**IN PLANNING PANELS VICTORIA**

**SOCIAL HOUSING RENEWAL STANDING ADVISORY COMMITTEE: DEBNEYS PRECINCT, FLEMINGTON**

BETWEEN:

**Department of Health and Human Services**

Proponent

and

**Moonee Valley City Council**

Proponent

and

**OTHERS**

Submitters

**Land: Debneys Precinct, Flemington**

**PART B**

**Submission on behalf of Department of Health and Human Services**

# **Introduction**

# This Part B submission is made on behalf of the Department of Health and Human Services (**DHHS**) in respect of Moonee Valley Planning Scheme Amendment C177 (**Amendment**). The Amendment proposes to introduce new planning controls to the land comprising the Flemington Public Housing Estate and the wider Debneys Park Precinct in order to facilitate the redevelopment of the Flemington Estate with a mix of public and private dwellings as part of the Public Housing Renewal Project (**Project**).

# This submission follows on from the Part A Submission which was filed with the Advisory Committee (**AC**) and served on parties electronically on Monday, 4 September 2017.

# The Part A Submission addresses the background to the proposal, provides a summary of policy context in which the proposal sits, sets out a chronology of events that led to the proposal, explains the proposed changes to the Planning Scheme intended to facilitate the outcomes sought and provides the strategic planning context and assessment.

# The Part A Submission included a range of supporting documents, including:

### Relevant extracts from the State and Local planning policy framework;

### Key strategic and policy documents, including Plan Melbourne, 2017-2051 and *Homes for Victorians*, 2017; and

### An amended version of the proposed new Schedule 8 to the Development Plan Overlay, with recommended changes in response to issues raised in submissions and expert evidence shown marked-up as tracked changes.

# The following Expert witness statements were also circulated on behalf of DHHS:

### Urban design report prepared by Mark Sheppard of David Lock Associates;

### Town planning report prepared by Sophie Jordan of Sophie Jordan Consulting Pty Ltd;

### Traffic engineering report prepared by Jason Walsh of Traffix Group

### Landscape and Arboricultural report prepared by John Patrick of John Patrick Landscape Architects Pty Ltd.

# This Part B Submission specifically addresses matters arising since exhibition of the Amendment and, in particular, responds to some of the Directions of the AC of 18 August 2017 (**AC Directions**). The submission is organised as follows:

### **Section 1 –** **The AC’s Terms of Reference** . This Section responds to Direction 12.c. in the AC Directions and addresses the scope of AC’s Terms of Reference, particularly, the role of the AC and what it can and can’t address in this process.

### **Section 2 – The Project Model.** The Part A Submission addresses the some of the strategic policy background to the Project. This section provides further information concerning the broader Government policy framework and background that has informed the Project model.

### **Section 3 - Consultation Process.** This Sectionprovides an outline of the consultation process undertaken by DHHS to date for the Flemington Project, including how feedback received from community, residents, stakeholders and agencies through extensive consultation and engagement has influenced and guided the content and form of the Amendment.

### **Section 4 - Key Issues.** This Section addresses key issues associated with the Project and the Amendment, including providinga response to the range of issues raised in submissions in so far as they are within the scope of the ToR. This Section will also detail whether and to what extent the DHHS’s response has resulted in a change in the Amendment documentation, particularly the DPO Schedule. DHHS will also rely on the expert evidence in this regard.

### **Section 5** - **Other matters** This will be provided as Part 2 of the Part B submission and will respond to other matters raised in the AC Directions , including:

#### Consistency of the Amendment Documents with the revised *Ministerial Direction - the Form and Content of Planning Schemes.*

#### The Stage 2 process for Debneys Park.

#### A summary of the composition (including size and number of bedrooms) and utilisation of the current public housing dwellings to be demolished, and the proposed composition of the new public housing dwellings.

