

Agenda

Submitters Committee Meeting
Wednesday 15 March 2023 at 7pm
Held online and livestreamed at [mrsc.vic.gov.au](https://www.mrsc.vic.gov.au)

Order Of Business

1	Acknowledgement of Country	4
2	Recording and livestreaming of this Committee Meeting	4
3	Present	4
4	Apologies	4
5	Conflicts of interest	4
6	Purpose of Submitters Delegated Committee	4
7	Adoption of minutes	4
8	Reports	5
8.1	Hearing of Submitters in relation to Council's Intention to Lease: 3-5 Noel Street, Lancefield	5

1 ACKNOWLEDGEMENT OF COUNTRY

Macedon Ranges Shire Council acknowledges the Dja Dja Wurrung, Taungurung and Wurundjeri Woi Wurrung Peoples as the Traditional Owners and Custodians of this land and waterways. Council recognises their living cultures and ongoing connection to Country and pays respect to their Elders past, and present.

Council also acknowledges local Aboriginal and/or Torres Strait Islander residents of Macedon Ranges for their ongoing contribution to the diverse culture of our community.

2 RECORDING AND LIVESTREAMING OF THIS COMMITTEE MEETING

This meeting is being recorded and streamed live on the internet, in accordance with Council's 'Live Streaming and Publishing Recordings of Meetings' policy, which can be viewed on Council's website.

3 PRESENT

4 APOLOGIES

5 CONFLICTS OF INTEREST

6 PURPOSE OF SUBMITTERS DELEGATED COMMITTEE

Council receives written submissions on a variety of matters which need to be considered by Council during the decision-making process. The Submitters Delegated Committee affords people who have made a submission a specific opportunity to appear in person to expand on their submission, if they wish to do so, for the nominated matters above as outlined in the instrument of delegation..

7 ADOPTION OF MINUTES

Recommendation

That the Committee confirm the minutes of the Submitters Delegated Committee of Macedon Ranges Shire Council held on 22 June 2022, as circulated.

8 REPORTS

8.1	HEARING OF SUBMITTERS IN RELATION TO COUNCIL'S INTENTION TO LEASE: 3-5 NOEL STREET, LANCEFIELD
Officer:	Hayley Drummond, Coordinator Property and Valuations
Council Plan relationship:	1. Connecting communities 2. Healthy environment, healthy people 4. Delivering strong and reliable government
Attachments:	Submissions - Social Housing Submissions - Notice of Intention to Lease 3-5 Noel Street Lancefield ↓

Summary

Community consultation has been undertaken under Section 115 of the *Local Government Act 2020* for the Notice of Intention to Lease the site known as 3 and 5 Noel Street, Lancefield to Wintringham Housing Limited for a 20-year term for development and continued use for social housing. As part of Council's Community Engagement Policy, those that make submissions are provided with an opportunity to present at a Submitters Delegated Committee.

A total of eight (8) submission were received at the end of the 28-day submission period, which closed at 5pm on 28 February 2023. These submissions are presented as an attachment to this report. In accordance with privacy principles, the submitters' personal details have been redacted. Councillors have been separately provided with an un-redacted version of each submission.

Recommendation**That the Committee:**

- 1. Notes the submissions received on Council's Intention to Lease 3-5 Noel Street, Lancefield for a 20 year-term for development and continued use for social housing;**
- 2. Notes the verbal presentations in support of those submissions; and**
- 3. Notes that the submissions will be referred for consideration and determination at a future Scheduled Council Meeting together with responses and recommendations in relation to the submissions.**

Background

In November 2020, Homes Victoria announced funding of \$5.3 billion for the "Big Housing Build" – an initiative specifically designed to provide 12,000 new homes across Victoria, with Macedon Ranges among those to receive a significant investment.

Following the Victorian Government's funding announcement, Council reviewed the existing housing stock that it holds across the shire at sites in Gisborne, Romsey and Lancefield. This review identified that the Lancefield site was most suited to redevelopment. Council also owns the adjoining site at 5 Noel Street, and consequently, a proposal was submitted to Homes Victoria to provide social housing across both sites.

