

1 LEASE 6-10 MAIN STREET PAKENHAM

FILE REFERENCE INT1868703

RESPONSIBLE GENERAL MANAGER Jenny Scicluna

AUTHOR Petrina Dodds Buckley; Doug Evans

RECOMMENDATION

That Council resolves to enter into a lease of 6-10 Main Street Pakenham with WAYSS Limited for the purpose of providing affordable housing.

The lease to be conditional upon a planning permit being issued by Council for the development.

The principal terms of the lease to be:

- Fixed Term – 50 years.
- Commencement date – 30 days following the date of practical completion
- Rent – \$1

Attachments

- | | |
|---|---------|
| 1 Council Report 16 July 2018 | 4 Pages |
| 2 Proposed Main Street gateway precinct development draft Pakenham Structure Plan | 2 Pages |

EXECUTIVE SUMMARY

To further consider the proposed lease of Council land 6-10 Main Street Pakenham to WAYS Ltd.

This matter was deferred at the Council Meeting held on 17 September the resolution at that meeting being:

That Council defer a decision on the lease of 6-10 Main Street, Pakenham.

Prior to the lease coming back to councillors for further consideration:

- *Officers to prepare a detailed report of the estimated annual cost to council to maintain the buildings and facilities at 6-10 Main Street, Pakenham for the life of the 50 year lease.*
- *Officers prepare a detailed report of all the proposed social housing projects on council owned land. The report should include information such as land valuations, detailed costs to council.*
- *That a strategic policy document be presented to council, to help guide council when making decisions of social housing on council owned land.*

This report responds to the further information requested.

BACKGROUND

Council unanimously resolved on 16 July 2017 to:

- *Execute the development agreement with WAYSS Ltd on the key terms set out in the report once the final form of the agreement has been agreed to by all parties.*
- *Give public notice in accordance with the provisions of Section 190 and 223 of the Local Government Act 1989 of the proposal to lease 6-10 Main Street Pakenham to WAYSS Ltd or another Registered Housing Agency under the Housing Act 1983 by private agreement, in*

accordance with Council Policy, and for the purpose of providing affordable housing. The lease will be conditional upon a planning permit being issued by Council. The principal terms of the lease to be:

- *Fixed Term – 50 years.*
- *Commencement date – pending certificate of occupancy.*
- *Rent – Nominal.*
- *In the event of submissions being received, a Committee comprising the Central Ward Councillors be convened to hear the submissions and the Acting Chief Executive Officer be authorised to make the arrangements to convene such a meeting.*

The requisite public notice appeared in the Pakenham Gazette on 18 July and no submissions were received.

Council has been briefed on:

- the estimated annual cost to council to maintain the buildings at 6-10 Main Street, these costs are detailed below,
- all of the proposed social housing projects on council owned land, and
- the proposed Social and Affordable Housing Strategy and Action Plan 2018-2025

Planning Scheme Amendment C228.

The Pakenham Structure Plan adopted by the Council in April 2015 has an expiry date of December 2019. In response to this the Pakenham Structure Plan 2018 has been drafted to replace the previous version and the Pakenham Urban Design Framework 2018 has been prepared to replace the previous 2014 version.

A report will shortly be considered by the Council recommending that Council seek Authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C228 to the Cardinia Planning Scheme, and to resolve to adopt the updated draft *Pakenham Structure Plan 2018* and the draft *Pakenham Activity Centre Design Framework 2018*.

As part of the revised Pakenham Activity Centre Design Framework a proposed gateway precinct at Main Street and the Princess Highway is being proposed. The concept plans attached show the social housing proposal and the enhancement of the historic old shire office as an appropriate development for this significant precinct.

POLICY IMPLICATIONS

Council has been briefed on a draft Social and Affordable Housing Strategy and Action Plan 2018-2025 and has agreed to release the strategy for public exhibition.

The feedback received will be further considered by the Council prior to adopting a final version of the Strategy and Action Plan.

