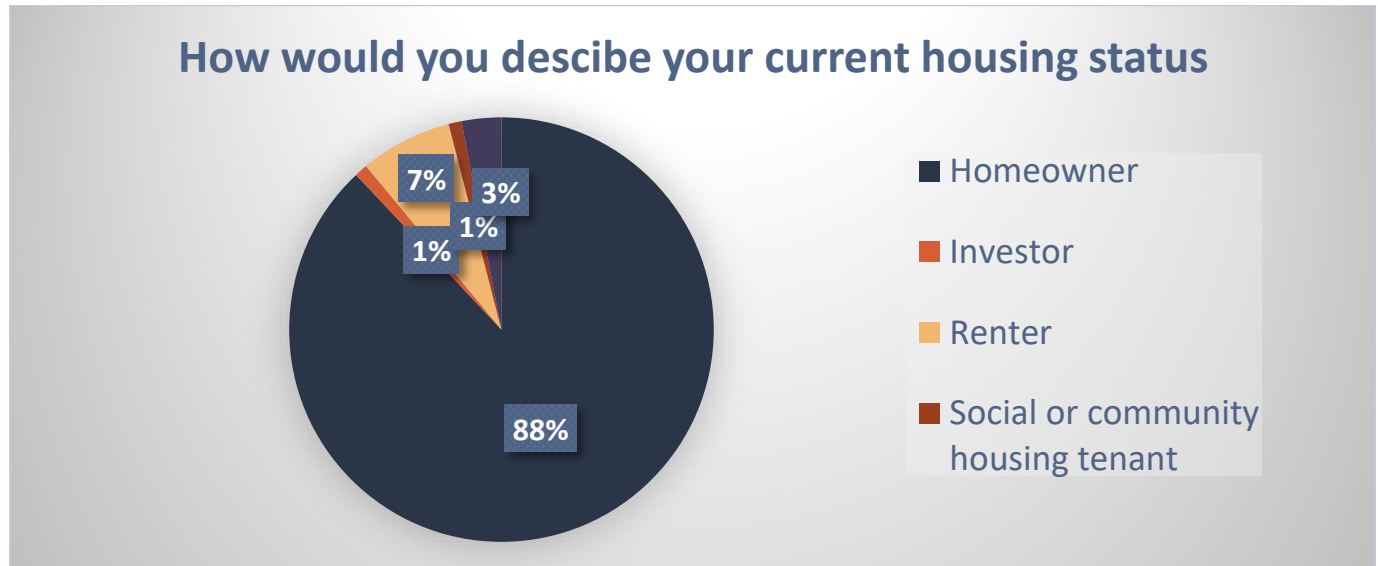
## Housing Tenue & Type

### Qn 1: How would you describe your current housing status?

Skipped 0 - Answered 146 (100%)

The majority of respondents were homeowners at 88%, renters comprised 7.5%, others 4%, investors 1% and social or community housing tenant 1%.



### Qn 2: How would you describe your current housing type?

Skipped 0 - Answered 146 (100%)

75% of respondents live in a detached house, 18% in a semi-detached house, 5% in an apartment building between 2 & 5 storeys, 1% in an apartment building over 5 storeys and 1% other.
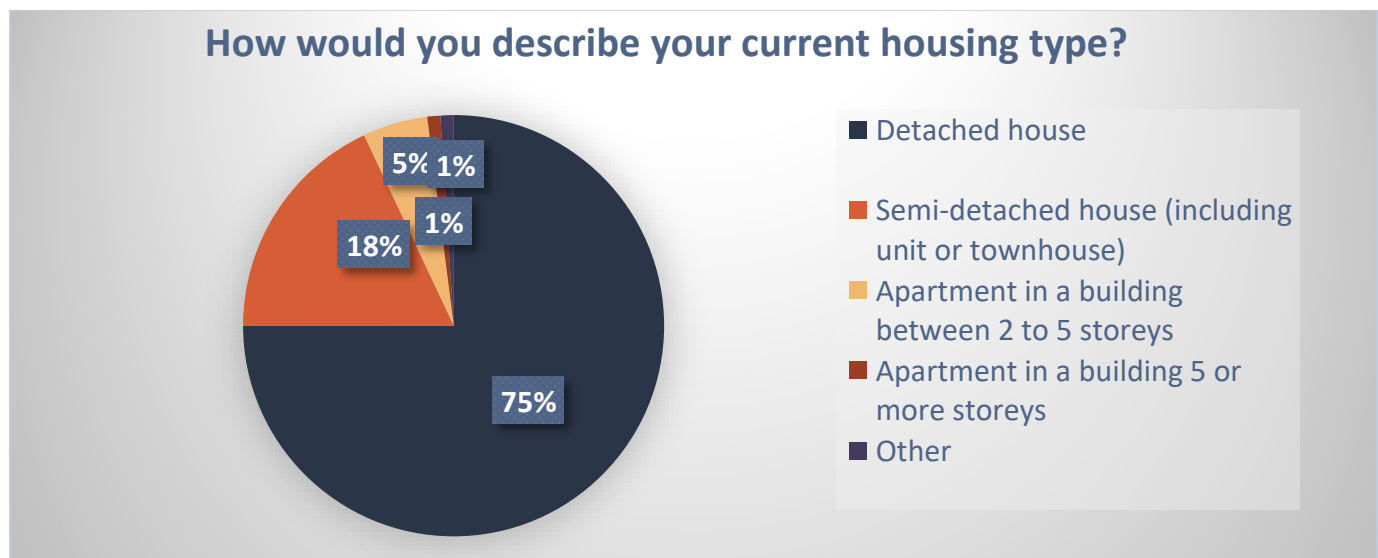
# Housing for All Questions

## Qn 3a: To what extent do you agree that the Housing for All' objectives will be relevant and impactful?

Skipped 3 - Answered 143 (98%)

The 'Driving Housing for All' objectives are:

- Increase housing near services and transport to meet the housing needs of a more diverse and growing community
- Help individuals, key workers and families of all income levels to access high quality housing options
- Expand the range of housing types and tenures in our communities

Most respondents strongly agreed, or agreed, that the three objectives will be relevant and helpful.
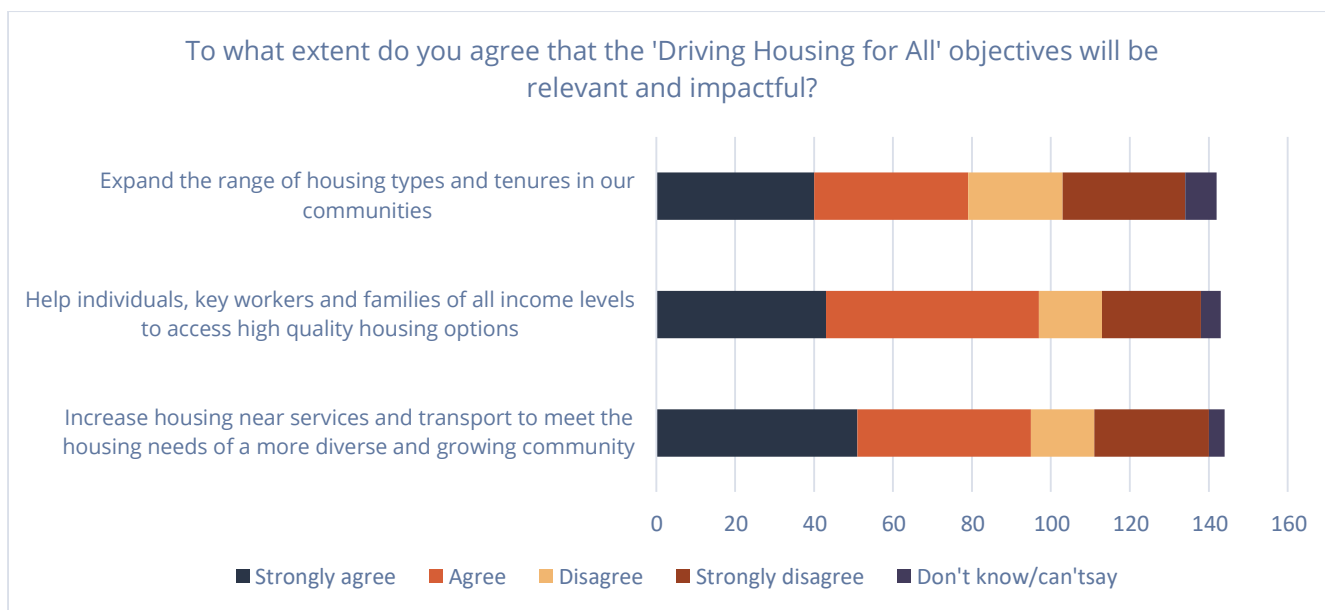


## Qn 3b: Do you have any comments on these objectives, or are there any we have missed?

Skipped 60 - Answered 86 (59%)

*High density and amenity*: Respondents raised concerns about the impacts of new housing developments, especially apartments buildings, on the amenity and neighbourhood character. The majority of these comments come from people who live in Ivanhoe, Heidelberg and Heidelberg West. Many respondents raised concerns about parking and traffic being impacted. Some of the respondents argue that the focus should be on maintaining and enhancing infrastructure and open space.

*Social and affordable housing*: 25% of respondents to this question commented that they do not agree that local government should be involved in social and affordable housing, stating that it is the responsibility of the State Government. Some of these respondents agree that Council should advocate to State Government for better provision of social and affordable housing, rather than directly facilitate housing.

15% of respondents to this question commented that they support Council's suggested position on social and affordable housing, with some commenting that the Interim Social and Affordable Housing Policy is going in the right direction.

*Locations*: 18% of respondents to this question agree with the principle that housing growth should be directed to areas with good access to services and public transport. However, some respondents would like to see single detached housing remain, stating that new housing should be developed on the outskirts of Melbourne.

## Qn 4a: What is your level of agreement with locating medium density housing within walking distance to public transport, shops and community services, rather than areas that are not within walking distance?

Skipped 3 - Answered 143 (98%)

63% of respondents strongly agree or agree that medium density housing should be located within walking distance of amenities.

20% of respondents strongly disagree with the statement.
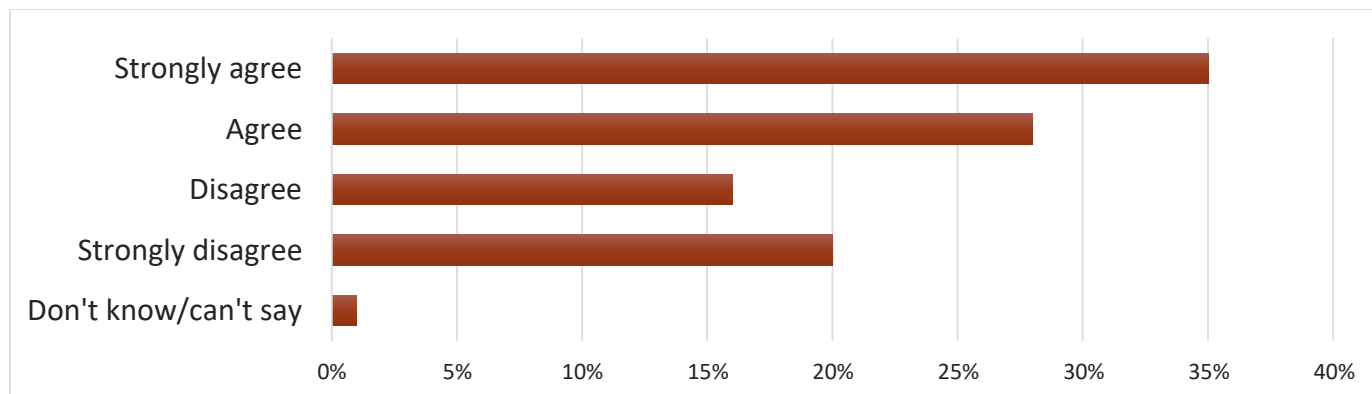


## Qn 4b: Do you have any other thoughts on where to locate medium density housing in Banyule?

Skipped 59 - Answered 87 (59.6%)

Of the respondents that agree or strongly agree with question #4a, many state that increased housing should be located near well serviced areas, especially public transport hubs. Some respondents suggest that smaller shopping strips which have train stations, such as Rosanna and Watsonia, could accommodate housing growth.

Some respondent comment that the medium density housing needs to be well designed. Respondents commented on the importance of sunlight, minimum standards, and ensuring buildings can support solar panels.

Of the respondents that disagree or strongly disagree with question #4a, the most common concern raised was the definition provided for 'medium density housing'. Respondents feel that apartment buildings of any size should not be classified as medium density. The Housing Discussion Paper classifies medium density as ranging from dual dwellings on a lot to up to 5 storey apartment buildings.

Other concerns raised were the impact of medium density development on neighbourhood character and a perceived inequitable distribution of housing growth, suggesting that infill development should be focused on the northern half of Banyule.

## Qn 5a: What is your level of agreement with the following statements?

Skipped 2 - Answered 144 (99%)

There were two statements relating to high density. There was a fairly even balance between those who agreed with the statements and those who disagree as shown below.
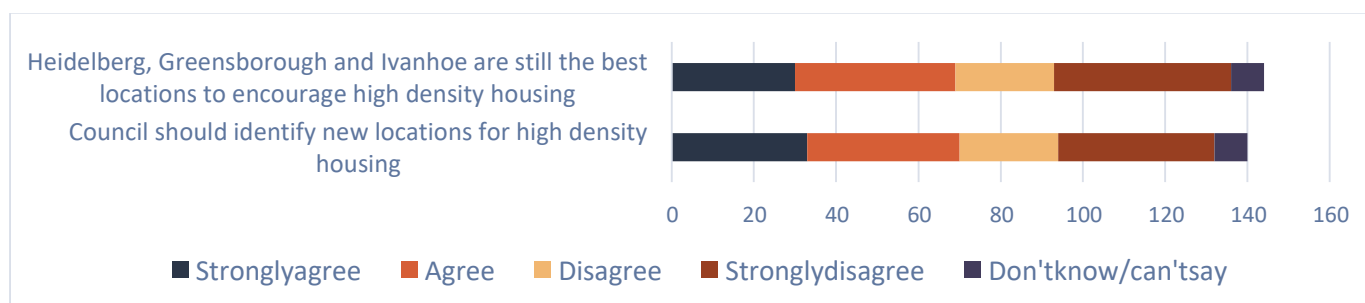
## Qn 5b: Do you have any other thoughts on where to locate high density housing in Banyule?

Skipped 45 - Answered 101 (62%)

49 respondents shared locations that could be suitable for locating high-density housing. Some comments focused on train stations and activity centres/shopping strips, and some respondents named locations including Rosanna, Watsonia, Macleod, Bellfield and Lower Plenty. 21 respondents affirmed that Ivanhoe, Heidelberg and Greensborough are good locations for high density housing, as Banyule's key activity centres. The importance of careful consideration of design and sustainability was a reoccurring theme in these responses.

Some respondents commented that they do not want more high-density development in Banyule at all. Some of these respondents raised concerns about high density creating negative impacts on neighbourhood character, overshadowing and increased concrete. Others are concerned that the existing infrastructure will not support population growth.