# **Key documents**

# The following paragraph contains webpage links to information and some of the documents referred to in this submission:

### Homes for Victorians, Victorian Social Housing Growth Fund, Webpage:

### <https://dhhs.vic.gov.au/victorian-social-housing-growth-fund>

### National Affordable Housing Agreement, COAG, 2009

### <http://www.federalfinancialrelations.gov.au/content/npa/national_agreements/national-housing-agreement.pdf>

### Managing Victoria’s Public Housing, Victorian Auditor-General’s Report, June 2017;

### <https://www.audit.vic.gov.au/sites/default/files/20170621-Public-Housing.pdf>

### Victoria’s 30 Year Infrastructure Strategy, Infrastructure Victoria, December 2016:

### <http://www.infrastructurevictoria.com.au/sites/default/files/images/IV%2030%20Year%20Strategy%20WEB%20V2.PDF>

### Victorian Government Landholding Policy, 2015

### <https://www.planning.vic.gov.au/policy-and-strategy/fast-track-government-land-service/victorian-government-landholding-policy-and-guidelines>

### Victorian Government Land Transactions Policy and Guidelines, April 2016

### <http://www.dtf.vic.gov.au/files/dab24e63-f2d5-4422-a366-a61200c92449/Victorian-Government-Land-Transactions-Policy-and-Guidelines-April-2016.pdf>

# **SECTION 1 – The Terms of Reference**

# The AC was appointed by the Minister for Planning (**Minister**) pursuant to Part 7, Section 151 of the Planning and Environment Act 1987. The ToR were prepared and issued by the Minister in May 2017. On 6 September 2017, the Minister amended the ToR to include a requirement for the AC to assess whether the Amendment documents accord with the new Ministerial Direction on *The Form and Content of Planning Schemes.*

# The ToR provide, at Section 4, that the purpose of the AC is to:

### advise on the suitability of new planning proposals prepared by the Department of Health and Human Services (DHHS) to facilitate renewal and redevelopment of existing public housing estates to increase the supply of social housing; and

### provide a timely, transparent and consultative process to facilitate the renewal of Victoria's social housing stock.

# Relevantly, the matters to be considered by the AC are set out at Sections 39 and 40 of the ToR. Section 39 provides that the Standing Advisory Committee must consider:

# *a. All relevant submissions.*

# *b. The appropriateness of the proposal in light of key strategies including Home for Victorians and Plan Melbourne 2017.*

# *c. The appropriateness of the proposal against the objectives of the Planning and Environment Act 1987 and any other relevant provisions of the planning schemes.*

# *d. Whether the Minister for Planning should act as Responsible Authority for the development site(s) and if this would expedite future planning approvals.*

# *e. Whether the proposed changes to the planning scheme and/or planning permits should be approved, subject to any recommended changes.*

# Section 40 goes on to note it is not the role of the AC to review or consider:

# *a. the increasing demand for one and two bedroom social housing dwellings;*

# *b. the suitability of joint venture partnerships as a delivery model;*

# *c. leveraging under-utilised public land to deliver an increase in social housing;*

# *d. the dwelling yields needed to achieve an increase of at least 10 per cent in social housing;*

# *e. the appropriateness of community housing providers to administer the provision of social housing.*

# Having regard to the above, it is clear that the AC has scope to consider the strategic planning context, the planning implications of the Amendment and whether the proposed new zone and overlay provisions will appropriately deliver on the outcomes sought by the project. DHHS will address these issues through submissions and evidence.

# Many of the submissions for this project, and in response to other PHR projects for other sites, have raised concerns concerning social equity aspects of the project. Common themes in submissions include:

### That it is inappropriate to sell off public land to private consortia, for fear of losing the opportunity for government to implement renewal programs for these sites in the future.

### That the proposed increase in public housing stock that will be realised by the project is insignificant when compared to proposed number of private dwellings that could be realised.

### That there should be no private dwellings and that there should be a much higher number of new public housing dwellings being delivered on these sites.

# It is submitted that these submissions address issues that are outside the AC’s scope of matters to consider, however they should not be ignored.

# These are undoubtedly worthwhile principles, however the assumption that underpins them is that there is an unlimited pool of funding to deliver these outcomes. Unfortunately, this just isn’t the case.