As Council is not a registered housing provider, the application was lodged by Wintringham Housing, which currently manages all the housing units on behalf of Council. In late 2022, Homes Victoria advised Wintringham that it had been successful in obtaining funding to allow the redevelopment of the units in Lancefield.

Discussion

As a condition of the Big Housing Build funding, Wintringham is required to enter into a lease for the land on which the new social housing units are to be constructed. To enable Wintringham to comply with this condition, Council proposes to cancel the Lancefield Management Contract and to grant Wintringham a lease for the Lancefield Site on the following terms and conditions:

Tenant:	Wintringham Housing Limited (ACN 129 707 937)
Site:	3–5 Noel Street, Lancefield, and identified as Volume 9142 Folios 881 and 882.
Permitted use:	The demolition of the existing 5 units and construction of a total of 12 social housing units over both 3 and 5 Noel Street in accordance with plans approved by Council (Works) and the provision of social housing for seniors in accordance with the funding agreement entered into by the Tenant and the Director of Housing.
Term:	The term will commence on 1 May 2023 and end on the date which is 20 years after the date on which an occupancy permit for the Works is issued. There is no option for a further term.
Rent:	\$1 per annum (if requested) for the whole of the of the lease
Outgoings and service charges:	Wintringham will be responsible for all outgoings and services.
Ownership and maintenance and repair of improvements:	<p>The Tenant is solely responsible for the cost of carrying out the Works. During the term, all building, fixtures, fit, plant and equipment on the Land (Improvements) will be owned, maintained and repaired by the Tenant.</p> <p>At the end of the Term, Council will elect whether the Tenant is required:</p> <ul style="list-style-type: none"> • to leave the Improvements on the Land; or • remove the Improvements and restore the Land. <p>If Council elects that the Improvements are to be left on the Land, ownership of the Improvements will revert t Council without any payment or compensation.</p>
Social housing tenants:	Wintringham will be required to enter into residential rental agreements with the residents of the social housing.

As the term of the proposed lease is greater than 10 years, and the lease has not been included in Council's budget, it is a requirement of the Local Government Act that Council undertakes a community engagement process in accordance with Council's community engagement policy prior to determining whether or not to proceed with the lease.

Accordingly, a community consultation plan was developed and consultation was undertaken with residents about the proposal to redevelop the site and grant the lease, along

with providing the community an opportunity to provide submissions. Council will need to consider any submissions received before determining whether or not to proceed with the lease.

Summary of Submissions

Eight (8) submission were received prior to the end of the 28 day public consultation period, which ended at 5pm on 28 February 2023. The submissions have been provided as an attachment to this report. Any further submissions received prior to this Submitters Delegated Committee Meeting will be provided to Councillors. All submitters have been sent a letter of acknowledgement which explains the opportunity to attend the Submitters Delegated Committee meeting. In accordance with privacy principles each submitters' personal details have been redacted from the attachment. However, Councillors have been separately provided with an un-redacted version of each submission.

Consultation and engagement

Councils intention to enter into a lease was placed on public display and submissions were invited from the public until 28 February 2023.

Information in regard to the "Big Housing Build" and Council's intention to lease the site was made available on Council's website.

Public notice was placed in local newspapers on Tuesday 31 March 2023 and all impacted residents were provided notice.

Collaboration

Council has continued to work with Homes Victoria as part of the Big Housing Build, along with Wintringham Housing and the Lions Senior Citizens Villages of Lancefield Romsey Inc who play a key role in the ongoing management of this site.

Innovation and continuous improvement

Nil

Relevant law

Council is required to undertake a consultation process under Section 115 of the *Local Government Act 2020* for the leasing of Council land. If the lease is greater than 10 years, a community engagement process must be undertaken prior to any decision about leasing the land.

In accordance with the *Gender Equality Act 2020*, a Gender Impact Assessment is being conducted in relation to the subject matter of this report. Ensuring that the community consultation engagement methods give sufficient consideration of timing and options to include people from all genders will be undertaken as part of the design process, in line with our Consultation and Engagement Policy.