## Qn 6a: What is your level of agreement with the following statements?

Skipped 2 - Answered 144 (99%)

There were three statements relating to affordable housing. The majority of respondents either disagreed or strongly disagreed with the first two statements. There was more support for the third statement, to consider making social or affordable housing mandatory in new major residential developments, with strongly agree being the most popular option.
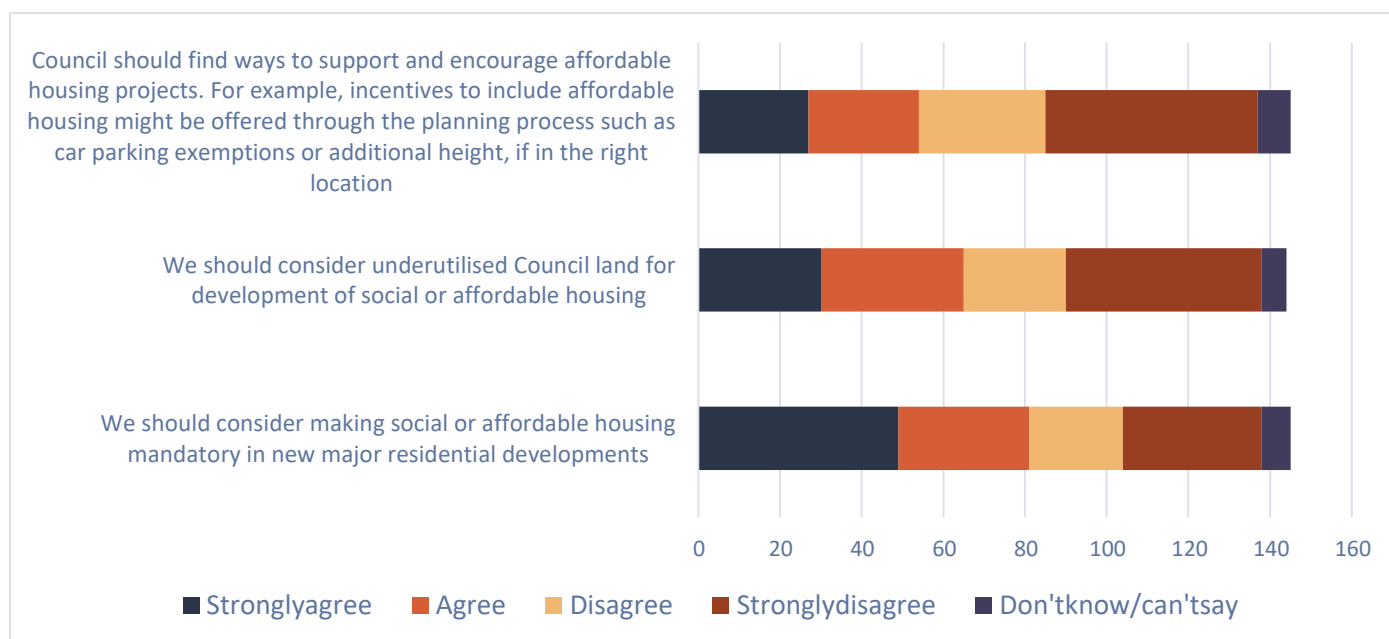


## Qn 6b: Why did you choose these responses, and are there other ways we could be supporting housing affordability?

Skipped 49 - Answered 97 (66%)

40% respondents to this question added their support for locating social and affordable housing in Banyule. While many of these respondents expressed support for local government involvement in the provision of social and affordable housing, others commented that the issue should be left to State Government to address.

Respondents noted a concern that open space or government land would being used for housing development. The key theme of these responses was that government land is needed for infrastructure to support existing residents, e.g. schools or more open space.

Many respondents do not agree with parking exemptions or "cutting corners" regarding neighbourhood character or good design.

## Qn 7a: Which of these ideas would you support in Banyule?

Skipped 0 - Answered 146 (100%)

Four ideas for innovative options were presented. There was a reasonable level of support for co-housing developments (61% agree/strongly agree) and using surplus State/Federal government land for affordable housing (55% agree/strongly agree). The use of secondary dwellings was supported (65% agree/strongly agree) while the greyfield renewal option received a mixed response with a high number (32%) indicating they don't know/can't say.
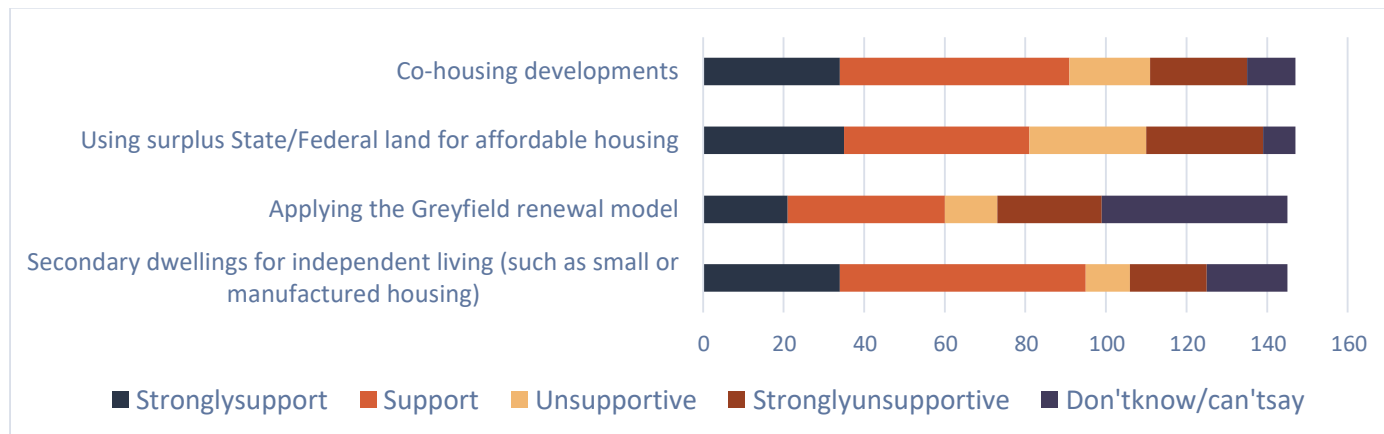


## Qn 7b: Why did you choose these responses, and do you have any other innovative ideas?

Skipped 72 - Answered 74 (51%)

The majority of respondents commented support for one or more of the innovative options suggested. 'Granny flats' and secondary dwellings, and co-housing developments Nightingale and Murundaka received the most supportive comments.

A few respondents would like to see build-to-rent developments in Banyule, stating that the model provides flexibility and security to renters. A comment was made that education about built-to-rent developments is likely required in the development industry for it to succeed.

Some respondents raised concerns about the innovative options mentioned in the survey, the main concern being scepticism about the ideas decreasing housing costs. A few comments strongly disagree with use of Council land for housing.

# Elevating Good Design Questions

## Qn 8a: To what extent do you agree that the 'Elevating Good Design' objectives will be relevant and impactful?
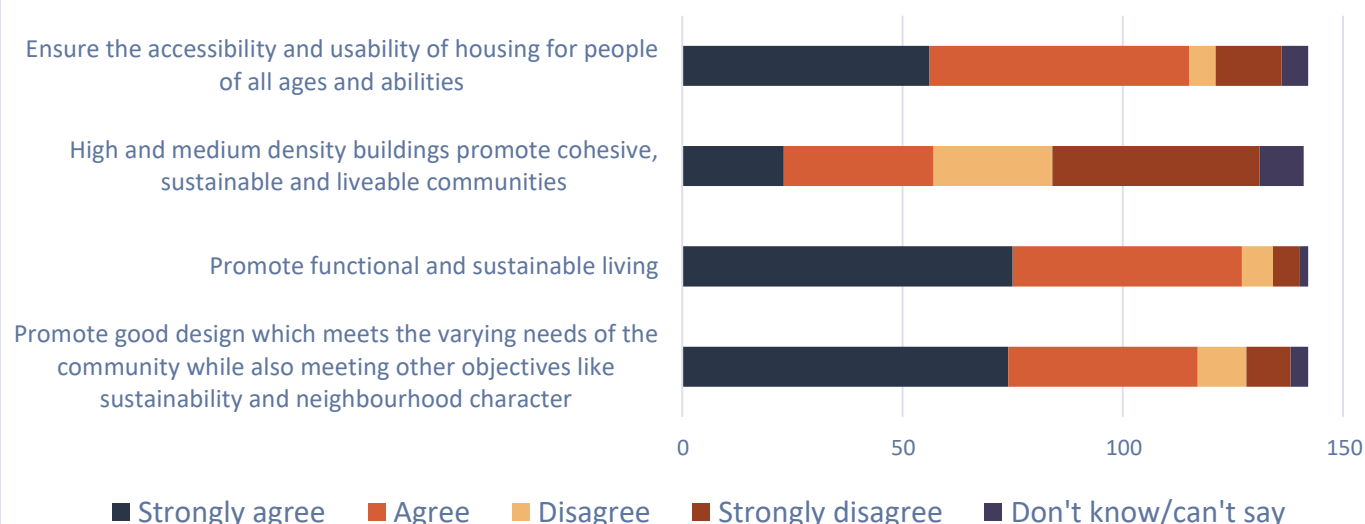
Skipped 4 - Answered 142 (97%)

There was strong support for the following three objectives:

- Ensure the accessibility and usability of housing for people of all ages and abilities
- Promote functional and sustainable living
- Promote good design which meets the varying needs of the community while also meeting other objectives like sustainability and neighbourhood character

For the objective 'High and medium density buildings promote cohesive, sustainable and liveable communities' approx. 52% disagree/strongly disagree compared to approx. 41% who agree/strongly agree and approx. 7% responded don't know/can't say.

## To what extent do you agree that the 'Elevating Good Design' objectives will be relevant and impactful?

Ensure the accessibility and usability of housing for people of all ages and abilities

High and medium density buildings promote cohesive, sustainable and liveable communities

Promote functional and sustainable living

Promote good design which meets the varying needs of the community while also meeting other objectives like sustainability and neighbourhood character

0    50    100    150

■ Strongly agree   ■ Agree   ■ Disagree   ■ Strongly disagree   ■ Don't know/can't say

### Qn 8b: Do you have any comments on these objectives, or are there any we have missed?

Skipped 76 - Answered 70 (48%)

*High density and cohesion*: There were mixed opinions about whether medium and high-density buildings promote cohesive and liveable communities. Comments included that high density living is often a short-term option that doesn't encourage long term community and high density can also be problematic with noise from units above and below due to poor construction, parking, car stackers and access keys issues. Some felt that medium and high density can promote cohesive community however it depends on good design. Others noted that cohesive communities can be achieved via:

- Open spaces that bring people together with purpose, gardens and parks
- Community infrastructure like community gardens, BBQ areas and community kitchens
- Walking and cycling instead of using cars
- Community development practices
- That its people rather than places that create cohesive communities

*Elements of good design*: The following comments were noted as elements of good design:

- simple roofs and space for solar panels, light coloured roofing
- design should consider safety, particularly for women
- streetscape is important
- setbacks for vegetation
- focus more on materials and colour
- needs to incorporate biodiversity as well
- Important to have garden space, even if small

*Good principles*: A number of comments thought the objectives were good but need to be subject to housing affordability considerations or maybe dependent on location. The ability to implement the objectives was questioned. A number of respondents suggested stronger building compliance/enforcement was needed and a design review should be mandatory at Council.

*Sustainability*: The importance of sustainability and minimum ESD requirements were noted.

*Neighbourhood Character*: It was suggested townhouses and medium density housing does not fit NC, that new development should respect NC and that NC adds to liveability.

*Elements of poor design*: The following comments were noted as elements of poor design:

- large houses that cover entire block
- recent developments lack streetscape and greenery (Bell St & Upper Heid Rd)
- too many ugly grey buildings

## Qn 9a: To what extent do you support these ideas to elevate good design?

Skipped 4 - Answered 142 (97%)

There was strong support for the two ideas proposed to elevate good design as shown in the chart below.
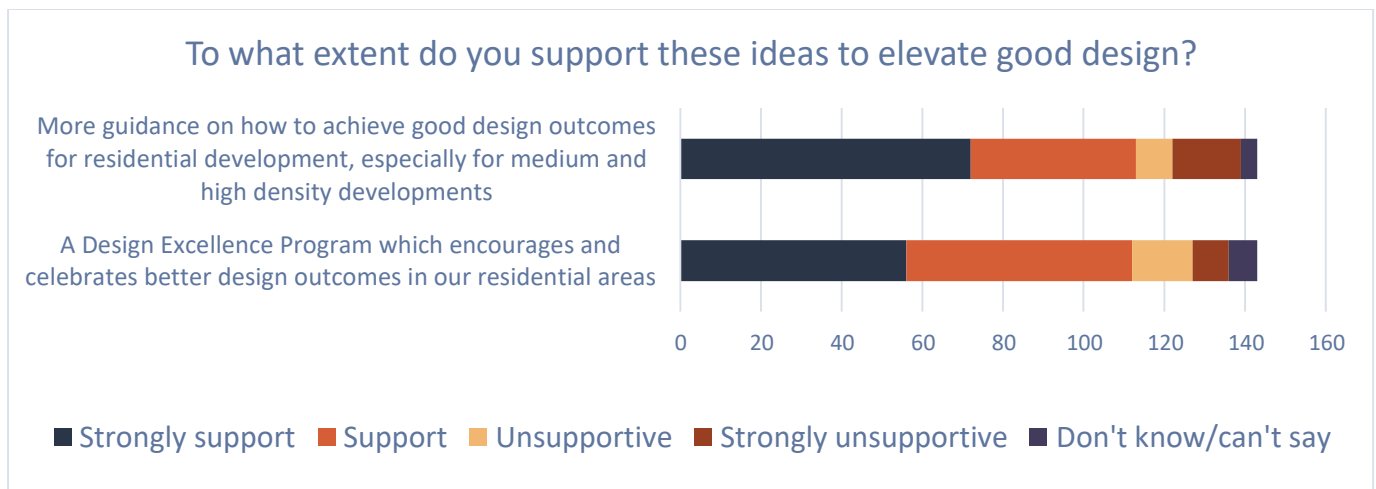


## Qn 9b: Are there other ways we could support good design in Banyule?

Skipped 71 - Answered 75 (51%)

The most common responses related to providing expert advice and guidance. This included architectural and urban design guidance for both applicants and Council planners and a suggestion for a design review of all applications. Some respondents called for design excellence to be mandatory and tighter regulations are required.

Others noted the importance of sustainability considerations in good design and made suggestions on what not to allow. Some commented that design guidance is a state government responsibility and Council should advocate to state government. There were also a few suggestions for regarding celebrating good design and design excellence awards. Suggested elements of good design were similar to those made to the previous question.

## Qn 10: To what extent do you agree that Council should continue to seek ways to support sustainability and biodiversity through environmentally sustainable design principles, vegetation retention and planting native plants?