RELEVANCE TO COUNCIL PLAN

Our Community

- Improved health and wellbeing of our residents - Assist with establishing partnerships and social infrastructure opportunities that improve health and wellbeing outcomes for residents
- Our diverse requirements are met - Promote access to a mix of housing types to cater for the varying needs of people

Our People

- Access to a variety of services for all - routinely review overall community needs for services and either deliver or advocate for others to provide services to meet these needs.
- Improved health and wellbeing for all - Support children, young people, families, older adults and people with disabilities by providing a range of accessible services and facilities

CONSULTATION/COMMUNICATION

Public Notice of the proposal to lease the land at 6-10 Main Street Pakenham was advertised in the Pakenham Gazette and no submissions were received.

FINANCIAL AND RESOURCE IMPLICATIONS

The total Structural Repair costs including maintenance of the common area is \$167,890, 890 over the 50 year period of the lease, or an average annual cost of \$3,358, as detailed below:

Under the terms of the proposed lease Council will be responsible for any structural repairs to the external building fabric of the dwellings.

Structural repairs will comprise of:

Roof (tiled)
Guttering and downpipes
Walls
Windows/Doors

It is not expected that any significant structural repair obligations will occur in the first 15 years from construction. Council will only incur the ground maintenance cost of the common area of \$400 per year.

Roof

It is expected the tiled roof for each dwelling will last 50 years, the term of the lease. Cleaning and sealing of the cement tiled roof will be required once during the lease period.

Guttering and Downpipes

It is expected guttering, downpipes and fascia will have to be replaced at least once during the term of the lease. The estimated cost of replacing the guttering, downpipes and fascia will be approximately \$61,000.

Walls

The brick walls and the colorbond zincalume feature panels will not have to be replaced during the term of the lease. An allowance has been provided to pressure clean the exterior brick work and cladding.

Windows/Doors

The aluminium window and door frames will not have to be replaced during the life of the lease. Broken windows will be covered by insurance and any door repairs are to be covered by a provisional sum of \$10,000.

General items

Provisional amounts have been included for replacement of timber fences and repairs to pathways. Refer to the Table below.

External Structural Repairs						
Item	Description	Frequency (years)	Area/Unit	Adopted Rate (\$)	Estimated Cost (\$) Ex GST (in today's dollars)	Comments/Cost Basis
1	Cleaning and sealing of cement tiled roofs	Once only at Year 25	1363	30	\$40,890	Recent project at Main Street Kindergarten with a roof size of 220m ² - clean + 3 coats + fall arrest system was \$4,500 = \$20/m ² Total floor areas for the units is 1,136m ² , an extra 20% has been added to provide for eaves and roof slope areas Allow budget cost of \$30/m ²
2	Facia/Gutter and Downpipe Replacement	Once only at Year 25	10	6100	\$61,000	The units have a perimeter of approximately 40 lin.m. Discussions with Weightman Plumbing - \$1500 to remove and dispose + \$65/m + \$2,000 allowance for height equipment/scaffold for each unit. Based on 40 lin.m for each unit cost is \$6,100 / unit
3	Brick washing	Once only at Year 25	1	6000	\$6,000	Allow 2 men for 5 days = 80 hrs @ \$50/hr = \$4,000 + some access at heights \$2,000
4	Repair to external pathways	As required	1	10000	\$10,000	Allow nominal allowance of \$10,000 to repair concrete/pavers

5	External Doors /Windows/Frames	As required	1	10000	\$10,000	Aluminium window and door frames will not require maintenance however, to repair damages allow nominal allowance of \$10,000
6	Replacement of fences	Once only at Year 25	200	100	\$20,000	Assume that fences are to be replaced at the 25 year period only. Length of paling fences 200m. Rawlinsons state \$70 p/m. Allow \$100p/m to account for replacement in developed site after 25 years.
7	Grounds mowing - Common Area Only	As required	1	20000	\$20,000	Allowed for 18 visits per annum @ \$400 per annum
				TOTAL	\$167,890	Average cost per annum for 50 years is \$3,358

CONCLUSION

The Council having undertaken the required public notification of the intention to lease 6-10 Main Street Pakenham and having received no submissions on the proposal is in a position to now resolve on the proposed lease