# Some of these submissions also fail to recognise that the existing stock being replaced is no longer fit for purpose, and in some cases, is uninhabitable. The project provides an opportunity to renew this failing stock with housing that is fit for purpose, accessible, adaptable and environmentally sustainable.

# As was noted in the Part A submission, at a policy level, the Government’s social housing renewal projects sit within a broader framework of government policy aimed at addressing housing affordability and access issues in Victoria, as reflected in *Homes for Victorians* (2017)[[1]](#footnote-1), the Government’s overarching strategy relating to those issues.

# The strategy directs a $2.6 billion program of investment into the following 5 action areas:

### Supporting people to buy their own home

### Increasing the supply of housing through faster planning

### Promoting stability and affordability for renters

### Increasing and renewing social housing stock

### Improving housing services for Victorians in need.

# In relation to social housing initiatives, the strategy identifies that the supply of social housing has not kept up with demand, and while community housing providers are also contributing to building the supply of social housing, in many cases, their lack of access to finance limits their ability to grow.

# Critically, while there has been an overall growth in the social housing sector, as a proportion of total housing stock, the share of social housing has fallen.

# *Homes for Victorians* looks to fix this imbalance through initiatives that provide a significant increase in new social housing stock, including through the creation of a $1 billion Victorian Social Housing Growth Fund[[2]](#footnote-2). This is a dedicated fund established to support partnerships between the Victorian Government and consortia including community housing, private, not for profit and local government sectors. The Fund is intended to address increasing levels of homelessness following years of underinvestment in social and affordable housing.  It will support a pipeline of housing development projects on non-Victorian Government land (private, not for profit and local government), and through a program of leasing properties from the private market.

# With regard to the Public Housing Renewal Project, which the Flemington renewal Project sits alongside, *Homes for Victorians* explains this as a new approach being pursued by the Government of partnering with the private sector. The Strategy explains (at p. 33):

### *“The Social Housing Growth Fund’s key aim is to underpin new approaches to deliver social housing – either by funding new partnership developments on non-government land or providing rental subsidies for properties in the private market.*

### *By unlocking private investment, with the right incentives and support for community housing agencies, we will deliver new social housing and major new construction activity and jobs for Victorians.”*

# The Victorian Public Tenants Association has lodged a submission that is generally supportive of the project and it provides a thoughtful and balanced assessment of the outcomes that are being promoted in this project against the very clear needs. At page 6 of the submission, the VPTA notes the following:

# *We recognise that the decision to allow private housing on public housing land is controversial one. Many housing advocates are opposing the redevelopment because they believe all of the housing delivered should be public housing. Logically and philosophically, they are correct.*

# *However, on a practical level, we know that it we wait for government to invest billions to rebuild our crumbling public housing, we will be waiting forever.*

# *….*

# *To pass up this opportunity to regenerate 1,100 public housing homes would be negligent. In effect, we would be allowing current and future tenants to endure living conditions that should not be endured in modern Australia. And it would be those tenants, now and into the future, who would pay the price for our political squeamishness*.

# **Section 2 – The Project Model Policy Framework**

# *Victorian Labor Election Platform 2014*

# The Victorian Labor Election Platform stated that all Victorians have a right to safe, affordable and secure housing. The Government recognises that having a home provides the foundation for financial, social and emotional security, which is critical for achieving optimal participation in social and economic life.

# DHHS submits that the Project aligns with the following commitments articulated in that Platform:

## Continue to expand Victoria’s social housing assets through the National Affordable Housing Agreement and State initiatives.

## Promote and expand not-for-profit, community-based Housing Associations.

## Investigate alternative housing finance options for social and public housing.

## Ensure that social housing tenants are supported to maintain their tenancy by providing well-located housing close to jobs and services, with appropriate support in place for those with complex needs.

