



Cardinia

MINUTES OF SPECIAL COUNCIL MEETING

MONDAY, 4 JULY 2016

MINUTES OF SPECIAL COUNCIL MEETING

held in the Council Chambers, 20 Siding Avenue, Officer
on Monday, 4 July 2016

The meeting commenced at 6.30pm

PRESENT:

Mayor, Jodie Owen, Chairman

Councillors Tania Baxter, Kate Lempriere, David Young, George Blenkhorn,
Brett Owen, Collin Ross, Graeme Moore, Leticia Wilmot

Messrs Garry McQuillan (CEO), Mike Ellis (GMAS), Derek Madden
(GMCS), Phil Walton (GMPD), Jenny Scicluna (GMCWB), Waudi Tahche
(GMPC), Doug Evans (MG)

APOLOGIES:

Nil

DECLARATION OF PECUNIARY AND OTHER INTERESTS

Nil.

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1 SALE OR LEASE OF PROPERTY - 20 STOREY DRIVE, PAKENHAM

FILE REFERENCE INT1644510

RESPONSIBLE GENERAL MANAGER Derek Madden

AUTHOR Russell Hodges

RECOMMENDATION

That Council consider the submissions received in relation to the sale or lease of Council owned property, 20 Storey Drive Pakenham, in accordance with section 189 and section 223 of the Local Government Act 1989 and further consider the matter at the Council Meeting to be held on 18 July 2016.

Attachments

1	Locality map	1 Page
2	Summary of submissions received	15 Pages
3	Copies of submissions, circulated to Councillors only	93 Pages

EXECUTIVE SUMMARY

On 18 April 2016 Council resolved to commence the statutory procedures to sell or lease the Council owned property, 20 Storey Drive, Pakenham to a Registered Housing Agency/Provider.

The proposed sale/lease was advertised in accordance with sections 189 and 190 of the Local Government Act 1989 and a total of 41 submissions and a petition have been received in response.

Details of these submissions are attached.

Three persons that lodged submissions have requested to speak in support of their submission being:

- Mr Graeme North
- Mr Greg Collins, and
- Ms Jane Foster

BACKGROUND

This parcel of land was identified as a possible site for affordable housing.

Homelessness and the shortage of appropriate housing is a critical social issue for Cardinia Shire. Currently there are limited housing options for those experiencing financial hardship or presenting with crisis and emergency situations. Local service providers are struggling to provide short, long or sustainable rental support.

The objectives of making this parcel of land available for affordable housing are:

- a) To provide long term secure and affordable housing for local residents including single parents with children and families experiencing financial hardship and to:
- b) Broaden the availability of alternative housing options for residents living in Cardinia Shire.

This parcel of land is suitable for residential development, is within walking distance to schools, transport, medical amenities and shops. It is opposite a large reserve and there is a children's playground in close proximity

On 18 April 2016 Council resolved to sell or lease the property 20 Storey Drive, Pakenham and commence the statutory procedures under sections 189 and 190 of the Local Government Act 1989.

As submissions were received a Special Council Meeting has been convened to consider those submissions including the three persons have requested to speak in support of their submission.

CONCLUSION

The proposed sale or lease of 20 Storey Drive Pakenham has been advertised and as submissions were received a Special Meeting of council has been scheduled to consider those submissions.

1 SALE OR LEASE OF PROPERTY - 20 STOREY DRIVE, PAKENHAM

The Mayor advised that three persons had requested to speak in support of their submission and prior to hearing from the submitters and advised that if Council decides to proceed with the sale or lease of this land :

- The purpose of this housing is to provide safe, secure and affordable housing for Cardinia families experiencing financial hardship, marriage breakdown or have fallen on hard times.
- This is not government public housing.
- Council has not determined the number of houses to be constructed on the land.

The Mayor further advised that going forward there will be further opportunities to be involved in this project:

- After a successful Housing Association has been appointed, community consultation will be undertaken with the local residents and there will be opportunity for residents to provide feedback about the proposed development on the site.
- Following this, after design plans have been finalised the Housing Association will lodge an application for a planning permit. These design plans will be publically available for further comment and feedback from the community.

The Mayor then advised that there were 43 submissions in total and noted that some of the themes identified in the submissions include:

- Excess parking in the street – there will be onsite parking for every dwelling developed
- Land prices will be devalued– There is no evidence of this as a review of a similar development in the lakeside estate here in Cardinia found that properties surrounding this site increased in between 10 and 18%, with the average increase being just over 15%.
- The dwellings will look ugly and cheap – this isn't the case, the dwellings will be built in keeping with the local neighbourhood and be designed by an architect.
- Use of the existing park will be restricted– this project will not affect the current use of the park and all the new dwellings will have their own yard.
- Safety of residents – tenants will be local families.

The Mayor advised that Mr Greg Collins was an apology for the meeting and advised that he wished Council to consider the comments detailed in his submission.

The Mayor asked Mr Graeme North to come forward and address the Council.

Mr North spoke to his submission and asked several questions in regards to the proposal.

Mr North's questions were answered variously by the Mayor, CEO, GMCWB and MG.

The Mayor thanked Mr North for his presentation and then called on Ms Jane Foster to come forward and address the Council.

Ms Foster, spoke in regard to the concerns of residents and her concerns with potential tenants of the housing.

The Mayor thanked Ms Foster for her presentation.

Moved Cr T Baxter Seconded Cr G Moore

That Council consider the submissions received in relation to the sale or lease of Council owned property, 20 Storey Drive Pakenham, in accordance with section 189 and section 223 of the Local Government Act 1989 and further consider the matter at the Council Meeting to be held on 18 July 2016.

Cd.

Meeting closed at 6,59.pm

Minutes Confirmed
Chairman