13 TRANSITIONAL WOMEN'S HOUSING - MAIN STREET PAKENHAM

FILE REFERENCE INT1846433

RESPONSIBLE GENERAL MANAGER Jenny Scicluna

AUTHOR Petrina Dodds Buckley

RECOMMENDATION

That Council resolves to:

- Execute the development agreement with WAYSS Ltd on the key terms set out in the report once the final form of the agreement has been agreed to by all parties.
- Give public notice in accordance with the provisions of Section 190 and 223 of the Local Government Act 1989 of the proposal to lease 6-10 Main Street Pakenham to WAYSS Ltd or another Registered Housing Agency under the Housing Act 1983 by private agreement, in accordance with Council Policy, and for the purpose of providing affordable housing. The lease will be conditional upon a planning permit being issued by Council. The principal terms of the lease to be:
 - Fixed Term – 50 years.
 - Commencement date – pending certificate of occupancy.
 - Rent – Nominal.
- In the event of submissions being received, a Committee comprising the Central Ward Councillors be convened to hear the submissions and the Acting Chief Executive Officer be authorised to make the arrangements to convene such a meeting.

Attachments

Nil.

EXECUTIVE SUMMARY

- The intention of this report is to update Council on the Transitional Women's Housing development in Main St Pakenham as presented to Council Briefing 16 October 2017.
- This housing will provide short term (1-2 years) accommodation for women and children who are homeless or at risk of homelessness due to current or immediate family violence.
- This project involves four partners, these being; The Peter and Lyndy White Foundation, WAYSS, Windermere and Cardinia Shire Council. WAYSS will be the leading partner.
- Council will enter into two legal agreements with WAYSS. These being: a Development Agreement and a Lease Agreement.
- These documents are currently in draft to be finalised by 31 July 2018.
- A Planning Application has been submitted and is currently being managed by Council's Planning department.

BACKGROUND

Project Description

To provide Transitional Housing for a period of up to 2 years for women and women with children who are homeless or at risk of homelessness due to current or immediate family violence.

Project Purpose

To provide security, stability and support to enable tenants to live positively and to flourish and live independently of support services. Throughout the tenancy the key focus will be on life skills development, community connectedness, access to resources and opportunities for tenants to identify life changes they want to achieve and maintain. Supported through targeted case management key areas will include accessing and maintaining stable accommodation, positive parenting, community engagement and participation in education/training/employment.

Project Target

Women and women with children who are homeless or at risk of homelessness due to current or immediate family violence, with links to Cardinia Shire and a demonstrated commitment to obtaining independent accommodation and sustain positive life change. The project will not target individuals with chronic drug and alcohol dependency, and or severe mental health issues where the intensity of case management and specialised practitioner skills sit outside the scope of Transitional Housing.

Site

6-10 Main Street Pakenham. This site is in walking distance to schools, services and transport. It is also in close proximity to the new Pakenham Health Centre, the Living and Learning educational and community centre and a number of recreational facilities.

Building design

- International literature demonstrates that normality and permanence of housing, together with tenant autonomy and self-determination, are critical features of supportive housing.
- The design is based on principles of indistinguishable housing intended to promote normality and community integration to foster independence.
- This low to medium density development will aim to support tenants around being cooperative, encourage behaviours that accommodate the needs of others and a sense of community belonging.
- There will be ten units comprising of 2, 3 and 4 bedroom apartments.
- There will also be a support office to accommodate workers and provide space for small group activities and counselling services.

Legal Agreements

These arrangements or transactions will be implemented through two agreements as set out below. These documents are still in draft to be completed by 31 July 2018.

Development Agreement

It is proposed that Council will enter into a long-term lease of the property with WAYSS, provided that certain conditions are fulfilled. Those conditions are captured in the development agreement – the conditions include obtaining development approval, secure funding for the project and construct the dwellings on the land as per the agreed design. Once the agreed works are completed, the lease will commence.

Lease

It is proposed that the lease will commence when the dwellings have a certificate of occupancy. WAYSS will be granted a long-term lease (50 years) allowing the use of the properties by WAYSS to grant affordable housing to vulnerable women and children. WAYSS will be responsible for regular cleaning and upkeep of the property. Council will be responsible for upkeep of the gardens, plus structural and capital maintenance. The lease will include suitable terms and conditions for a long-term lease of Council land.