## Enhance the National Affordable Housing Agreement.

## Ensure that relevant statutory authorities promote a range of housing choices at suitable sites across the State.

## Work with the housing industry to stimulate investment in housing developments.

*Homes for Victorians*

# In March 2017, the Victorian Government released *Homes for Victorians* – a whole of government housing affordability strategy, designed to make housing more affordable and accessible. The strategy includes a range of assistance measures across the housing continuum including for people looking to buy their first home, support for a more stable rental market and increasing social housing. It will allow Victorians to have more choice about where they live and enable them to have a home that reflects their priorities and enables participation in work, education and their communities.

# Under *Homes for Victorians,* the Victorian Government has committed $799 million in additional homeless and housing support and $2.1 billion in financial instruments to deliver more social housing. As part of this investment Victoria’s supply of affordable housing will be boosted through social housing growth, building the capacity of the community housing sector, and using State land assets better, as well as maintaining and upgrading ageing public housing properties. Approximately 6,000 new social and affordable homes will be delivered, and renewal of up to 2,500 ageing public housing dwellings. The Government is also creating a social housing and homelessness system that works better for vulnerable Victorians, providing a broader range of housing assistance to vulnerable people that ensures more than 19,000 people have access to, and can maintain, safe, affordable and secure housing.

# *The National Affordable Housing Agreement*

# The National Affordable Housing Agreement (**NAHA**) is an agreement by the Council of Australian Governments (CoAG) that commenced on 1 January 2009, initiating a whole-of-government approach to tackling the problem of housing affordability.

# The NAHA aims to ensure that all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation, which directly aligns to the proposed investment.

# The Commonwealth Government is currently working with the states and territories to reform the National Affordable Housing Agreement and provide ongoing, indexed funding for a new National Housing and Homelessness Agreement (NHHA) from 2018-19, to improve the supply of new housing and improve housing and homelessness outcomes for all Australians across the housing spectrum.

# The NHHA will combine funding currently provisioned under the National Affordable Housing Specific Purpose Payment (NAHSPP) and the National Partnership Agreement on Homelessness (NPAH) and will provide around $1.5 billion per annum to state and territory governments from 2018-19.

# Under the NHHA, funding to state and territory governments will target jurisdiction specific priorities including supply targets, planning and zoning reforms and renewal of public housing stock while also supporting the delivery of frontline homelessness services.

# *Department of Health and Human Services Strategic Directions*

# The identified benefits of the Project strongly support DHHS’s vision to develop and deliver policies, programs and services that support and enhance the wellbeing of all Victorians. DHHS plays a leadership role across the Victorian health and human services system, with responsibilities for planning, policy development, funding and regulation of health and human service providers, and activities that promote and protect Victorians’ wellbeing.

# A core portfolio responsibility of DHHS is housing. DHHS provides a range of housing assistance to Victorians experiencing disadvantage, including long-term housing assistance in the form of public or community housing, or private rental assistance. DHHS also funds crisis and emergency accommodation for those at risk or experiencing homelessness.

# The Project aligns with the following DHHS objectives:

# Support people in crisis, and help individuals and families get their lives back on track.

# Capabilities and participation: work with families, individuals, young people and communities to improve their lives through building capabilities and resilience, supporting participation in work, education and the community.

# Quality of life: provide services to support people in need to enjoy a positive life.

*Access to Public Housing – Victorian Auditor-General’s Office 2017[[3]](#footnote-3)*

# The Victorian Auditor-General’s Office (**VAGO**) has conducted an audit to examine how effectively DHHS plans for, and provides access to, public housing by assessing whether:

# plans and strategies are in place to support the provision and maintenance of public housing; and

# plans and strategies are implemented and performance against objectives is reviewed and acted upon.

# The audit examined the central office of the Housing and Community Building Division, along with two metropolitan and two rural/regional offices. Public housing tenants were consulted as stakeholders through interviews and forums.

# The review concluded that the situation for public housing is critical. It found that the current operating model and asset management approach placed the long-term provision of services at risk. It also noted that the operating model for public housing, with costs increasingly exceeding revenues, is unsustainable.

