



Cardinia

MINUTES OF SPECIAL COUNCIL MEETING

MONDAY, 1 OCTOBER 2018

MINUTES OF SPECIAL COUNCIL MEETING

held in the Council Chambers, 20 Siding Avenue, Officer
on Monday, 1 October 2018
The meeting commenced at 6pm

PRESENT: Mayor, Collin Ross, Chairman

Councillors Michael Schilling, Carol Ryan, Jodie Owen, Graeme Moore, Ray Brown, Leticia Wilmot

Messrs Garry McQuillan (CEO), Mike Ellis (GMAS), Derek Madden (GMCS), Andrew Paxton (GMPD), Jenny Scicluna (GMCWB), Doug Evans (MG)

OPENING PRAYER

Almighty God we humbly request that you bestow your blessings upon this Council, direct and prosper our deliberations to the advancement of your glory and to the betterment of the peoples of Cardinia Shire. Amen.

ACKNOWLEDGEMENT OF TRADITIONAL LANDOWNERS

The Cardinia Shire Council respectfully acknowledged that we are on the traditional land of the Bunurong and Wurundjeri people.

APOLOGIES: Councillors Brett Owen, Jeff Springfield

DECLARATION OF PECUNIARY AND OTHER INTERESTS

Nil.

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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

Placeholder for Attachment

Pages

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.

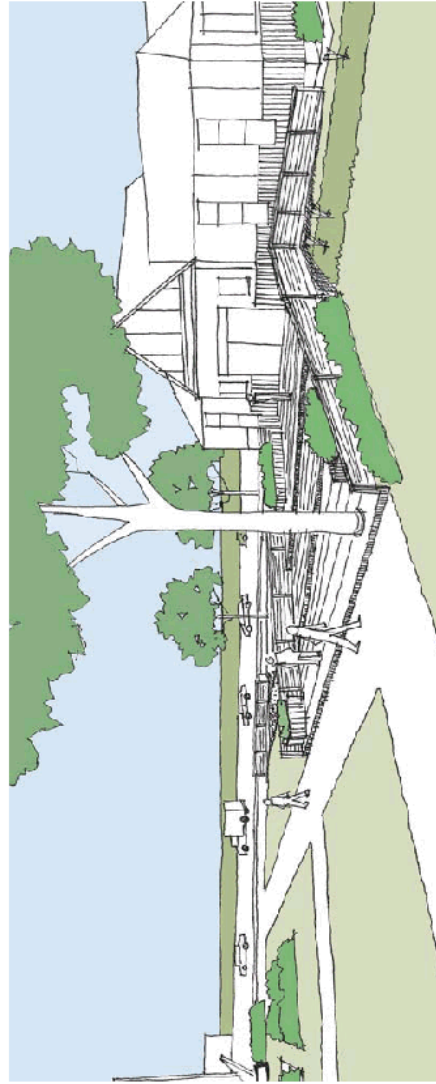


Figure 49 - indicative illustration of Gateway 4

**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

1 LEASE 6-10 MAIN STREET PAKENHAM

Moved Cr L Wilmot Seconded Cr M Schilling

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- Rent – \$1

That Council resolves to enter into a lease of 6-10 Main Street Pakenham with WAYSS Limited for the purpose of providing affordable housing. Upon being put to the meeting, the motion was declared carried. Cr J Owen called for a Division.

For the Motion were Crs G Moore, C Ross, L Wilmot, J Owen, M Schilling and R Brown Total (6).
Against the Motion was Cr C Ryan Total (1).g.

Cd.

Meeting closed at 6:23pm

Minutes Confirmed
Chairman