POLICY IMPLICATIONS

Cardinia's Liveability Health Plan 2017 -2029 (Municipal Public Health and Wellbeing Plan)

Housing has been identified as a critical health issue in our community and as such is a dedicated policy domain area. Living in lower-quality housing has been associated with poorer mental health and higher rates of infectious diseases, respiratory problems, and injuries. Those who live in rented accommodation have worse physical and mental health than owner-occupiers, and some studies have shown housing tenure to be a better predictor of health compared to other measures.

Together We Can

Council has committed to the large collective impact project 'Together We Can' in partnership with Family Life. This project sees involvement from every sector to act in preventing and ending family violence in Cardinia Shire. Family Violence is recognised as a strong cause of homelessness for women, children and youth.

RELEVANCE TO COUNCIL PLAN

Our Community

- Improved health and wellbeing of our residents - Assist with establishing partnerships and social infrastructure opportunities that improve health and wellbeing outcomes for residents
- Our diverse requirements are met - Promote access to a mix of housing types to cater for the varying needs of people in the Cardinia community.

Our People

- Access to a variety of services for all - routinely review overall community needs for services and either deliver or advocate for others to provide services to meet these needs.
- Improved health and wellbeing for all - Support children, young people, families, older adults and people with disabilities by providing a range of accessible services and facilities

CONSULTATION/COMMUNICATION

Consultation has been undertaken with all parties and Council's Statutory Planning Department.

FINANCIAL AND RESOURCE IMPLICATIONS

Council will be responsible for the ongoing maintenance of the building and grounds.

CONCLUSION

The development of Women's Transitional Housing for women and children will provide security, stability and enable tenants to live positively and to flourish and become independent from support services. Women will be provided opportunities to develop life skills, engage with the community, access resources and consider life changes they want to achieve and maintain. Through case management, key focus areas will include, accessing and maintaining stable accommodation, positive parenting, and participation in education/training/employment. This initiative supports Council's commitment to Together We Can.

13 TRANSITIONAL WOMEN'S HOUSING - MAIN STREET PAKENHAM

Moved Cr M Schilling Seconded Cr C Ryan

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Carried Unanimously.

4.4 NORTH WEST GATEWAY

FUTURE CHARACTER

This site encompasses the main entrance to the activity centre from the west. Within the site are several significant elements including historic buildings, a large established native tree, a creek line and a large sculpture. The gateway area could improve views of the heritage buildings and increase their utilisation. There are opportunities to improve connectivity between elements through the introduction of elements such as decking to span the creek and new paths and a crossing to link both sides of the gateway. The significant should be utilised for a shaded gather place.

4.4.1 DESIGN REQUIREMENTS

To create a gateway site through improving the functionality, safety, visual amenity and perception of this gateway site it should be designed in accordance with Figures XX and XX and future works should include:

- a. Provision of extensive decking structure that provides a crossing of the creek and a forecourt to the old shire office building.
- b. Remove some planting to improve views of significant buildings and increase passive surveillance of the site.
- c. Low ground cover planting in garden beds and at ground level along the edges of paved space and between desire lines.
- d. Provision of street furniture in multiple locations and strategically place to be shaded by trees and orientated towards the lawn areas.
- e. Improved path connections through the gateway to better connect the elements of the site and to the activity centre.