# The report relevantly identifies approaches in *Homes for Victorians* that seek to:

# establish partnerships with the private sector to deliver additional social housing dwellings (p.26); and

# move to a multi-provider delivery model for future social housing growth and redevelopment—this model uses the collective capacity and skills of the public, not-for-profit and private sectors to deliver a social housing redevelopment pipeline (p.28).

# The following general recommendations made by VAGO align with the project:

# Develop and apply options to overcome the unsustainable operating model.

# Assess operational efficiency and role in public housing.

# Develop a long-term plan for public housing with clear objectives.

# Develop a comprehensive asset management strategy and vigorously monitor performance.

# Update and strengthen property condition data across the portfolio.

# Apply relevant data and medium and longer-term forecasts to asset management strategies. Recommendations form the audit include:

# Some more specific recommendations relevant to the project model include:

# Transfer of stock and/or management transfer to the private sector (p34)

# Simplified public–private partnerships or development agreements for larger, more complex inner-city sites (p38)

# Strategic divestment and acquisition program—sale of high value unit and apartment sites (p38)

*Infrastructure Victoria’s 30 year infrastructure strategy[[4]](#footnote-4)*

# This strategy aims to create a thriving, connected and sustainable future. It seeks to better connect people to jobs, services and each other, and support Victoria’s businesses, industries and communities. It strives to create a Victoria where everyone can access essential services, where accommodation is available for the most vulnerable Victorians, where the transport network is more efficient and better connected and where growth is directed to areas better equipped to cope.

# As part of the strategy, investing in social and affordable housing for vulnerable Victorians to significantly increase supply is a key initiative. Major investment in social housing over the next 30 years, and particularly the next 10, is essential to ensure the most vulnerable Victorians have access to one of our most fundamental needs – shelter. Infrastructure Victoria believes government should aim to significantly increase the supply of dedicated affordable housing over the next ten years. This housing could be provided by the private sector through mechanisms activated by government or through direct government provision of new social housing. Other key initiatives as part of this recommendation include housing rental assistance, affordable housing approvals and crisis and transitional accommodation.

*Victorian Government Land Transactions Policy*[[5]](#footnote-5)

# The purpose of the Victorian Government Land Transactions Policy is to:

# provide assurance of integrity, impartiality and accountability in land transactions; and

# ensure land transactions are conducted in accordance with the highest standards of probity, relevant legislation and Victorian Government policy.

# The policy aims to ensure that surplus Government land is identified and put to a use that provides the best value for Victorians, through sale for redevelopment and private use, or a worthwhile community use.

*Victorian Government Landholding Policy*[[6]](#footnote-6)

# The Victorian Government Landholding Policy establishes strict adherence requirements for Victorian Government agencies if retaining, or when purchasing, land. It establishes requirements for Victorian Government agencies in three key areas:

# The purchase and retention of land.

# The first right of refusal process.

# Annual reporting requirements.

# The proposed investment aligns with the following objectives of the policy:

# Ensure that land is only purchased or retained by Victorian Government agencies where State ownership of the land:

# contributes directly to current or future service delivery outcomes expected by Government;

# is financially beneficial to the State when compared to alternative investment of State funds; and

# in the case of Crown land, is appropriate on the basis that the protection of public land values makes the land unsuitable for divestment.

# Promote the highest and best use of land by providing the opportunity for the private and community sectors and other government agencies.

# Require active management of land portfolios across Victorian Government agencies which is essential to the good management of the State’s balance sheet.

Plan Melbourne 2017-2050

# A key focus of the Plan Melbourne is housing. Plan Melbourne emphasises the need to articulate long-term land use policies and reforms to meet forecast housing needs and expand housing choice and affordability. It supports implementing a range of initiatives relating to housing supply, diversity and affordability. Specific objectives that align with the proposed investment include:

# Establish new housing development goals.

# Increase certainty for housing development.

# Facilitate housing supply in Melbourne’s established areas and develop comprehensive data and strategies to better guide housing planning.

# A more comprehensive review of Plan Melbourne policies insofar as they align with the Project is provided in the Part A Submission.