Relevant regional, state and national plans and policies

Homes Victoria Build Housing Build including Regional Guaranteed Minimum Investment

Relevant Council plans and policies

MRSC Affordable Housing Interim Policy (2021-2023)

MRSC Council Plan 2021-31

Macedon Ranges Shire Council Community Engagement Policy

Financial viability

Nil

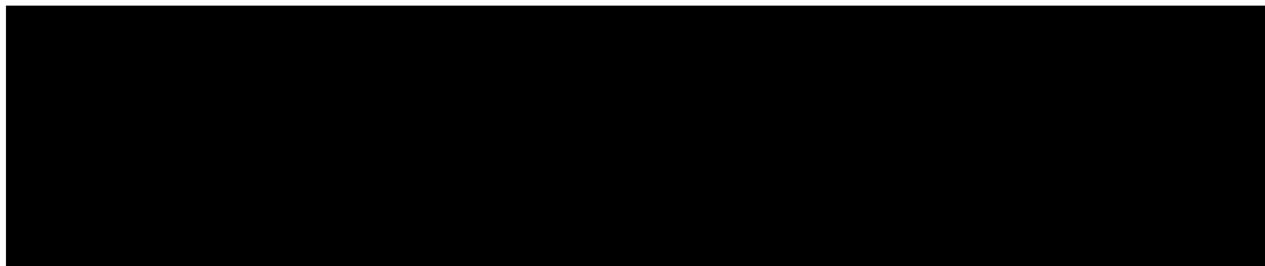
Sustainability implications

Nil

Officer declaration of conflicts of interest

All officers involved in the preparation of this report have declared that they do not have a conflict of interest in relation to the subject matter.

SUBMISSION 001



-----Original Message-----

From: [REDACTED]
Sent: Monday, 13 February 2023 6:04 PM
To: Hayley Drummond <hdrummond@mrsc.vic.gov.au>
Subject: Development proposal 3-5 Noel St, Lancefield

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Hayley,

The article from the MRSC re the social housing development proposal for 3-5 Noel St Lancefield, was recently shared to our local Facebook community group, Lancefield Town Crier. As to be expected (with anything shared to social media!), the response has been mixed.

Australia is in housing crisis. As someone who has had some experience of working and supporting marginalised people experiencing housing insecurity and homelessness, I welcome the proposal.

Obviously, more information is required. There was considerable negative response to the fb post, with many people clearly not understanding the concept of social housing. This, of course, does not stop them from voicing their opinions! Unfortunately, this could well precede formal objections to the proposal.

A question that I have is related to the twenty year lease agreement with Wintringham Housing: what happens to the property and security for the residents after this time?
I think our community would benefit from receiving more information about the development. At this stage, opinions are for the most part being expressed, that are based on speculation and "what ifs".

Any further information re this proposal would be greatly appreciated by me.

Kind regards,

[REDACTED]

Sent from my iPad

SUBMISSION 001



From: [REDACTED]
Sent: Tuesday, 14 February 2023 12:53 PM
To: Macedon Ranges Shire Council <mrscmail@mrsc.vic.gov.au>; Hayley Drummond <hdrummond@mrsc.vic.gov.au>
Subject: Wintringham affordable housing

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Council and Hayley Drummond

I have heard this morning about the wonderful project being set up by the Council to have some affordable units for twelve elderly people near Lancefield. I just wanted to congratulate the Council on such a humane and far-sighted project. I know increasing numbers of people (not just the elderly) who are in desperate need of affordable housing, and in fact my own children who are in full-time but low paid work are struggling to pay ever-increasing rents in the city.

I hope that this project successfully goes ahead. How wonderful it would be for the community if our Council could be the one to lead the way in Victoria for providing people on lower incomes with safe and affordable housing around the Macedon Ranges area. I would love our part of the world to be inclusive for all people, not just the rich.