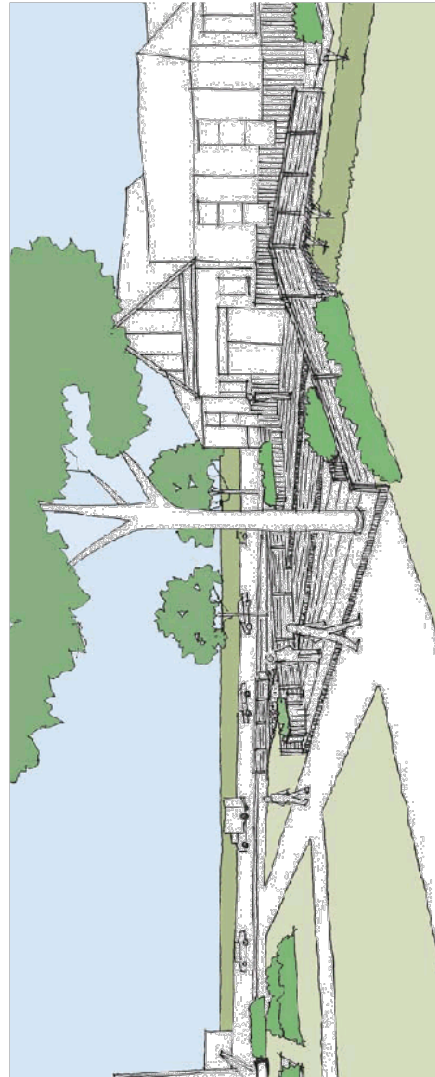


Figure 49 - indicative illustration of Gateway 4

4.4 NORTH WEST GATEWAY

- 1** Bridge/ Deck Structure
- 2** Shade Structure
- 3** Pedestrian Crossing
- 4** New Planting
- 5** New Path Network

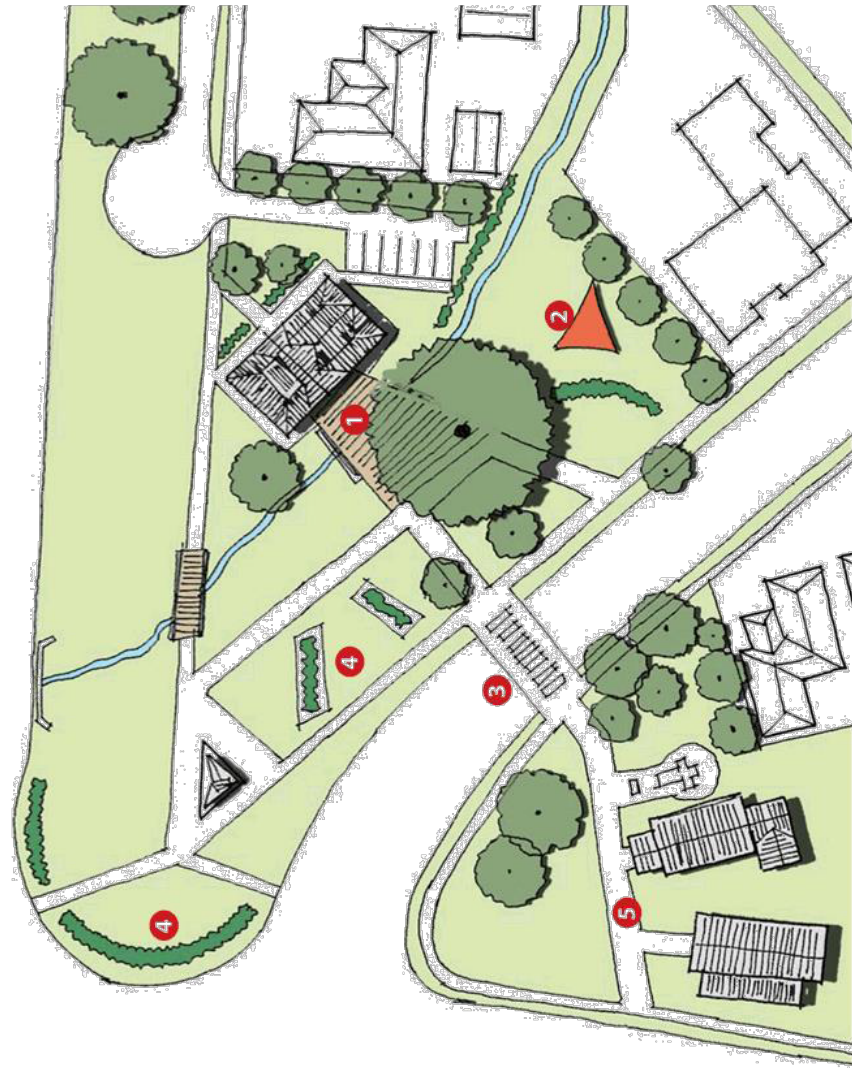


Figure 50 - indicative master plan for Gateway 4

GENERAL REPORTS