# **SECTION 3 – Consultation**

# Consultation with residents, community, stakeholders and agencies has been ongoing, extensive and generally positive. Capire Consulting Group was engaged to assist DHHS with the consultation and engagement program.[[7]](#footnote-7)

# Consultation and engagement has occurred over three main phases. Phase three includes this Advisory Committee process, including the formal exhibition and notice period, consideration of submissions and the hearing process.

# Phase One Engagement

# Phase one of the stakeholder engagement was conducted in October 2016. The following groups were informed of the project and were invited to have their say about the future of Flemington Housing Estate:

# Estate residents

# Community leaders who represent many of the cultural groups residing on the Estate

# Community organisations that service and have close ties to the Estate

# Key stakeholder groups

# Structured engagement activities included:

# A community leaders workshop on 17 October 2016, where representatives of 14 different community groups attended.

# Survey – this involved five different drop in sessions held at different locations around the estate where participants were invited to complete an i-pad survey or take home a postcard survey to complete. 90 i-pad surveys and 11 post card responses were collected.

# Small group discussions – this involved seven small group discussions held at the Flemington Community Centre, Debney meadows Primary School and the Mens Shed throughout the engagement period.

# Stakeholder interviews – 10 structured interviews were conducted.

# The purpose of the phase one engagement was directed at helping to inform the vision for the redevelopment of the site, including the interface and interconnectedness of the estate with Debney Park and surrounding services and facilities.

# Each of the groups were asked for their views on what they valued most about the Estate and were asked to identify priorities and opportunities for improvement.

# In addition to general concerns raised about the proposed location and height of new buildings, the top five themes discussed by community participants (residents of the Estate, leaders in culturally and linguistically diverse communities, and interested community members) were safety and security, sense of community, facilities and services, place management and open space.

Phase Two Engagement – Reconnect and re-consult

# Phase two engagement was held in February and March 2017. Residents and groups who were consulted in Phase one, as well as surrounding residents, landlords and businesses, were given the opportunity to provide feedback on a draft sketch plan for the proposed public housing renewal on the Estate. The sketch plan included the Holland Court walk-ups and other identified residential areas throughout the Estate. [[8]](#footnote-8)

# In presenting the sketch plan to the community, a list of non-negotiables with the project were identified. These included:

# the walk-up buildings will be demolished and replaced with at least 10 per cent additional social housing units;

# the high-rise buildings will be retained;

# the entire redevelopment will include mixed tenure housing to provide more diversity on the Estate;

# existing tenants of the walk-ups will be relocated in a staged process. The DHHS housing and support team will endeavour to minimise disruption to the lives of residents who need to relocate;

# current residents of the walk-up buildings will have the opportunity to return to a new social housing unit on the estate based on their housing needs;

# the replacement buildings towards Victoria Street will be stepped down to provide a transition in height and mass;

# higher density and taller buildings will be accommodated closer to the existing high-rise towers.

# The sketch plan sought to address the five key themes raised in the Phase One engagement, including:

# General feedback

# Initial reactions to the location and heights of buildings and form of new development

# Safety and security

# Measures including improvements to lighting, increased activity around building entrances, designs for increased surveillance and improvements to car parking security

# Sense of community

# A mix of public and private housing

# The potential for new retail and commercial opportunities to assist in integrating the Flemington Estate into the local neighbourhood

# Facilities and services

# Potential for new retail, commercial and community spaces

# Improvements to the current Flemington Community Centre for the Estate residents and the local community

# New opportunities for open spaces within the Estate

# Recreation opportunities in the Debneys Park area

# Movement

# Straightening the internal road and improving access to the Holland Court entrance

# Widening internal roads and improving pathways to and from the Estate, within the Estate and to and from the Flemington Bridge station

# Addressing the issues of car parking to make it easier for Estate residents to park

# Potential for an off-road shared cycle path along Racecourse Road connecting to the

# Capital City Trail.

# Four different engagement activities took place:

## Community Leaders workshop on 20 February 2017

## Three separate community/ residents engagement sessions on 22 February, 1 and 2 March 2017

## Survey Monkey – online survey using the Survey Monkey tool was available on the DHHS website

## Stakeholder interviews

# Feedback on the sketch plan from community and stakeholders was generally positive. Common responses on general issues included:

# Building height and design - Participants living in the current walk-ups were generally excited about the redevelopment of the buildings, and had questions about the design and amenity of the new apartments, such as the number of bedrooms especially for larger families. Overall there was support for the plan to include a mix of public and private housing on the Estate.