Cheers, [REDACTED]

SUBMISSION 001

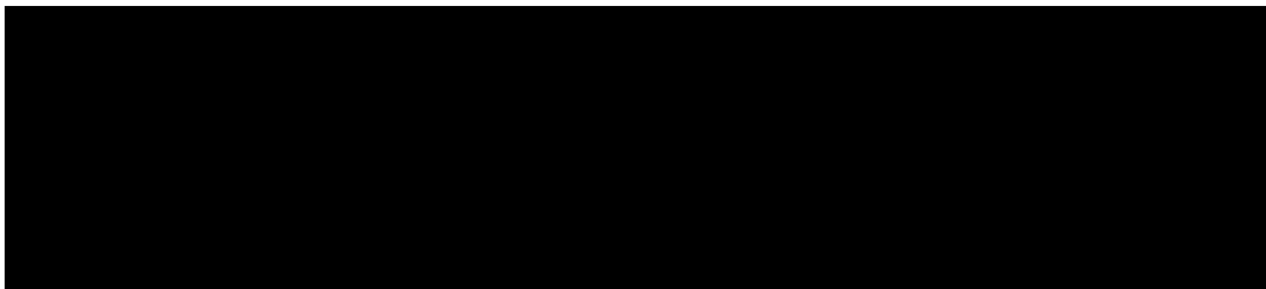


From: [REDACTED]
Sent: Friday, 10 February 2023 8:09 AM
To: Hayley Drummond <hdrummond@mrsc.vic.gov.au>
Subject: Public housing lancefield

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Hayley Drummond, I strongly disagree with housing plan in Noel street.
In the last 2 years crime has increased in the area putting elderly and children at risk, of the clients @ Karinya. Lancefield doesn't have the public transport or facilities alone to accommodate this development.
The council seems to be using lancefield as a dumping ground.
Not fair on the low income households or existing people living here.
I'm sure a full feasibility study will be conducted and town meeting.

SUBMISSION 00



From: [REDACTED]
Sent: Friday, 10 February 2023 1:52 PM
To: Hayley Drummond <hdrummond@mrsc.vic.gov.au>
Subject: Social housing development LANCEFIELD

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon Hayley,

I would like to give feedback in relation to the proposed New Social Housing Development for Lancefield.

Obviously there is great need for Social Housing, infrastructure and development of such housing has been severely neglected by the State and local governments.

I understand that MRSC has land suitable for development in Lancefield but I am very confused that the MRSC thinks that Lancefield is a suitable place for such a development.

Lancefield (and Romsey) both lack basic infrastructure to support the community that exists now. To think that this limited infrastructure could possibly support those more vulnerable in our community is mind boggling.

Public transport is very limited, almost non existent. Without a large supermarket for basic needs, I don't know how these new community members could shop and access the things they need.

My concern is not for the town, or its current residents, it's for the new residents. I assume they need extensive support services and infrastructure and Lancefield does not have that.

I think, at the very least, a town with a train station would be a prerequisite.

I would love to know MRSC wider plan in regards to affordable housing. I see many people asking on social media pages for a granny flat or bungalow to rent. Many people can't afford a big house, or require a big house. Smaller accommodation options need to be considered by MRSC. Landowners should be encouraged to supply this kind of housing, instead the council have the opposite policy. One dwelling per property, regardless of size. Once again, mind boggling.

I'm very passionate about affordable housing, appropriate use of land and supporting vulnerable people in our community. I'm more than happy to discuss this with a representative from council and I will be contacting my councillors on this issue.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]

SUBMISSION 001



From: [REDACTED]
Sent: Sunday, 12 February 2023 11:29 AM
To: Hayley Drummond <hdrummond@mrsc.vic.gov.au>
Subject: New Social Housing Development for Lancefield

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Hayley,

I am responding to the proposal for planned development of social housing at 3-5 Noel street, Lancefield.

The initiative to provide social housing for those in need is important, but we must address the lack of resources available in the area proposed.

Lancefield has a substantial lack of resources compared to Gisborne, Woodend and Kyneton for example. Without access to reliable and commutable public transport (closest train station 23km away), lack of high schools, health and medical services, shopping and library facilities, you are likely to further segregate and disadvantage the low income families and individuals who rely on this housing.

It is a great initiative to provide affordable housing for those who need it most, but let's not place them in an isolated environment away from the public services and job opportunities they need most.