Skipped 4 - Answered 142 (97%)
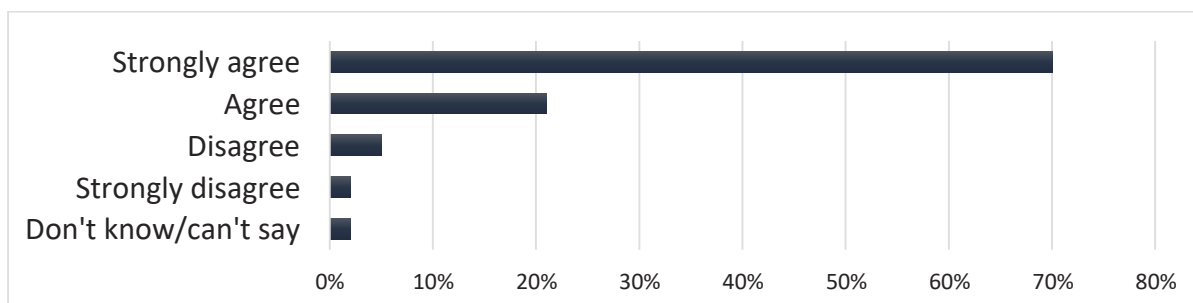
## Qn 11a: Do you have an example of what you consider to be a quality housing design outcome? It doesn't have to be in Banyule!

A total of 30 examples/images were provided in response to this question. Council will use these to support its design guidance work. Some examples are provided below:

| Example provided | Reason provided |
|---|---|
|  | • Attractive<br>• Uses quality materials<br>• Good landscaping/vegetation |
|  | • Attractive<br>• Uses quality materials<br>• It is an appropriate scale and form |
|  | • Attractive<br>• Uses quality materials<br>• It is an appropriate scale and form |
|  | • Attractive<br>• Uses quality materials<br>• Good landscaping/vegetation<br>• Fits well with the street |

## Qn 11b: What are the elements that make this a good design?

Skipped 71 - Answered 75 (51%)

This question was intended to relate to any examples provided at Question 11a. However, given the large number of responses it appears respondents have interpreted the question more broadly as to what elements in general make a good design.
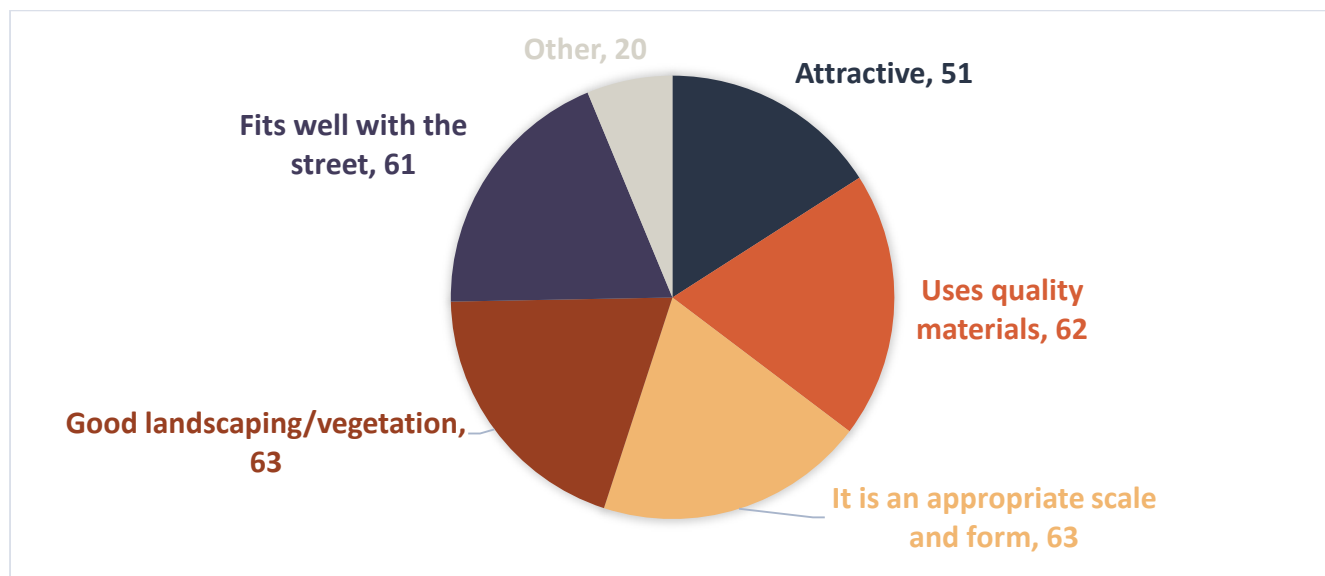


## Qn 12a: Do you have an example of what you consider to be a poor housing design outcome?

A total of 24 examples/images were provided in response to this question. These have not been included due to sensitivity to those who live there. Council will use the examples to support its design guidance work.

## Qn 12b: What are the elements that make this a poor design?

Skipped 74 - Answered 72 (49%)

This question was intended to relate to any examples provided at Question 12a. However, given the large number of responses it appears respondents have interpreted the question more broadly as to what elements in general make a poor design.
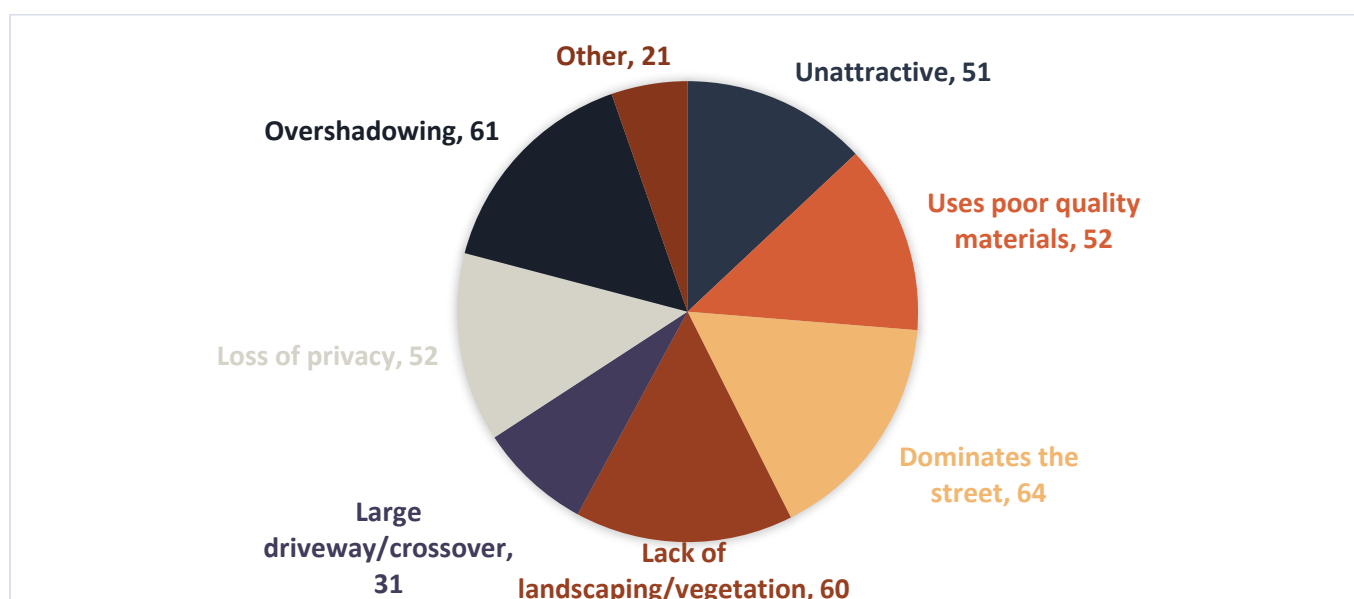
# Neighbourhood Character Questions

## Qn 13a: To what extent do you agree that the 'Preferred Neighbourhood Character' objectives will be relevant and impactful?
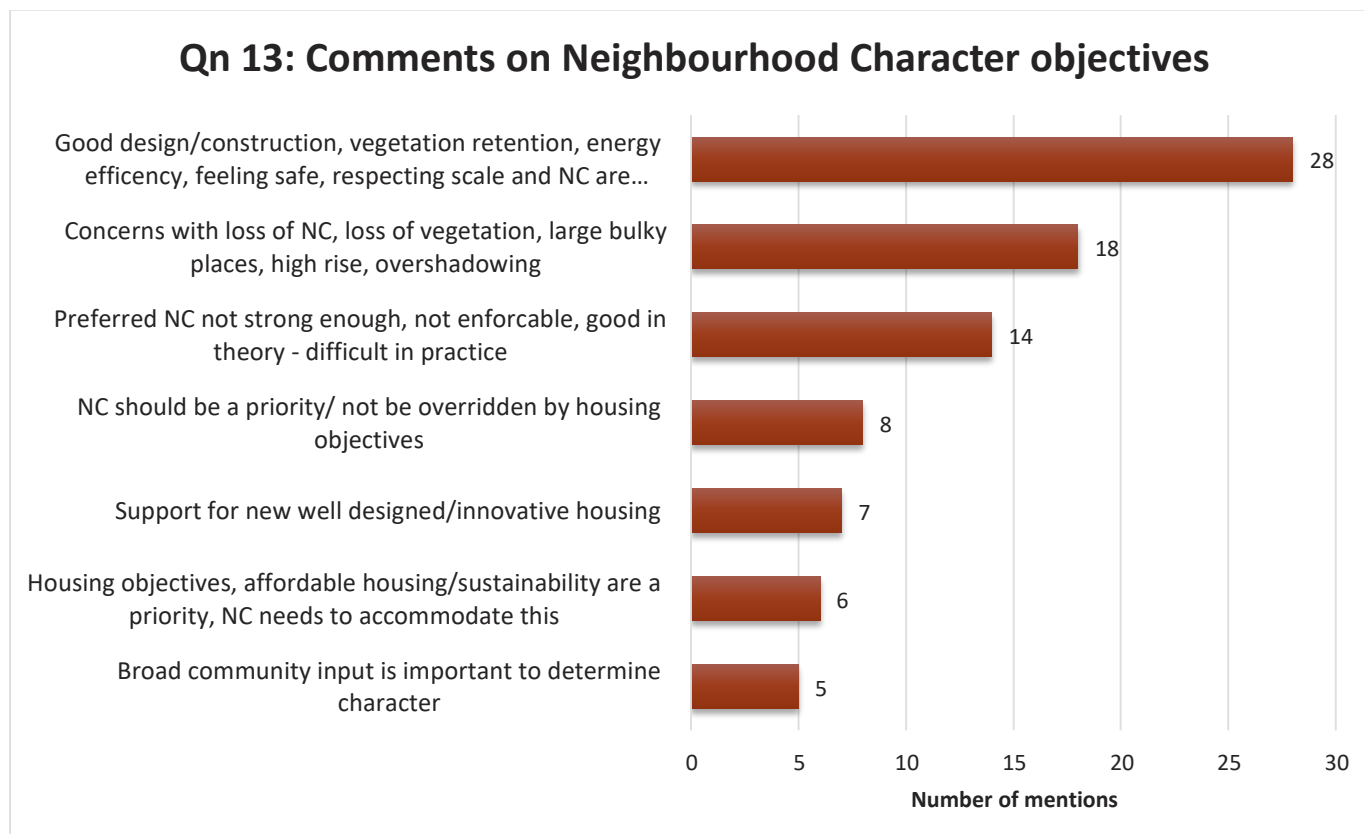
Skipped 1 - Answered 145 (99%)

Most respondents strongly agreed, or agreed, that the two preferred neighbourhood character objectives will be relevant and helpful.



To what extent do you agree that the 'Preferred Neighbourhood Character' objectives will be relevant and impactful?

Legend: Strongly agree, Agree, Disagree, Strongly disagree, Don't know/can't say
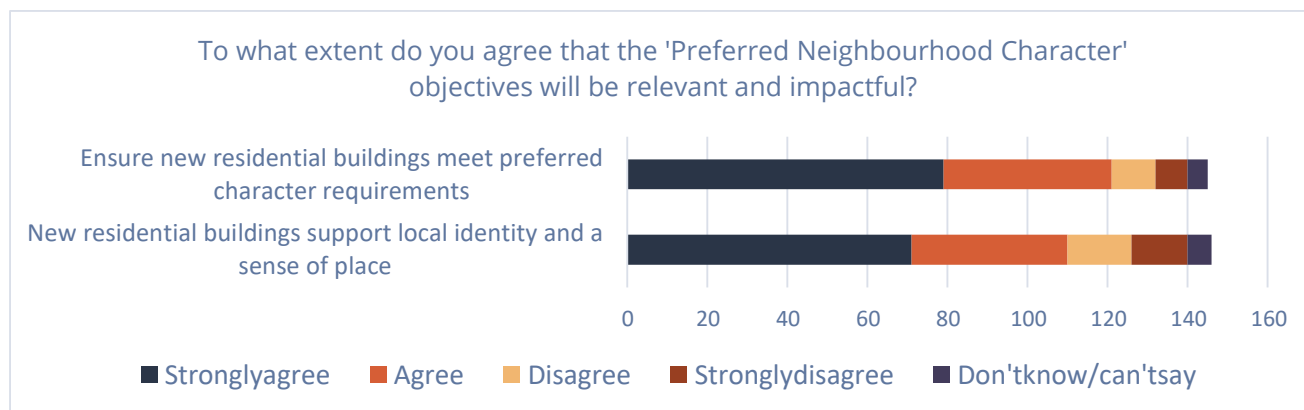
## Qn 13b: Do you have any comments on these objectives?

Skipped: 79 - Answered: 67 (46%)

The majority of comments related to what respondents felt was important about NC and concerns regarding the loss of NC. Many also felt that the objectives were not strong enough and are difficult to enforce. It was suggested they are good in theory but difficult to implement in practice. There were also conflicting comments over whether NC (8 mentions) or housing objectives (6 mentions) should take precedence. The breakdown of responses is below.



**Qn 13: Comments on Neighbourhood Character objectives**

| Comment | Number of mentions |
|---|---|
| Good design/construction, vegetation retention, energy efficency, feeling safe, respecting scale and NC are… | 28 |
| Concerns with loss of NC, loss of vegetation, large bulky places, high rise, overshadowing | 18 |
| Preferred NC not strong enough, not enforcable, good in theory - difficult in practice | 14 |
| NC should be a priority/ not be overridden by housing objectives | 8 |
| Support for new well designed/innovative housing | 7 |
| Housing objectives, affordable housing/sustainability are a priority, NC needs to accommodate this | 6 |
| Broad community input is important to determine character | 5 |

## Qn 14a: How would you describe the level of change in your neighbourhood over the last 5 years?

Skipped 2 - Answered 144 (99%)

- Low – haven't noticed much change (10%)
- Medium – there has been change but it still feels familiar (57%)
- High – hard to recognise due to so much change (33%)
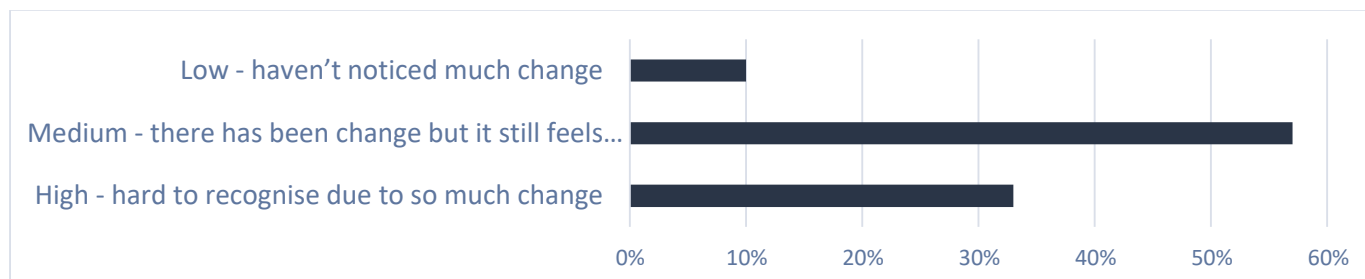


## Qn 14b: Would you like to say anything about your response?

Skipped 60 - Answered 86 (59%)

*LOW – haven't noticed much change (14 responses)*

**Comments**

Responses observed that there has been little change, that the area feels stable although there are some concerning examples of overdevelopment and tree loss. There is support for change including an intensification and mix of land uses.