# Car parking - There is some concern over the provision of car parking, especially once the new buildings are completed, which will see an increase in residences. Safety and security in the car parks continues to be an area of concern.

# General amenity - Some participants asked if NBN would be made available to the Estate, while others were concerned about the noise from the freeway, and the cleanliness of the Estate

# Issues of safety and security, sense of community and facilities and services remained key concerns with residents.

# Phase Three – The Amendment process

# The purpose of Phase Three engagement has been:

# To inform estate residents about proposed changes to the renewal site through the Amendment documentation

# To undertake a formal notice of the Amendment

# To seek formal submissions and understand resident and stakeholder feedback through review of submissions and the hearing process.

# As part of the Phase 3 Engagement, DELWP sent 8000 letters to residents, community and stakeholders offering them the opportunity to send submissions to the Standing Advisory Committee and to participate in the hearing. 1800 letters were also sent to stakeholders.

# Phase three engagement included community and stakeholder consultation, consultation with residents regarding relocations and engagement with Council and the VPA.

# Seven separate community and stakeholder engagement meetings took place between 23 June and 17 July 2017.

# Phase Three community engagement sessions were held in a Town Hall format. At the Drop-in sessions, question and answer documents were available in Vietnamese, Turkish, Arabic, Oromo, Traditional Chinese, Somali and Amharic. Translators were present to facilitate queries and concerns raised by residents/community members.

# Three Relocation engagement activities took place, on 25, 26 and 27 July 2017.

# The purpose of the Relocation Information sessions was:

# To inform estate residents about the process for relocations and reduce misinformation; and

# To provide an opportunity for residents to ask questions and seek clarification

# DHHS also conducted eight meetings with Moonee Valley City Council officers.

| **Meeting dates** | **Meeting** | **Attendees** | **Record** |
| --- | --- | --- | --- |
| 28 October 2016 | Officer  | **DHHS**: Jenny Wilson, Jessica Cutting, Nicole Opie, Paul Murphy**Council**: Colin Harris, N Reiter, various other Council officers  | Project briefing for Council Discuss approach to urban design Working together  |
| 17 November 2016  | Officer  | **DHHS**: Lynne Jarman, Jessica Cutting**Council**: Colin Harris | Project Update Next steps Council workshop  |
| 12 December 2016 | Officer  | **DHHS**: Lynne Jarman, Jessica Cutting, Katrina Preski, Albert Nguyen, Jenny Wilson, Mark O'Driscoll**Message** **Consultants**: Goksel, Jeremy, Tim**Hayball**: R Liffen, Sarah Buckeridge@hayball.com.au, **Council**: Colin Harris, N Reiter, various other Council officers  | 2.00 - 3.30 Walk around the estateCouncil to provide "download" of informationDHHS to provide update constraints arising from the background reports 3.30 - 5.00 workshop facilitated by Capire- design principles - initial design exercise |
| 19 Jan 2017 | Officer  | **DHHS**: Jessica Cutting, Katrina Preski **Council**: Colin Harris, N Reiter | Project update How to include all of Council owned land in projectApproach to Structure Plan MOU |
| 1 Feb 2017 | Officer  | **DHHS**: Jessica Cutting, Katrina Preski, Amy Harkin**Council**: Colin Harris **Message** **Consultants**: Jeremy | Flemington - Precinct Structure Plan, presentation of draft documents  |
| 9 Feb 2017 | Officer  | **DHHS**: Jessica Cutting, Katrina Preski, Amy Harkin**Council**: Colin Harris  | Catch up on sketch plan  |
| 28 Feb 2017 | Stakeholder meeting | **DHHS**: Nicole Opie, Jenny Wilson, Holly O'Connell-Paladino, Jessica Cutting, Lynne Jarman, Marea Ekladious, Paul Acreman**Council**: Colin Harris, J Liston, N Reiter**DET**: Alex D Scheikowski**Gov**: Andrew Korr, Mark Burton, **Transport Victoria**: Rosario Pacheco**VicPol**: Charmaine Hosking, Frank Fabbian**Melbourne** **Water**: Hannah Pexton**VicRoads**: Hazel Lirios**VPA**: Jane Monk, Matthew Rogers | Update on project status Feedback on sketch plan  |
| 15 May 2017 | Council officers  | **DHHS**: Lynne Jarman, Jessica Cutting**Council**: Colin Harris, N Reiter, K McCaughey  | Update on Flemington AmendmentUpdate on Ascot Vale and upcoming Phase 2 engagement  |