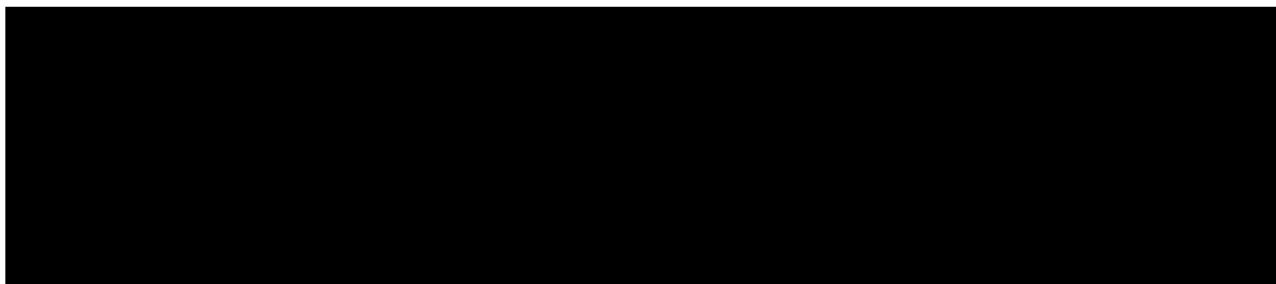
I would welcome any opportunity to chat about this matter further.

Kind regards,

[REDACTED]

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SUBMISSION 001



From: [REDACTED]
Sent: Sunday, 26 February 2023 7:49 PM
To: Hayley Drummond <hdrummond@mrsc.vic.gov.au>
Subject: New social housing development for Lancefield

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Hayley,

It's so great to see MRSC working with a fabulous group like Winteringham and for council to be working on projects to ease the housing crisis, particularly for disadvantaged constituents like the elderly.

However, to my mind there is an alarming element to the plan which I hope can be rectified.

There is nothing in the plan, as it stands, to deal with how current occupants of the five units on the land in question are to find alternative accommodation. Given there is nothing regarding this in the plan, one can only assume that the current occupants are to find new accommodation for themselves before demolition begins, which could be as early as 1 May 2023 - the day the lease to Winteringham is proposed to begin.

Similarly, there is nothing in the plan, as it stands, to deal with how occupants of the twelve units on the land are to find alternative accommodation at the end of the 20 year lease. One must also assume that occupants of the units at that time will also have to find new accommodation for themselves once the lease ends and any improvements to the land (ie the units) are turned over to council's pownership.

I would strongly advocate for arrangements to be put in place to allow residents of the current units to be assisted in finding suitable rental accommodation with substantial financial assistance from the project budget. I would also strongly advocate that residents of the new units at the end of the lease be allowed to stay as permanent residents. It seems to me untenable for vulnerable people to be evicted from their home because the lease to Winteringham has drawn to a close. If it is the intention of council to leave residents to live in these units after the lease term expires, this should definitely be stated in the plan, along with assistance with maintenance, outgoings ect.

Thanks so much for your work and I look forward to further improvements to this exciting development.

Thanks & regards,

[REDACTED]

SUBMISSION 001

From: [REDACTED]
Sent: Friday, 24 February 2023 7:30 PM
To: Macedon Ranges Shire Council <mrscmail@mrsc.vic.gov.au>; Bernie O'Sullivan <bosullivan@mrsc.vic.gov.au>; Hayley Drummond <hdrummond@mrsc.vic.gov.au>
Cc: Cr Annette Death <adeath@mrsc.vic.gov.au>; Cr Jennifer Anderson <janderson@mrsc.vic.gov.au>; Cr Janet Pearce <jpearce@mrsc.vic.gov.au>; Cr Mark Ridgeway <mridgeway@mrsc.vic.gov.au>; Cr Anne Moore <anmoore@mrsc.vic.gov.au>; Cr Rob Guthrie <rguthrie@mrsc.vic.gov.au>; Cr Bill West <bwest@mrsc.vic.gov.au>; Cr Geoff Neil <gneil@mrsc.vic.gov.au>; [REDACTED]
Subject: Attn: Social Housing Submission _ Notice of Intention to Lease: 3-5 Noel Street, Lancefield

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Hayley,

Re: Notice of Intention to Lease: 3-5 Noel Street, Lancefield for Social Housing

<https://www.mrsc.vic.gov.au/About-Council/News/Public-Notices/Notice-of-Intention-to-Lease-Noel-Street-Lancefield>

I am in full support of Council leasing appropriate land for increasing social housing in our shire and welcome the decision to lease 3-5 Noel St, Lancefield to Wintringham for 12 units. Honestly, I wish it was more!