**Responses by suburb**

A breakdown of the 'low' change responses according to the respondents suburbs is provided below.
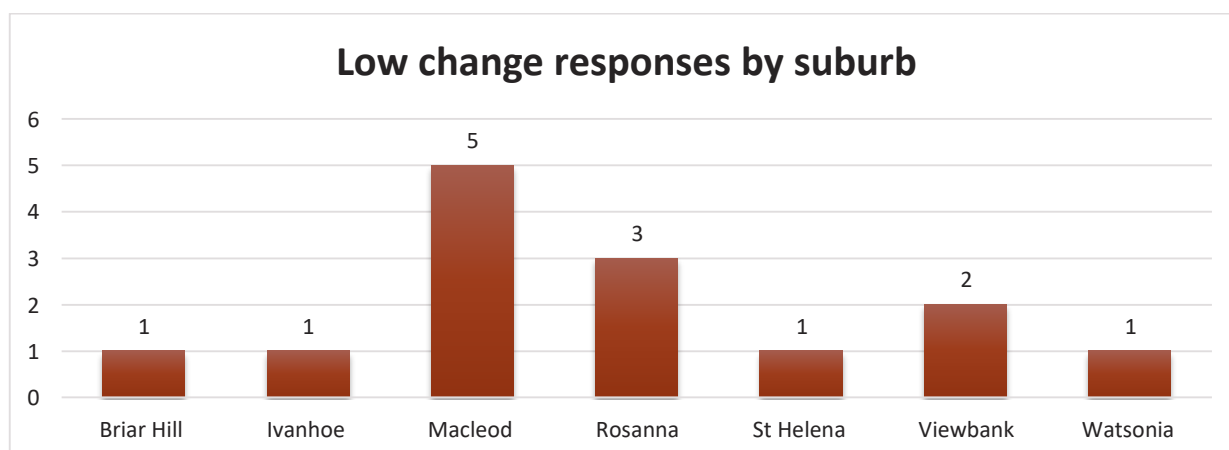


*MEDIUM – there has been change but it still feels familiar* **(86 responses)**

**Comments**

Respondents expressed concerns about the design and building styles of new developments, which often seem out of place next to existing housing. The loss of tall trees and canopy cover due to development is seen as a significant issue, with calls for the enforcement of tree planting ratios and preservation of native vegetation. Traffic congestion, increased cars on residential streets, and inadequate parking in new multi-unit developments are raised as problematic. Respondents are wary of overdevelopment and a lack of consideration for the existing NC. Balancing the need for growth with preserving character and the natural environment is a concern for many respondents. There is support

for appropriate development near transport/shops with better designs and greater consideration for amenity. Concerns were also raised about the loss of green spaces and the transformation of quieter suburbs into more densely populated areas.

**Responses by suburbs**

A breakdown of the 'medium' change responses according to the respondents suburbs is provided below.



Medium change responses by suburb
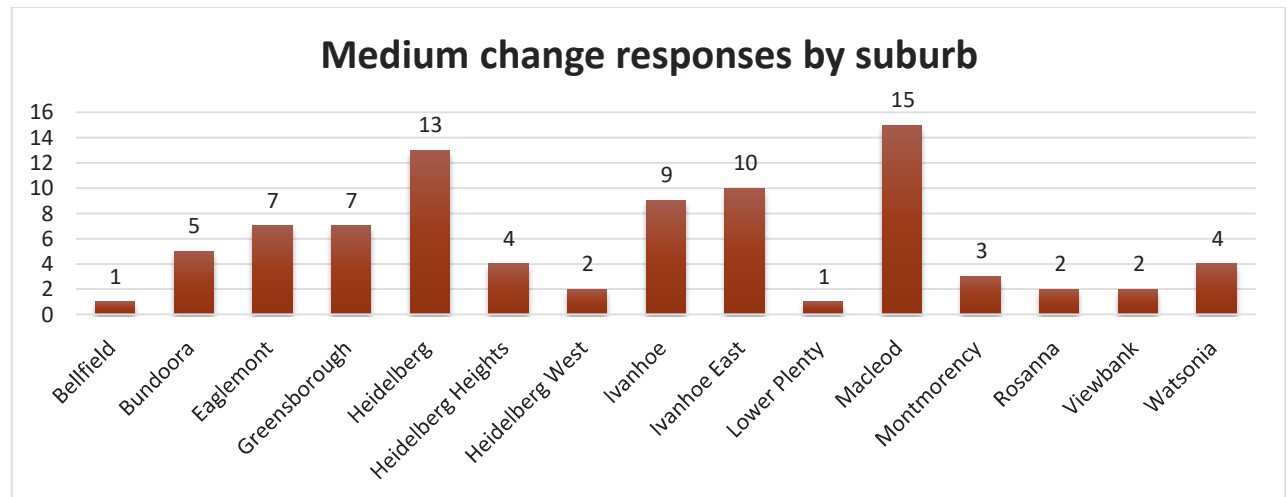
***HIGH – hard to recognise due to so much change*** **(49 responses)**

**Comments**

The comments reflect a sense of dissatisfaction with the changes happening in neighbourhoods, particularly in terms of the loss of NC, increased number of dwellings on a block, poor designs, loss of trees and green spaces, traffic congestion and difficulties with parking.

**Responses by suburbs**

A breakdown of the 'high' change responses according to the respondents suburbs is provided below.



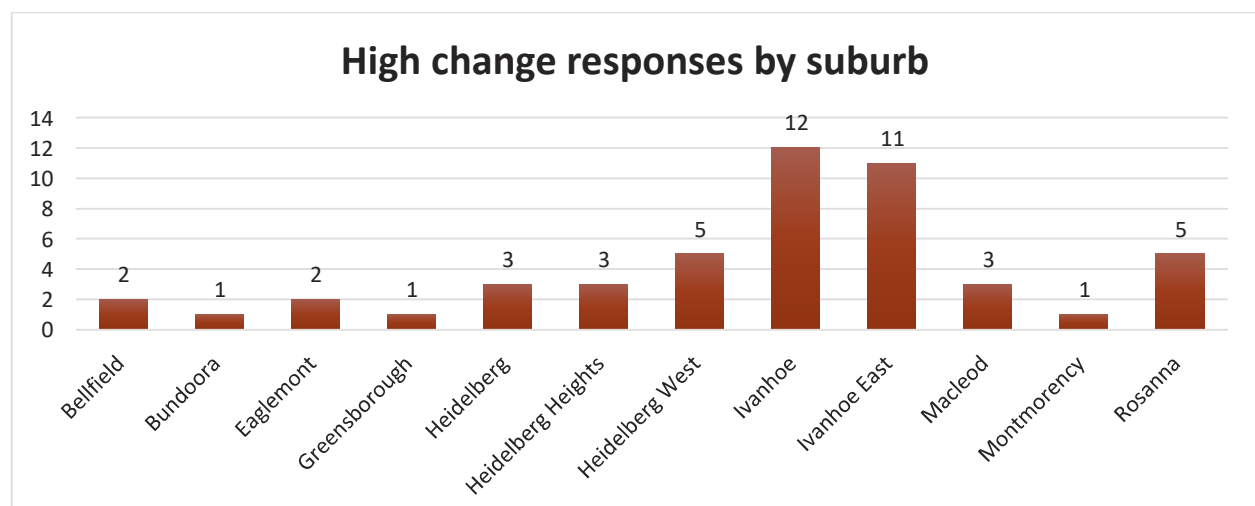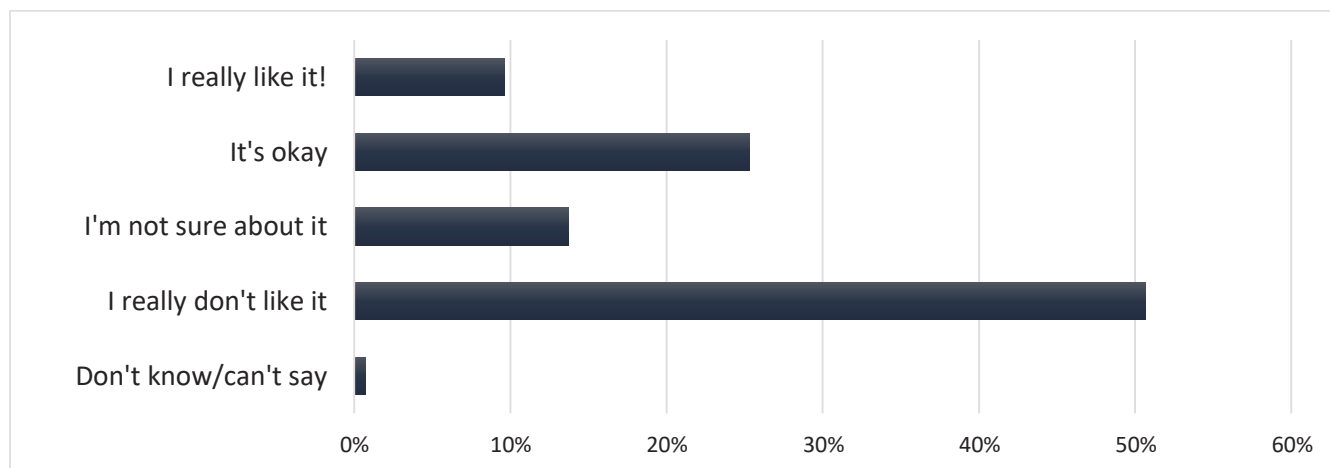High change responses by suburb

## Qn. 15a: How do you feel about the level of change in the last 5 years?

Skipped 1 - Answered 145 (99%)



## Qn 15b: Would you like to say anything about your response?

Skipped 82 - Answered 64 (44%)

***I really like it* (14 responses, 10%)**

Respondents noted that change is inevitable and for the most part has been appropriate and delivered more diverse housing.

***It's okay* (37 responses, 25%)**

Respondents recognised both benefits and challenges of development in Banyule. They noted some of the changes are good and are necessary to create more housing within a reasonable distance of the city. There was support for increased density near train stations and the need for infrastructure to keep pace with housing growth. It was felt high density housing needs to be balanced with existing low scale housing.

***I'm not sure about it* (20 responses, 14%)**

There was a mixture of comments from this group. There are concerns with the loss of trees and canopy cover, the need to preserve amenity and the need for infrastructure to support increased housing. It was felt that new development was a mix of good and bad, and that good development can add to the character of a neighbourhood. It was noted there is a fear of densification and mistrust of developers. It was suggested change isn't the problem, its poorly conceived change that's problematic and there needs to clear rules around higher density.

***I really don't like it* (73 responses, 50%)**

Respondents express concerns about their neighbourhoods undergoing rapid and often poorly controlled development. They criticise developers who cut corners, leading to the loss of trees and the disruption of the community's character. They point to the overuse of dark cladding and the building of uninspiring, oversized structures. Additionally, the infrastructure, such as community facilities and local parks, struggles to keep up with population growth. Respondents emphasize the need for well-managed, quality-driven development that enhances the neighbourhood and preserves green spaces. They call for more stringent regulations and community consultation to maintain the character and appeal of their areas.

***Don't now can't' say* (1 response, 1%)**

No comment provided.

## Qn 14 & 15 combined: Perceptions of Change

Question 14 and 15 both related to perception of change.

The graph below shows a combination of the two questions. The result highlight:

- 77% of people experiencing high change really don't like it
- 58% of respondents said they perceived medium change in the last 5 years
- people experiencing medium change are fairly evenly split about whether they like or don't like the change
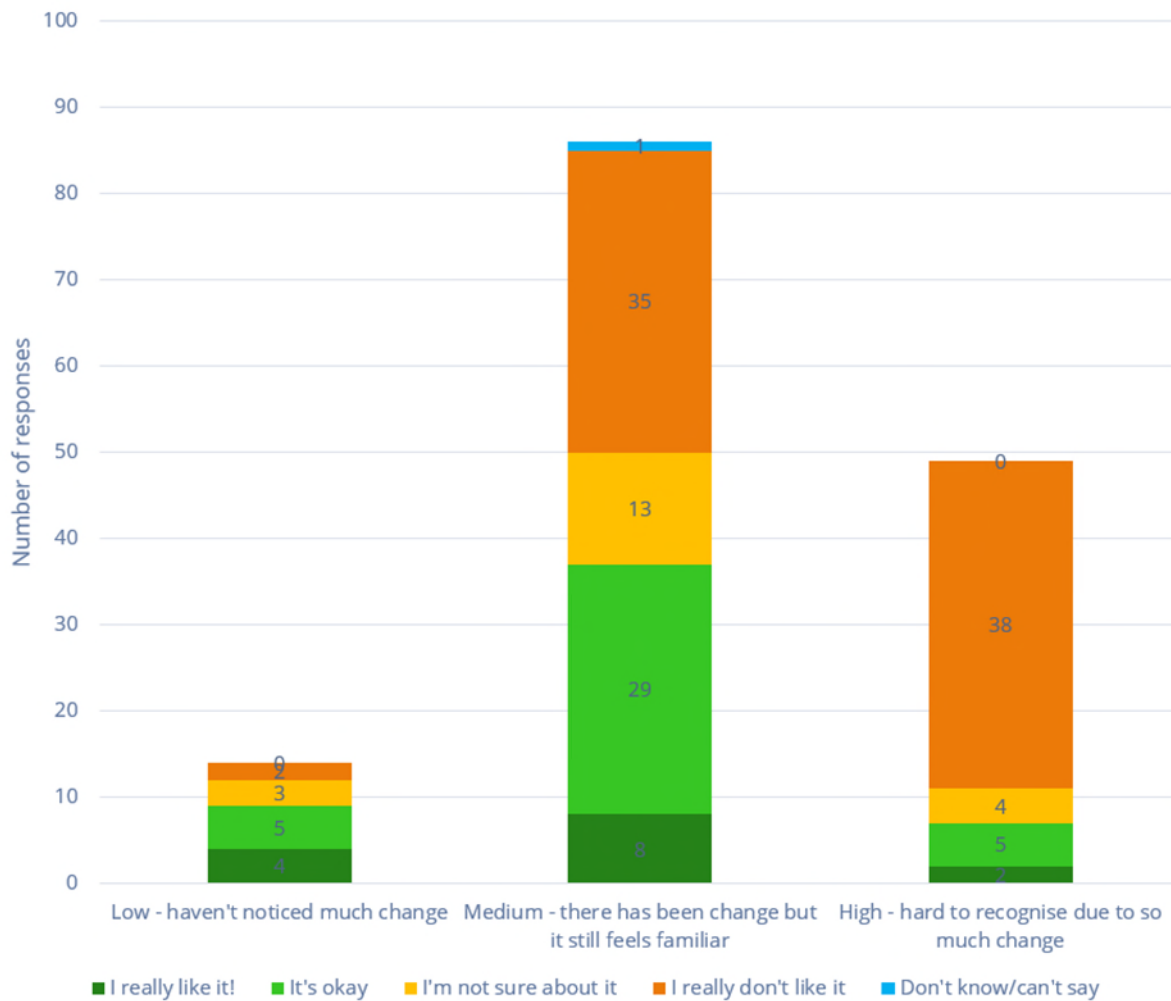
**Qn 16: Would you support medium density dwellings in your neighbourhoods if they were of a better-quality design?**

Skipped 2 - Answered 144 (99%)

Of the 144 who provided a response, 42% answered yes, 35% answered no and 23% were a maybe.