# In addition to these sessions, DHHS also met with City of Moonee Valley councillors on Tuesday 20 June 2017 to present progress to date. Councillors were briefed on the project status, planning approval process, consultation outcomes, timing and relocation strategy.

# Finally, DHHS with the VPA on 23 March 2017 to update VPA on the project and discuss the design. The meeting was attended by Emily Mottram, Jane Monk and Steve Dunn from VPA and Jessica Cutting and Lynne Jarman from the department.

# As is apparent from the above summary, resident, community, stakeholder and agency consultation has been comprehensive and has informed the structure and content of the Amendment.

# Key changes made to the documents in response to consultation includes the following

# Inclusion of an off-road cycle path

# Inclusion of objectives to include commercial and community space at ground floor level

# Revisions to the internal road layout and connections to blur the edges of the precinct and integrate with the old grid

# Objectives to activate the core of the precinct

# An increase in useable public open space

# Increased access to community services for the wider population and enhancement of recreational opportunities

# Layouts revised to be more open and accessible

# Enhancement of movements networks to improve transport connections

**Section Four – Issues and responses**

# Issues raised in submissions reflect some of the concerns expressed by residents, community groups and stakeholders in the consultation process, as outlined above. Planning considerations include built form impacts, loss of amenity through overdevelopment, overshadowing and loss of open space, loss of trees and traffic and parking impacts. Concerns more aligned with social impact include relocations, safety and security, loss of community and impact on services and infrastructure.

# DHHS has prepared an issues matrix, attached to this Submission at Annexure “A”, which provides its response to the key issues raised. As noted in that matrix, DHHS will rely upon the evidence of Mr Sheppard, Ms Jordan, Mr Walsh and Mr Patrick in responding to these concerns.

# DHHS has also circulated with its Part A Submission an amended DPO8 which responds both to matters raised in submissions and to the recommendations of its expert witnesses.

# DHHS will provide a further submission responding to any outstanding matters following the evidence of Mr Sheppard, Ms Jordan and Mr Walsh.

# **Norton Rose Fulbright**

# **Solicitors for the Department of Health and Human Services**

1. Available at: <http://www.premier.vic.gov.au/homes-for-victorians/> [↑](#footnote-ref-1)
2. Summary available at <https://dhhs.vic.gov.au/victorian-social-housing-growth-fund> [↑](#footnote-ref-2)
3. Managing Victoria’s Public Housing, Victorian Auditor-General’s Report, June 2017 [↑](#footnote-ref-3)
4. Victoria’s 30 Year Infrastructure Strategy, Infrastructure Victoria, December 2016 [↑](#footnote-ref-4)
5. Victorian Government Land Transactions Policy and Guidelines, April 2016 [↑](#footnote-ref-5)
6. Victorian Government Landholding Policy and Guidelines, 2015 [↑](#footnote-ref-6)
7. See: Phase One Engagement Report, October 2016 & Phase Two Engagement Report, March 2017, which were exhibited with background supporting documents [↑](#footnote-ref-7)
8. See p.11 Capire Phase Two Engagement Report [↑](#footnote-ref-8)