I would like to make the following submission and amendments to be made to the Notice however:

1. Increase the Term to 50 years, with the option of renewing the term for a further 50 years.
2. If it is not already there, proceed to register a s173 on title for social and affordable housing over the site.
3. Council advocate to the Federal government to maintain the funding for homelessness services and not cut \$65 million from these programs.

There are a number of items I would like to highlight in support of my submission.

- 59 people were registered as homeless in the 2016 census, which is abhorrent when considering they have to live in our bitter winters and blistering summers.
- Macedon Ranges has 391 social and affordable housing dwellings and 20,367 dwellings, equating to 1.9 per cent of housing stock - below the state average of approx. 3.5 per cent
- In 2021, there were 1,648 unoccupied dwellings, which is also an abhorrent statistic given we have people homeless - what is the council doing to reach out to those landlords to ask whether their premises can be rented by one of our homelessness services on a long lease term?

- 3-4 bedrooms were the dominant housing options while the biggest increase in dominant household types were couples without children and lone persons.
- There were 481 Aboriginal and Torres Strait Islander households, what is the council doing to implement housing for the Indigenous community?

Thank you, I would like to speak at the submitter's hearing.

Kind wishes,

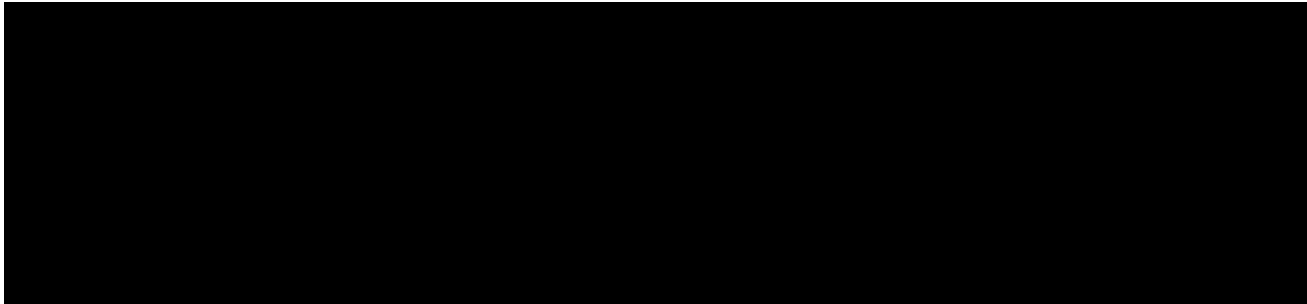
[Redacted]

[Redacted]

I acknowledge that I live, work, and play on Taungurung land. I give my thanks and respect to the Taungurung people who cared for this country many centuries before me and my family.

[Redacted]

Submission 008



From: [Redacted]
Sent: Monday, 27 February 2023 8:46 PM
To: Hayley Drummond <hdrummond@mrsc.vic.gov.au>
Cc: [Redacted]
Subject: Letter of Support for New Homes

CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Haley,

Please find attached letter of support for the new homes in Noel Street, Lancefield.

Kind regards

[Redacted]

[Redacted]

[Redacted]

[Redacted]



27 February 2023

Hayley Drummond
Co-ordinator Property and Valuations
Macedon Ranges Shire Council

Dear Hayley,

The [REDACTED] have on many occasions worked with the council on several projects. One of these projects is the Senior Citizens Homes in Lancefield and Romsey.

The two blocks of land in Noel Street, Lancefield was originally purchased [REDACTED] for the specific purpose of building Senior Citizen homes. The five current homes presently on this block have become outdated and require replacement.

Because of the condition of these homes, the [REDACTED] totally endorse the Macedon Ranges Shire and Wintringham in their efforts to build new units on this land for the elderly citizens of Lancefield.

We are proud [REDACTED], to be involved in this process as it will further our aim to serve the community.

Yours Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]