## Responses by Suburb



Qn 16: Would you support medium density dwellings in your neighbourhoods if they were of a better-quality design?
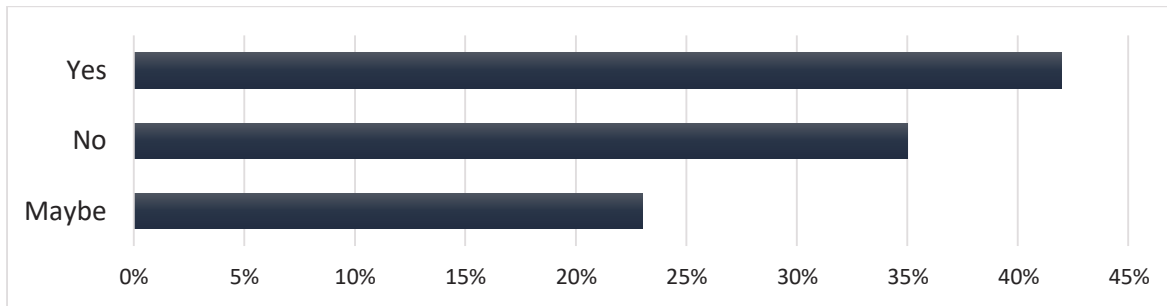
## Qn 16b: Would you like to say anything about your response?

Skipped 70 - Answered 76 (52%)

**YES (60 responses, 42%)**

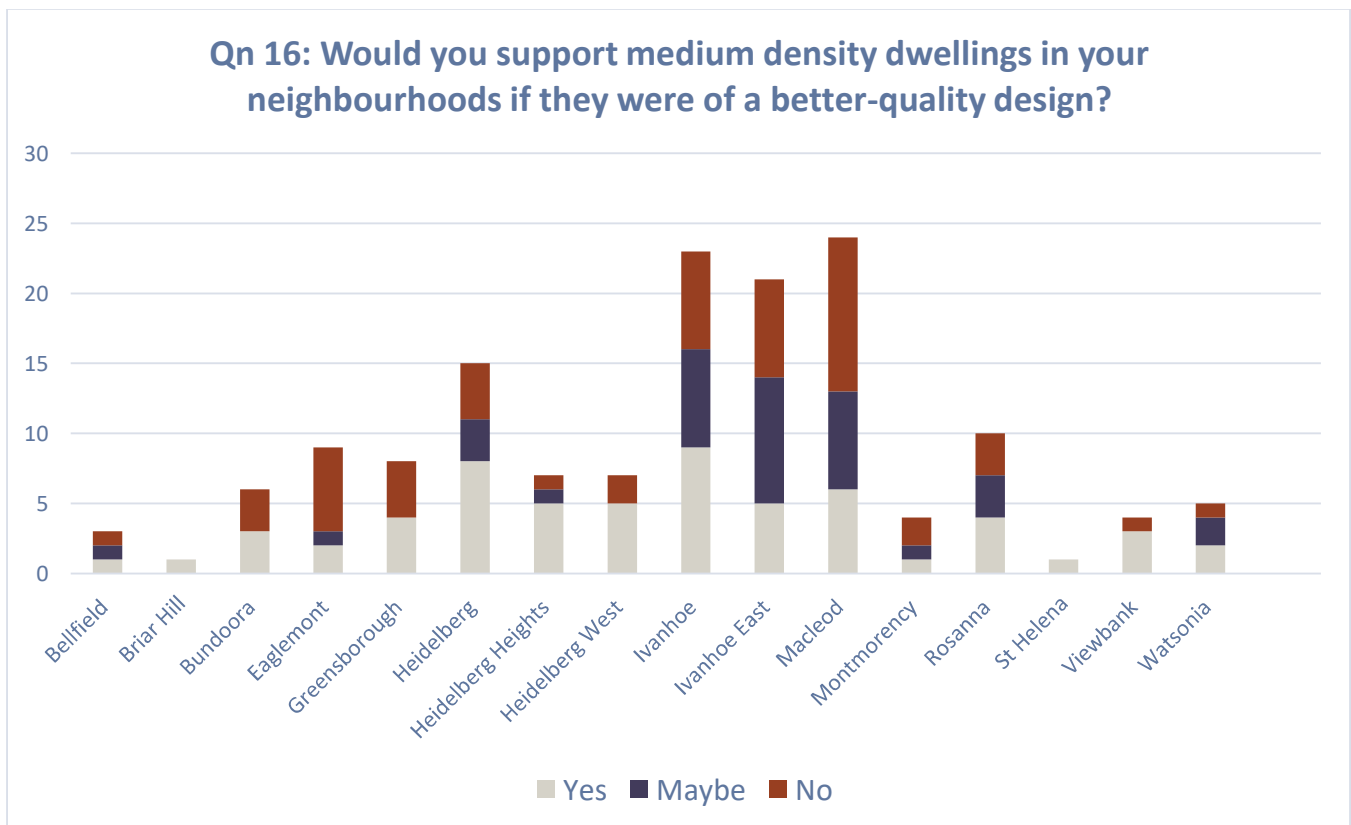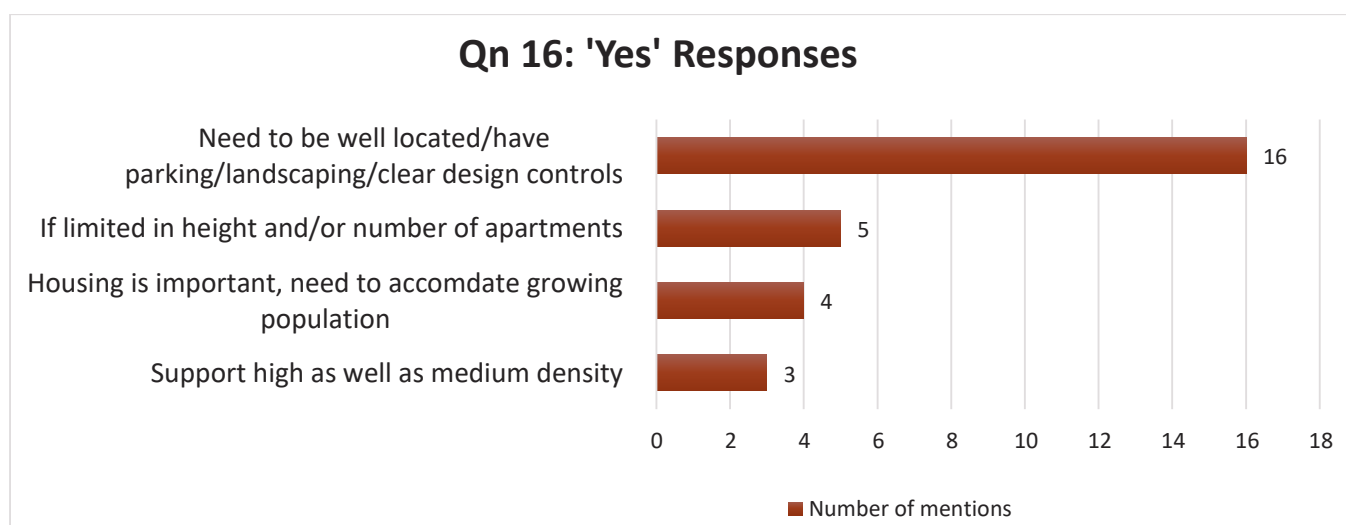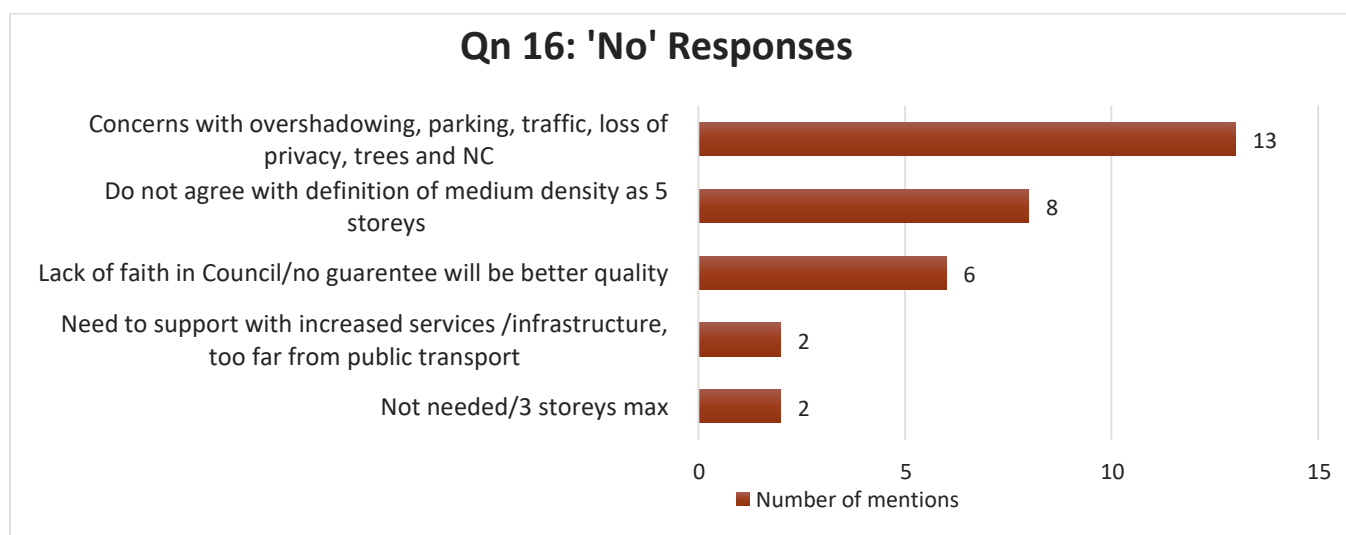Of those who answered yes, respondents felt it was important for dwellings to also be well located, close to public transport and services and to have adequate parking. In terms of design, respondents felt that good ESD measures, landscaping and the retention of trees was important as was the need to avoid cheap looking apartments and to maintain neighbourhood character. Some thought limits were needed for the number of apartments or the height of dwellings to 2-3 storeys. It was also noted that it is important for everyone to have somewhere to live and some expressed support for higher density as well as medium density. A breakdown of the comments is provided below:
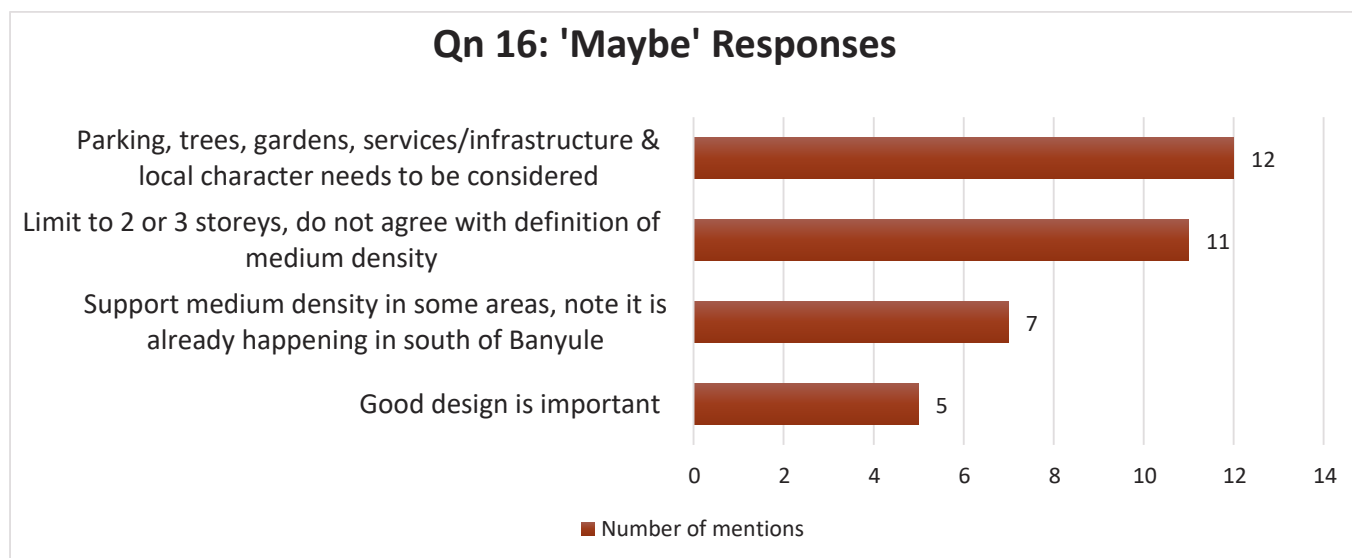
### Qn 16: 'Yes' Responses

| Category | Number of mentions |
|---|---|
| Need to be well located/have parking/landscaping/clear design controls | 16 |
| If limited in height and/or number of apartments | 5 |
| Housing is important, need to accomdate growing population | 4 |
| Support high as well as medium density | 3 |

**NO (51 responses, 35%)**

For those who answered no the most common points raised were concerns about overshadowing, increased street parking, traffic, and the loss of trees, privacy and neighbourhood character. Many did not agree with the definition of medium density being 5 storeys and suggested it is usually considered 2-3 storeys. There was uncertainty about better design, what is it and how to guarantee it and a lack of trust in Council town planning to say one thing but then approve another. Some respondents noted that 5 storeys dwellings will not suit their neighbourhood as it's mostly 1-2 storeys and/or too far from public transport. It was noted that areas need the services, open space, schools, GPs, shops etc. to accommodate increased densities and that there is already quite a bit of medium density in southern sections of Banyule. A breakdown of the comments is provided below:

### Qn 16: 'No' Responses

| Category | Number of mentions |
|---|---|
| Concerns with overshadowing, parking, traffic, loss of privacy, trees and NC | 13 |
| Do not agree with definition of medium density as 5 storeys | 8 |
| Lack of faith in Council/no guarentee will be better quality | 6 |
| Need to support with increased services /infrastructure, too far from public transport | 2 |
| Not needed/3 storeys max | 2 |

*MAYBE* **(33 responses, 23%)**

The 'maybe' respondents noted that any increase in density needs to be supported by increases in community services and local parks/opens spaces. Developments are supported if parking, trees and gardens are provided for and if it doesn't negatively impact the NC of the area. Many did not agree with medium density being defined as 5 storeys and only supported 2-3 storey developments in their area. For others they would support well designed medium density in some areas such as near train stations and noted this was already occurring in southern sections of Banyule. Good quality design is seen as imperative for creating good outcomes. A breakdown of the comments is provided below:

## Qn 16: 'Maybe' Responses

| Category | Number of mentions |
|---|---|
| Parking, trees, gardens, services/infrastructure & local character needs to be considered | 12 |
| Limit to 2 or 3 storeys, do not agree with definition of medium density | 11 |
| Support medium density in some areas, note it is already happening in south of Banyule | 7 |
| Good design is important | 5 |

## Qn 17a: Are there locations that require further planning protection to protect neighbourhood character?
Skipped 5 - Answered 141 (97%)

Of the 141 who provided a response, 76% answered yes, 13% answered no and 11% answered somewhat.

| Response | Percentage |
|---|---|
| Yes | ~76% |
| No | ~13% |
| Somewhat | ~11% |
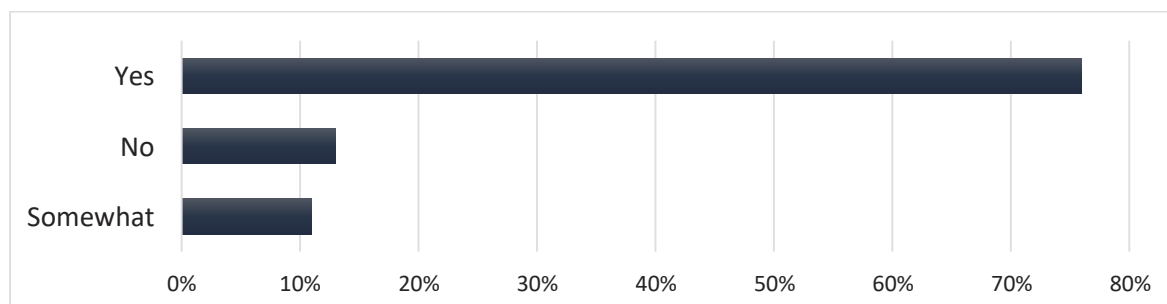
## Qn 17b: Would you like to say anything about your response?
Skipped 67 - Answered 79 (546%)

For the most part respondents either identified specific *suburbs* or areas with special *characteristics* such as heritage value or tree canopy cover.

**Suburb responses**

Locations identified by suburb have been grouped into precincts as identified on the following map.

The South precinct of Ivanhoe, Ivanhoe East and Eaglemont was mentioned the most frequently as requiring further planning protection to protect NC followed by the Mid precinct of Heidelberg, Rosanna and Macleod. The North and North West precincts were not mentioned in comments.

**Map: Qn 17: Locations that require further planning protection to protect NC by precinct**
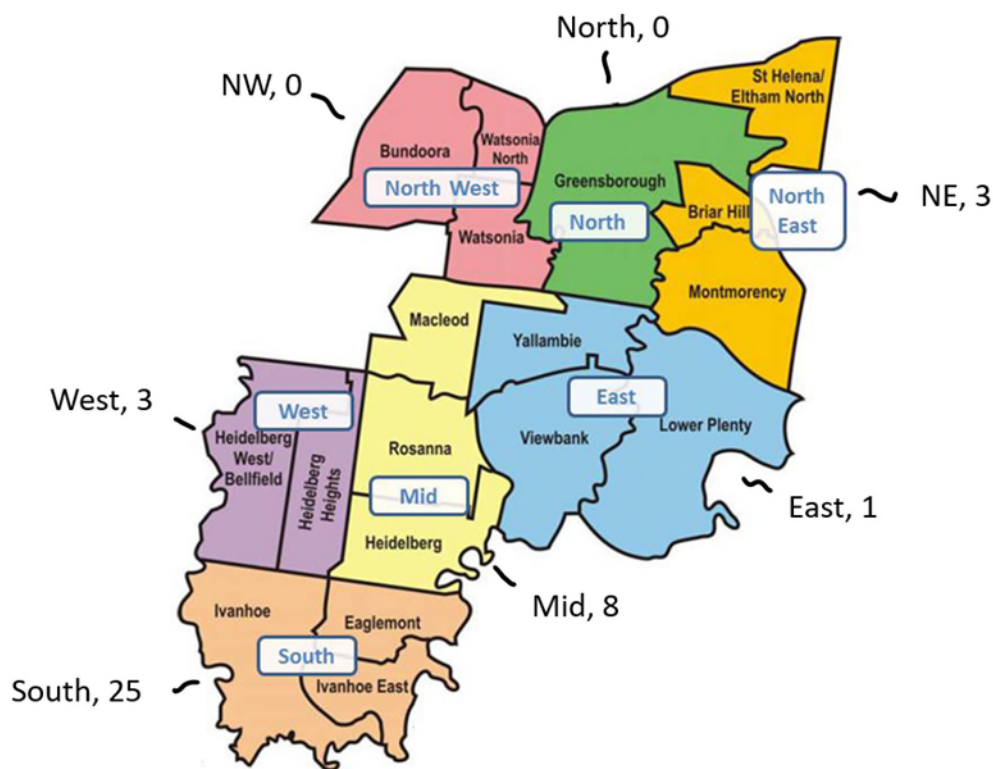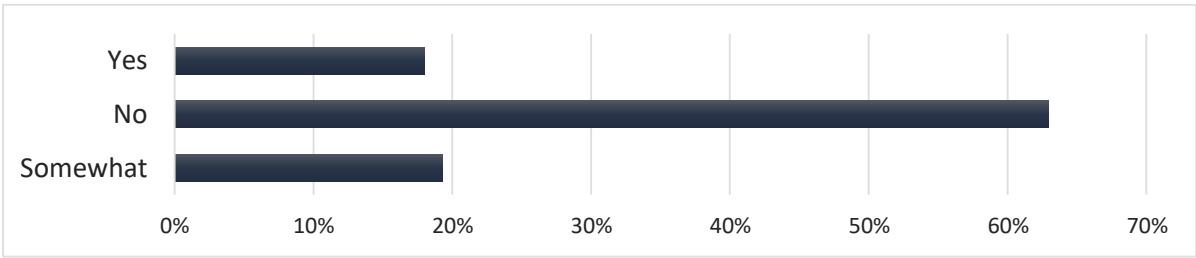


## Character responses

For responses relating to special characteristics the most frequent comments concerned the protection of leafy green areas with established trees and canopy cover. The need to protect our parks and open spaces, heritage areas and areas with significant architectural character were also identified as shown on the chart below.



Qn. 17: Are there locations that require further planning protection to protect neighbourhood character? (character responses)
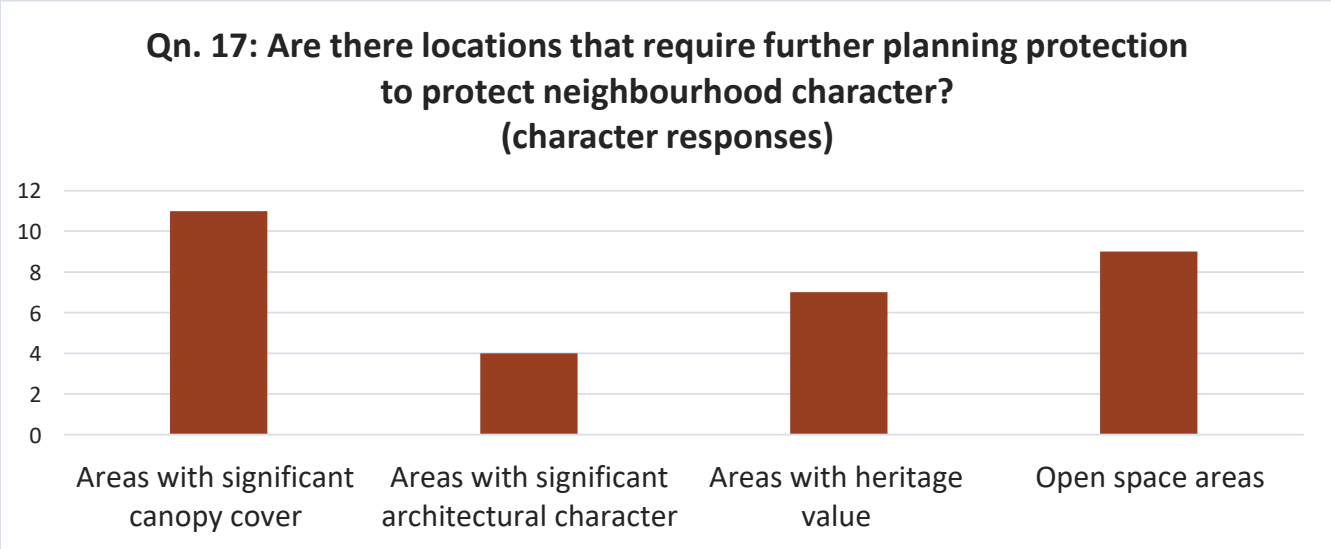
## Qn 18a: Are you aware of any updates to the Neighbourhood Character Area descriptions in the Discussion Paper (p.15)?

Skipped 7 - Answered 139 (95%)

Of the 139 who provided a response, 18% answered yes, 63% answered no and 19% answered somewhat.



## Qn 18b: Would you like to say anything about your response?

Skipped 101 - Answered 45 (31%)

Respondents highlighted the need to strengthen descriptions and protections of neighbourhood character to ensure they can withstand challenges at VCAT (Victorian Civil and Administrative Tribunal). Suggestions include updating descriptions in consultation with the local community and to provide more detailed descriptions with clear examples for practical application. The feedback also emphasizes the need to prioritise tree protections and planting. Green spaces should be protected as buffers from overcrowding.



**Qn 18: Are you aware of any updates to the Neighbourhood Character Area descriptions in the Discussion Paper (p.15)?**
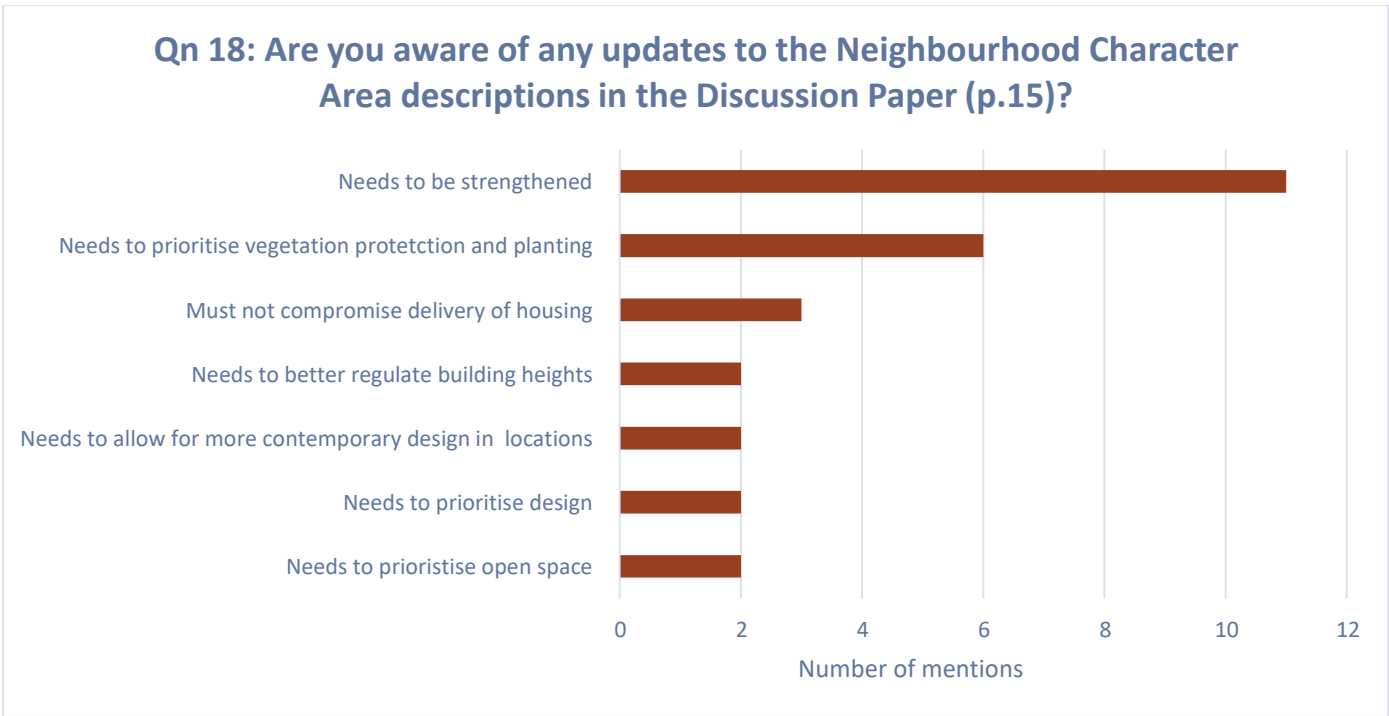
# General Question

## Qn 24: Is there anything else you'd like to share to support development of the Housing and Neighbourhood Strategies?

Skipped 76 - Answered 70 (48%)

*Previously covered*: Many comments related to issues that have already been covered including the need to preserve NC, concerns regarding inappropriate development, a distrust of developers to deliver good housing, concerns regarding sale of public land, parking issues and the importance of vegetation and green open spaces. Some comments expressed a lack of faith in Council to do anything right and that housing not Councils responsibility.

Other comments included:

- Need for equity, all areas of Banyule need to contribute to housing
- Need to plan for all ages and all abilities
- Need for more housing diversity, limited option for downsizing
- Need for holistic planning for housing, cannot be done in isolation, consider traffic, climate change etc.
- Need to give credence to the views of residents as they are living 24/7 in their environments
- Existing zones need to be discarded or heavily modified and replaced with a new set based on urban growth centres and transport corridors
- Consider synergy with Urban Food Strategy

*Survey/consultation*: There were some concerns with length and complexity of survey, the inability to upload files of more than 1MB and suggestion the questions were leading.

*Thank you*: A number of respondents thanked Council for the opportunity to comment and participate.

# Gender Analysis

Subject to introduction of the Victoria Gender Equality Act 2020, public service entities, which includes any local government, are required to conduct gender impact assessments to ensure that their new policies, program, and strategies will benefit Victorians of all genders. Subsequently, this project to review Council's housing policy framework includes conducting a gender impact assessment. A significant component of this assessment is that consultation for the project is designed to capture and analyse data and opinions by gender and that the key messages from a gender perspective will be considered in the drafting of the future housing policy framework.

This section of the consultation report provides a snapshot of the responses by gender to the Housing Discussion Paper survey. It particularly does this by detailing the results by gender to seven of the survey questions.

Before presenting the results to the seven questions, it is re-iterated that by gender the profile of the survey respondents were as follows:

| Gender choices | Percent of respondents | Number |
|---|---|---|
| Female | 50.99% | 77 |
| Male | 40.39% | 61 |
| Non-binary/Gender fluid | 2.05% | 3 |
| Prefer not to say | 6.85% | 10 |
| Other | 0% | 0 |
| Total | 100% | 151 |

It is noted that approximately 10% more respondents are female than male. This will need to be considered in reviewing the survey results by gender.

To commence the snapshot of gender analysis, the following graph shows by gender how respondents describe their current housing status, which was in response to Question 1of the survey:



Response to Q1 by gender - How would you describe your current housing status?
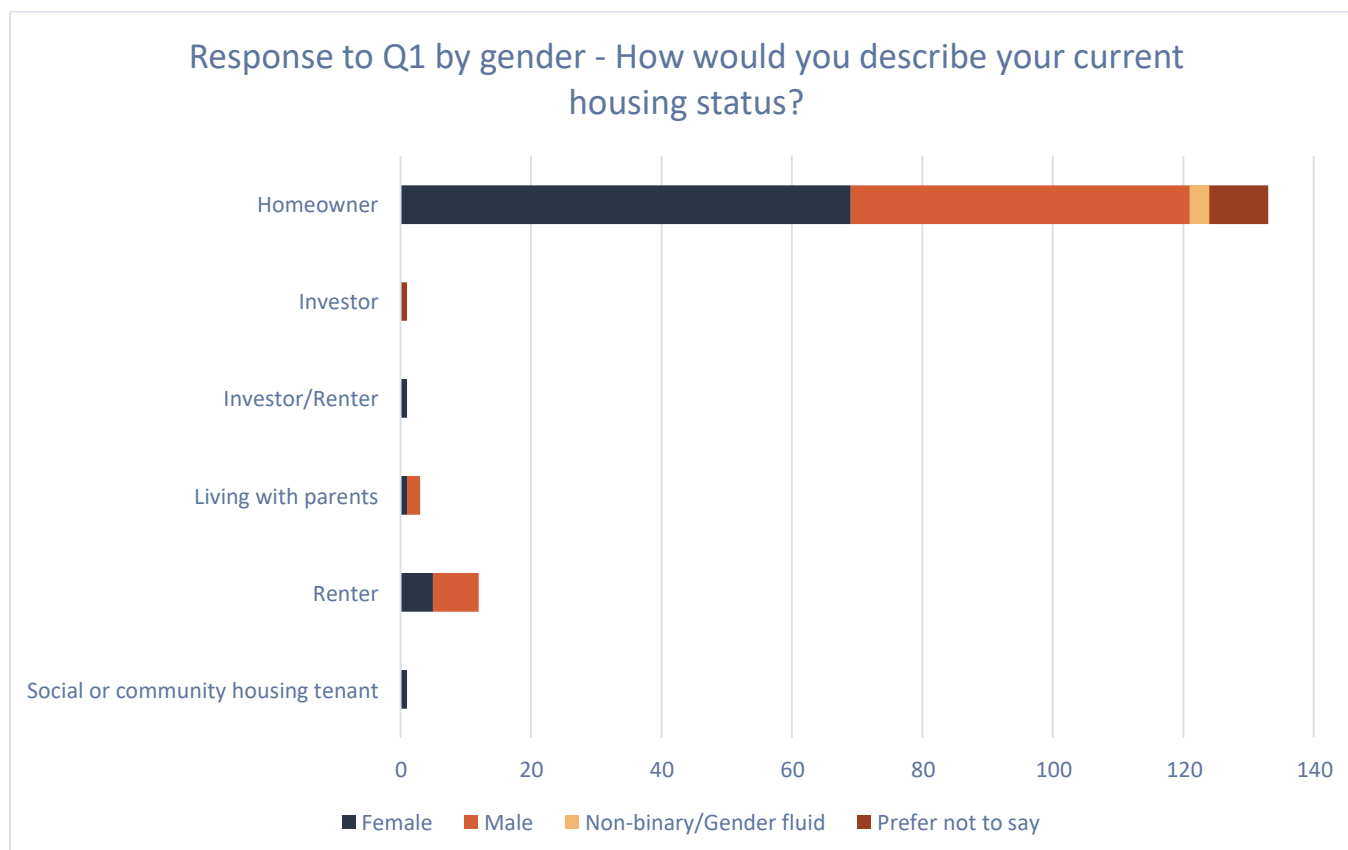
It is noted that:

- The strongest result numerically is that 69 females (90% of female respondents) and 52 males (85% of male respondents) describe their current status as a homeowner.
- Of those that describe their status as renter, 5 are females (6% of female respondents) and a higher portion are males (7 individuals or 11% of male respondents).
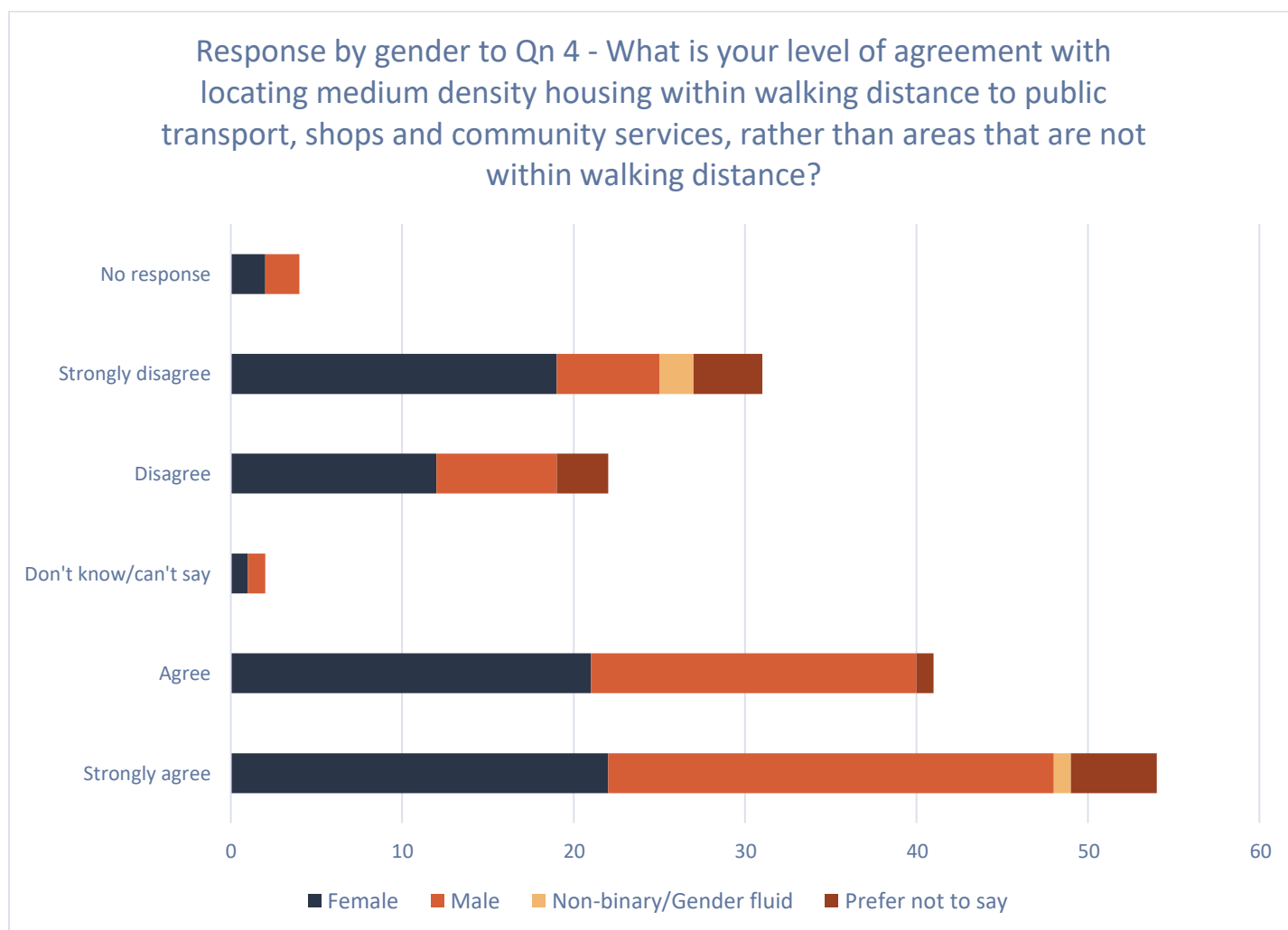
The following graph shows by gender how survey respondents describe their current housing type, which was in response to Question 2:



Response to Q2 by gender - How would you describe your current housing type?
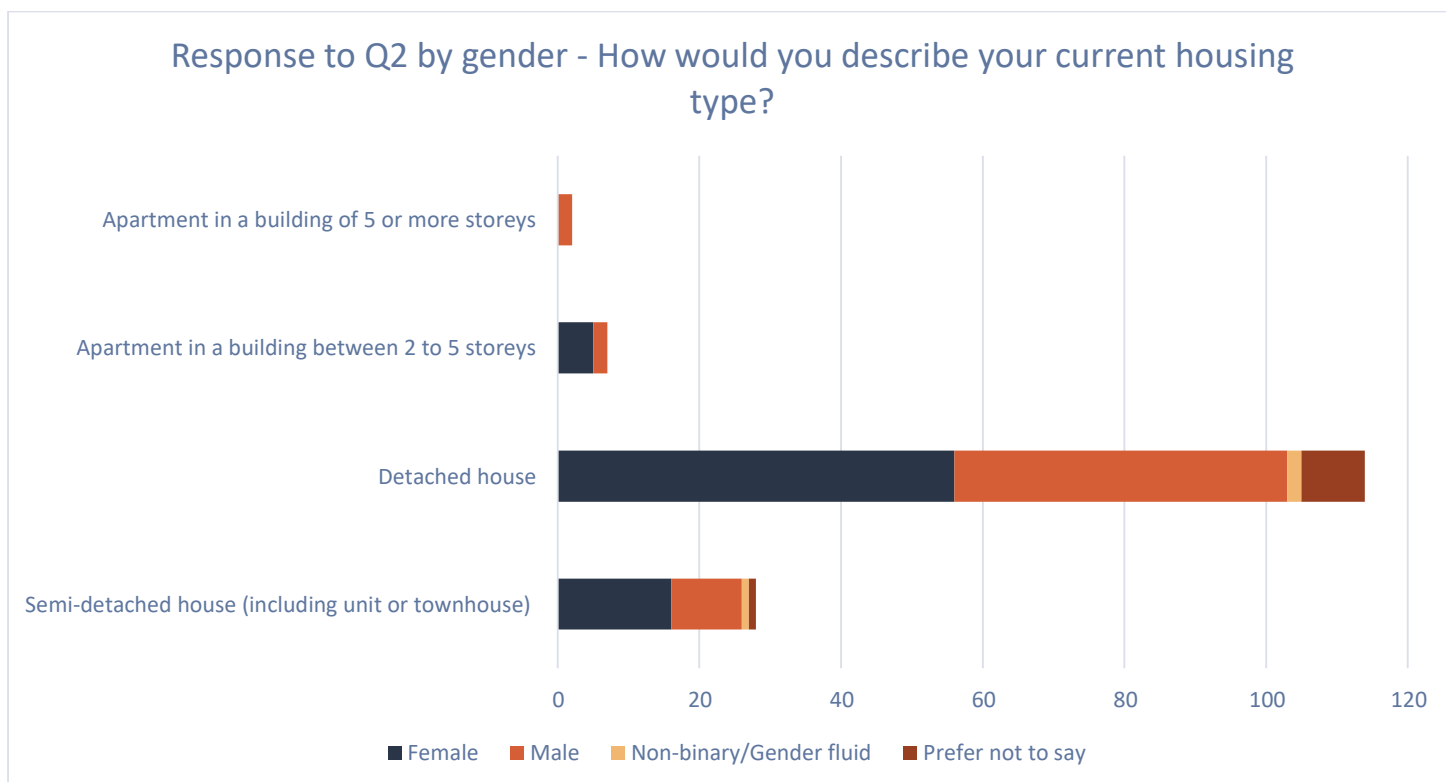
It is noted that:

- The strongest result numerically is that 56 females (73% of female respondents) and 47 males (77% of male respondents) describe their housing type as detached housing.
- From a broader perspective, 72 females (94% of female respondents) and 57 males (93%) describe their housing as detached or semi-detached housing.
- All respondents that define as Non-binary/Gender fluid live in semi-detached or detached housing, as do all respondents who prefer not to specify their gender.

The following graph shows by gender the responses to Question 4 of the survey regarding the respondents' level of support for locating medium density housing within walking distance to services and public transport.



Response by gender to Qn 4 - What is your level of agreement with locating medium density housing within walking distance to public transport, shops and community services, rather than areas that are not within walking distance?

It is noted that:

- 42 females (55% of female respondents) agree or strongly agree with the proposition or statement to locate medium density housing within walking distance of public transport, shops and community services, whilst a notably higher portion of males (45 males, or 74% of male respondents) agree or strongly agree.

- 31 females (40% of female respondents) disagree or strongly disagree, compared to a significantly lower 13 males (21% of male respondents).
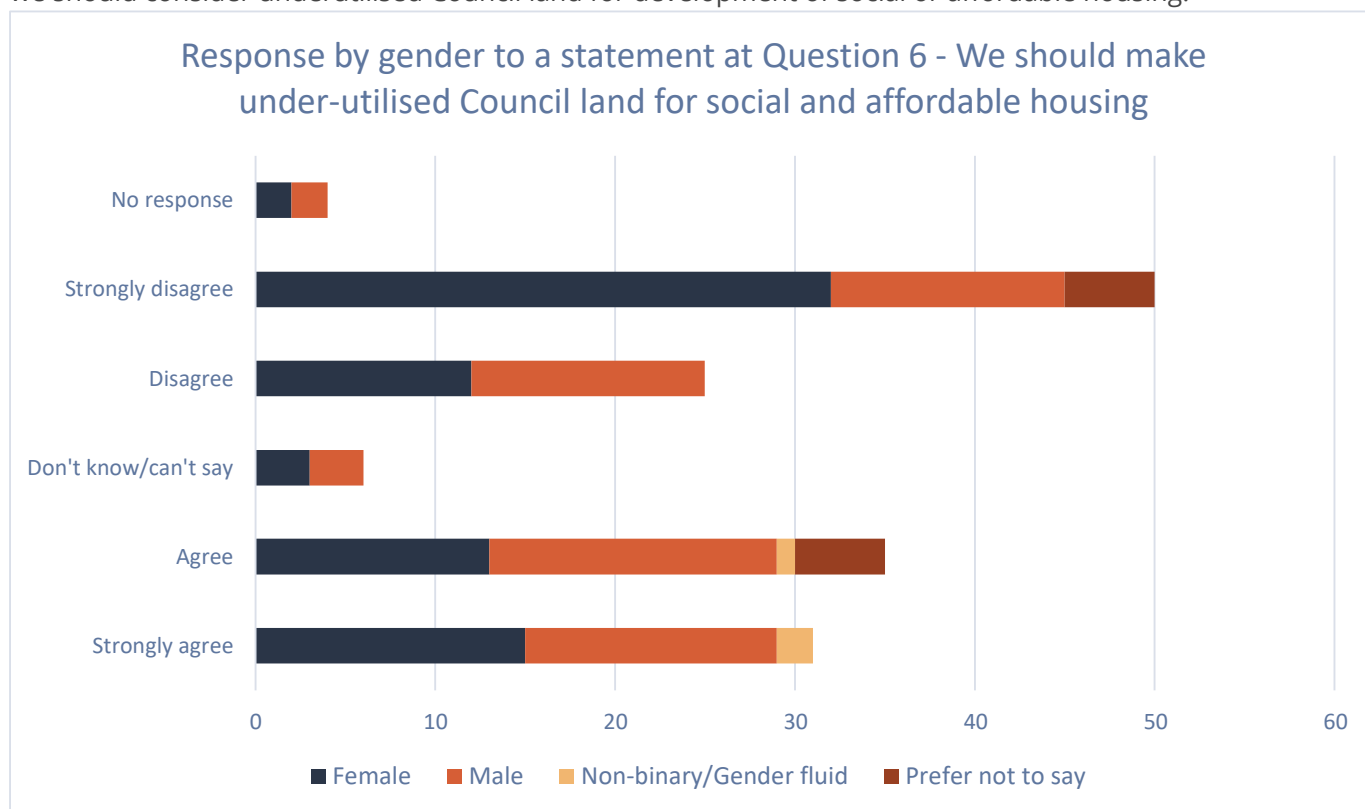
The following graph shows respondents' level of agreement by gender to a proposition raised at Question 6 that Council should find ways to support and encourage affordable housing projects:

Response by gender to a statement at Qn 6: Council should find ways to support and encourage affordable housing projects.
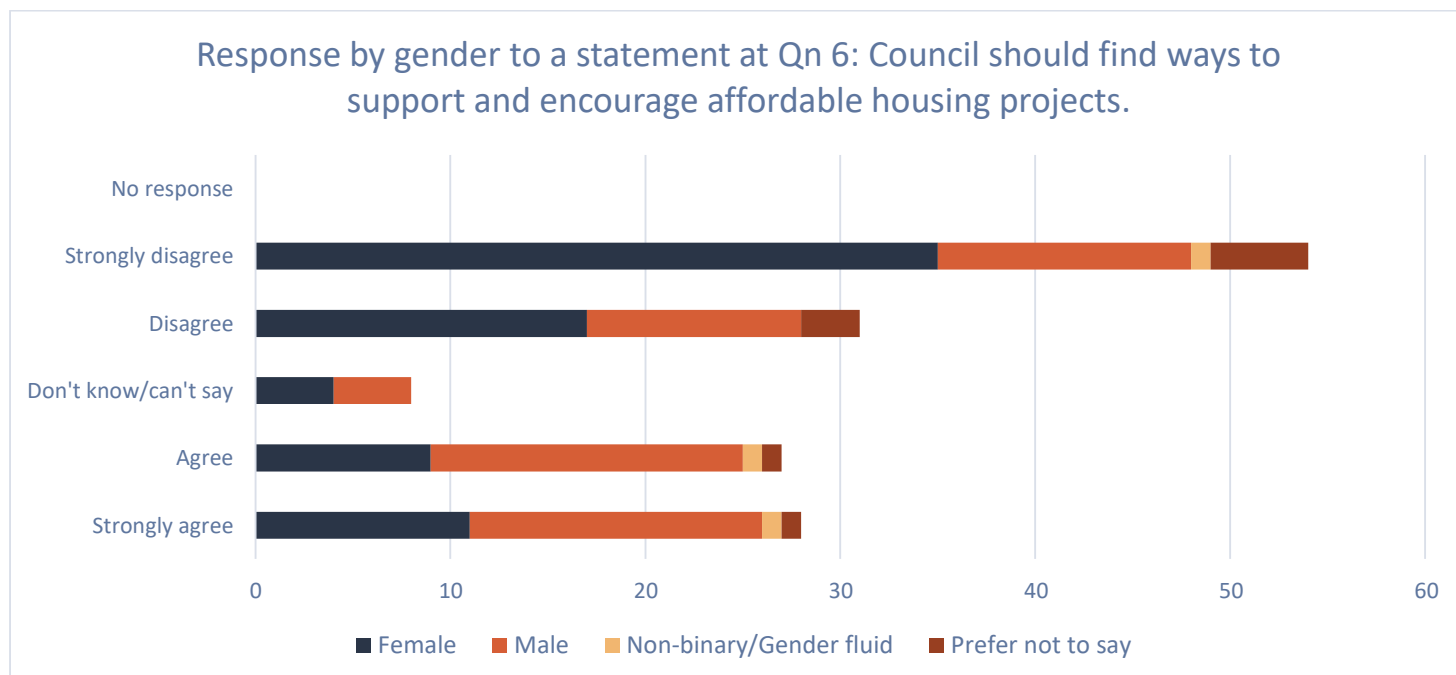
It is noted that:

- 20 females (26% of female respondents) agree or strongly agree with the proposition or statement, whilst a notably higher portion of males (31 males, or 51% of male respondents) agree or strongly agree.
- 52 females (68% of female respondents) disagree or strongly disagree, compared to a significantly lower 24 males (39% of male respondents)

The following graph shows respondents' level of agreement by gender to a proposition raised at Question 6 that we should consider underutilised Council land for development of social or affordable housing:



It is noted that:

- 28 females (36% of female respondents) agree or strongly agree with the proposition or statement, whilst a higher portion of males (30 males, or 49% of male respondents) agree or strongly agree.
- 44 females (57% of female respondents) disagree or strongly disagree, compared to a lower 26 males (43% of male respondents)
- All 3 respondents who identify as Non-binary/Gender fluid strongly agree or agree with the statement.

The following graph shows respondents' level of agreement by gender to a proposition raised at Question 6 that we should consider making social or affordable housing mandatory in new major residential developments:



Response by gender to a statement at Question 6 - We should conisder making affordable or social housing mandatory in new major residential developments.
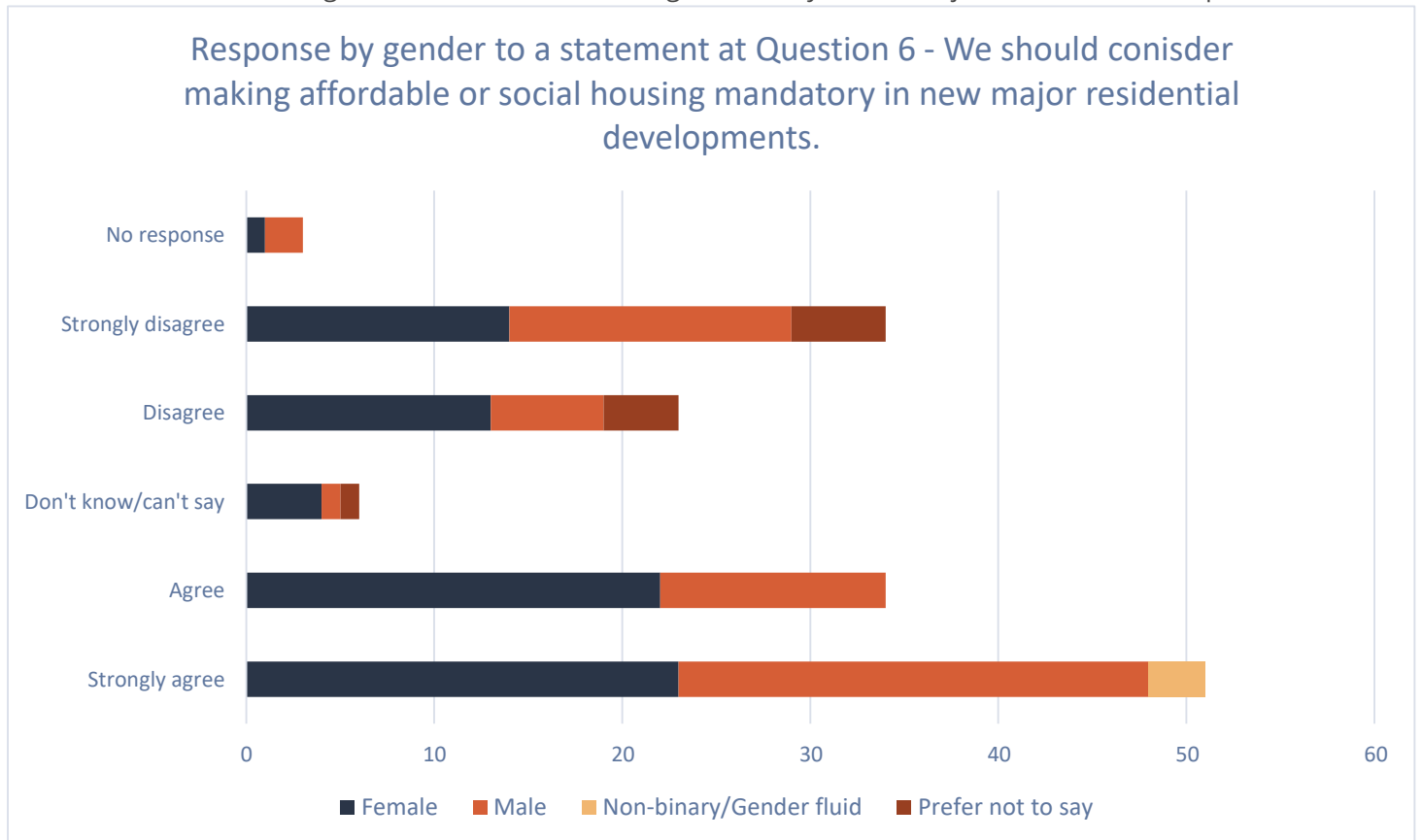
It is noted that:

- 45 females (58% of female respondents) agree or strongly agree with the proposition or statement, as do a similar portion of males (37 males, or 61% of male respondents).
- Approximately 35% of female and male respondents disagree or strongly disagree, which equates to 27 female respondents and 21 male respondents.
- A very high portion of respondents (9 respondents or 90%) who prefer not to specify a gender disagree or strongly disagree with the statement.
- All 3 respondents who identify as Non-binary/Gender fluid strongly agree with the statement.

The following graph shows by gender the themes raised in comments by respondents to Question 3 which asked to what extent does the respondent agree that the "Housing for All" objectives will be relevant and impactful?
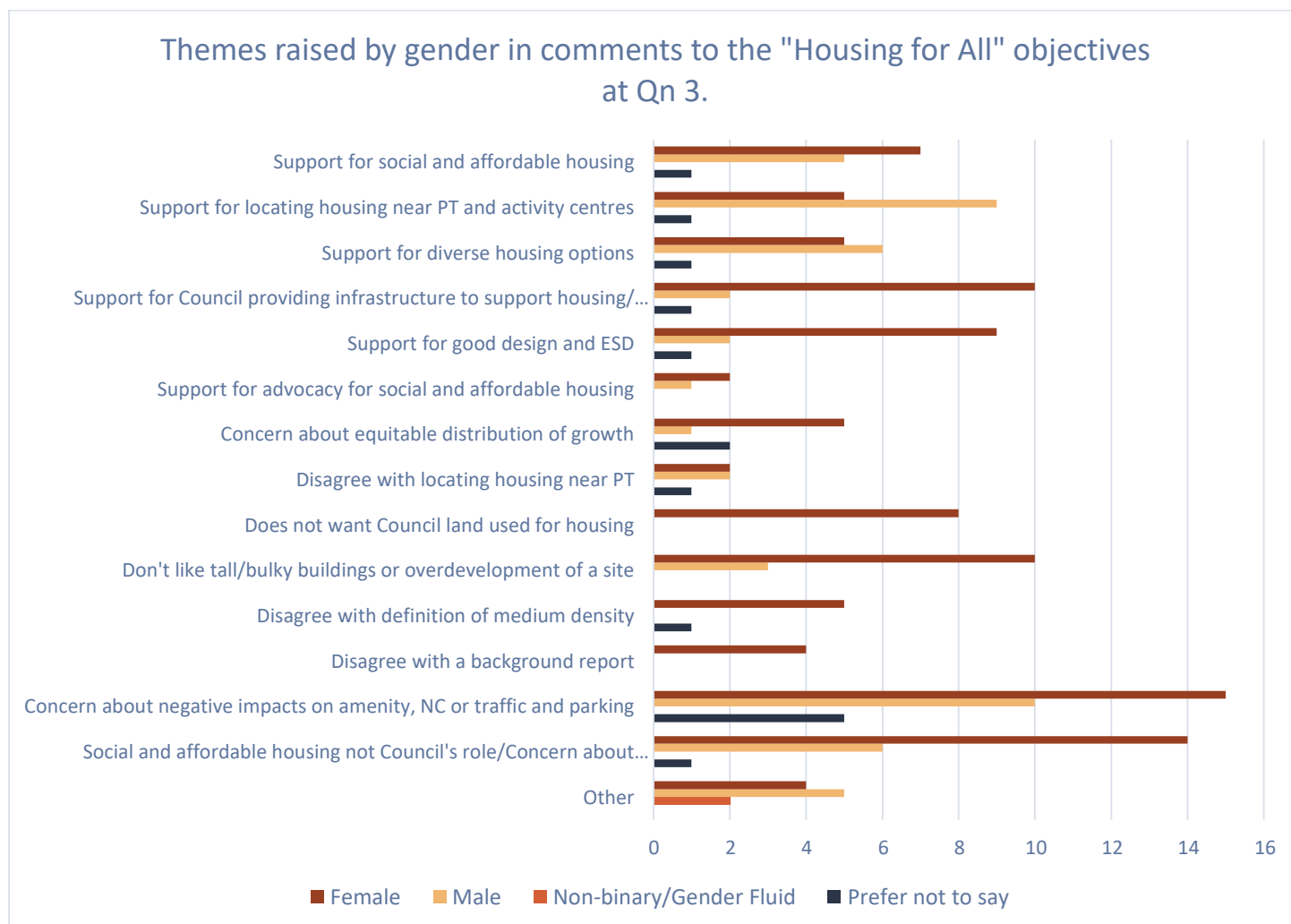


There are some notable differences by gender in these results. For example:

- 10 of 13 respondents (77%) were female who articulated support for Council providing infrastructure to support housing, including to raise concern about open space provision.
- 9 of 12 respondents (75%) were female who articulated support for good design and ESD.
- 10 of 13 respondents (77%) were female who indicated they don't like tall/bulky buildings or overdevelopment of a site.
- All 8 respondents (100%) were female who articulated that they do not want Council land used for housing.
- 9 out of 15 respondents (60%) were male who articulated support for locating housing near public transport and activity centres.

One thing to take note when considering these results and trends in relation to Question 3 is that the results in this graph do not capture that there are approximately 10% more female than male survey respondents.

**Summary**

The above assessment indicates some initial findings from a perspective of gender, particularly:

- There does not appear to be a significant difference by gender in how respondents describe their status or type of housing. A minor to moderate exception may be that, whilst a clear majority of males and females identify as homeowners, amongst the far smaller number of respondents that identify as renters, a notably higher portion are male.

- A higher portion of male respondents compared to female respondents:
  - Support locating medium density housing within walking distance to services and public transport, although there is a high level of support from both genders.
  - Support Council to find ways to encourage and support affordable housing projects.
  - Agree that Council should consider under-utilised land for social and affordable housing.
- There appears to be no difference in the proportion of males and females who articulate support for making social or affordable housing mandatory in new major residential developments.
- All 3 respondents who identify as Non-binary/Gender fluid strongly agree or agree with the statement that we should consider making social or affordable housing mandatory in new major residential developments, whilst most respondents who have chosen not to specify a gender are opposed to this statement.
- There are some apparent differences in support by gender, particularly between males and females, for certain of the "Housing for All" objectives discussed at Q3.