

10.1 NOTICE OF INTENTION TO LEASE - 65A POWER AVENUE, CHADSTONE - OUTCOME OF PUBLIC NOTIFICATION PROCESS.

Responsible Committee:	Committee of Council
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RECOMMENDATION

That Council:

- 1. Receives this report from the Committee established by Council pursuant to Section 115 of the Local Government Act 2020 and Council's Community Engagement Policy ("Committee") to hear and consider any submissions received in response to Council's community engagement process in respect of Council's intention to enter into an agreement for lease and lease with HousingFirst Limited ACN 116 093 004 ("Tenant") for the land known as 65A Power Avenue, Chadstone 3148, being the land in certificate of title volume 8355 folio 142 ("Land").**
("Proposal")
- 2. Notes the Committee met on Tuesday 10 October 2023 at 6.30pm to hear and consider submissions received in respect of the Proposal, further noting that there were 30 submissions received and that 4 submitters requested to be heard in support of their submission.**
- 3. Accepts the Committee's recommendation to direct Council's Chief Executive Officer or her delegate to proceed to negotiate an agreement to lease and lease with HousingFirst Limited for the provision of Social Housing for part of Council land known as 65A Power Avenue, Chadstone.**
- 4. Notes that the negotiations referred to in Item 3 above will include:**
 - a. Seeking the changes to the proposal to lease from HousingFirst Limited as resolved by Council at Item 5 of its 25 July 2023 report on this matter; and**
 - b. The terms and conditions as resolved by Council at Item 6 of the same 25 July 2023 report.**
- 5. Having complied with its obligations under Section 115 of the Local Government Act 2020 and Council's Community Engagement Policy, authorises the Chief Executive Officer or her delegate to sign all documentation required to effect the agreement to lease and lease with HousingFirst Limited for the provision of Social Housing for the Land.**

INTRODUCTION

This report considers the outcome of the public notification process pursuant to Section 115 of the Local Government Act 2020 and Council's Community Engagement Policy to hear and consider any submissions received to Council's public notice in respect of Council's intention to enter into an agreement for lease and lease with HousingFirst Limited ("Tenant") for part of the land known as 65A Power Avenue, Chadstone 3148, being the land in certificate of title volume 8355 folio 142 ("Land").

("Proposal")

BACKGROUND

At its meeting on 28 February 2023, a report to Council presented the outcome of an Expression of Interest ("EOI") process for the design, construction, and ongoing management of 65A Power Avenue Chadstone. HousingFirst Ltd were deemed to be the preferred submitter. Council resolved, at item 6 of that report to: "directs officers to undertake Community Engagement to inform the community about the preferred submitter, the form of building, timeframes and the beneficial cohort" and that Council receive a further report that discusses the outcomes of the above.

Responding to the direction, officers undertook community engagement and subsequently, on 25 July 2023, Council considered a report on the outcome of the community engagement and resolved:

"That Council:

- 1. Notes that Officers wrote to HousingFirst Ltd to advise that they are the preferred submitter for the design, construction, and ongoing management of 65A Power Avenue Chadstone for the provision of Social Housing, and that HousingFirst responded that subject to funding and planning consent, that they will be able to deliver the Proposal as outlined in their Expression of Interest submission.*
- 2. Note that given the response to Item 1 above, that the Expression of Interest process for the design, construction, and ongoing management of 65A Power Avenue Chadstone, for the provision of Social Housing is now complete and HousingFirst Limited is the successful submitter.*
- 3. Notes that the community engagement on the Housing Proposal - 65A Power Avenue Chadstone commenced on 19 April 2023 and closed on 14 June 2023 and included two community information sessions.*
- 4. Receives and notes the local resident feedback in response to the community engagement process on the Housing Proposal – 65A Power Avenue Chadstone as outlined in this report and in Attachment 1 (Community Engagement Report).*
- 5. Resolves that further to the Community Engagement, Council will seek the following changes from HousingFirst as part of a proposal to lease:*
 - A reduction in the Council land available for use at the eastern end of the site which is to remain as land (in addition to the adjacent Vic Track land) for use by local residents.*
 - That the proposed development (excluding balconies) is setback a minimum 7.6 metres to Power Avenue property boundary, a 2 minimum metre setback to Railway Parade South property boundary, with a minimum 1 metre to the shared path at any closest point, a maximum site coverage (50%) and minimum permeability (30%).*
 - That the third storey element should be closer to Power Avenue rather than at the eastern end, the upper storey should be set back from the lower two levels to create a more recessed upper level as presented to the streets. A part fourth storey may be acceptable but only at the Power Avenue end of the development and only if needed to accommodate the vehicle access relocation.*
 - That the building has finished floor levels as required by Melbourne Water, as the western part of the land is affected by a Special Building Overlay, which indicates*

- the potential for flooding and to ensure that the finished floor levels sit greater than the flooding level.*
- *That vehicle access to the building occurs from Power Avenue, rather than Railway Parade South, to reduce the length of the ramp access required. The location of the vehicle access is subject to Councils approval.*
 - *That hard paving adjacent to Railway Parade South including the lobby and bike workshop area should be reduced/redesigned to allow for landscaping to soften the building form.*
 - *The proposed apartments should comply with the Better Apartment Design Guidelines with respect to internal amenity (Clause 55.07 – communal open space, solar access to communal open space, noise impacts, accessibility, private open space, storage, functional layout, room depth, windows, natural ventilation).*
 - *The staggering of balconies on the south side of the building to allow for all balconies on the southern side to achieve morning eastern sunlight and improved articulation.*
 - *Compliance with energy efficiency and stormwater requirements (Clause 53.18, Clause 55.07-1, Clause 55.07-5, Clause 22.04, Clause 22.13).*
 - *That the development applies acoustic treatment to any apartments facing the railway line including those with oblique views. Apartments should be designed and constructed to achieve the following noise levels:*
 - *Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.*
 - *Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.*
 - *External walls and materials should be of a high quality, robust, weather well over time and not easily stain or deteriorate (such as brick, stone, metal).*
 - *Any services (electrical meters, fire pumps) should be integrated within the development and located away from street setbacks where possible.*
 - *Waste collection should be via a private contractor, with collection occurring from within the basement. Waste vehicles will need to be able to enter and exit the basement in a forward direction.*
 - *Standard car parking rate for dwellings with a minimum of one car space for each 1 or 2 bedroom dwelling and two car spaces for each 3 + bedroom dwelling.*
 - *The shared bicycle path must be retained along the Railway Parade frontage, unless other arrangements are made to relocate it onto the Vic Track owned land to the north of the land.*
 - *Installation at the developers cost of one (1) road hump to the north of the new vehicle crossing into the site to ensure lower vehicle speeds to Council's satisfaction.*
 - *Any unused carspace should be made available for use as a visitors car space. This is to be managed by the site manager.*
6. *That given Item 5 above, and subject to appropriate schematic plans being presented to Council that satisfy the above requirements, with the above requirements also forming part of any proposed lease, agree to direct Council's Chief Executive Officer or her delegate to negotiate an Agreement to Lease and a Lease with HousingFirst Limited for the purpose of design, construction, and ongoing management of 65A Power Avenue Chadstone, for the provision of Social Housing, incorporating the following terms and conditions:*

- *Rent: \$1.00 per annum + GST*
 - *Rent Reviews: not applicable*
 - *Term: 50 years ('the Proposal to Lease')*
 - *Council (as landowner) to approve design documents which are consistent with the conditions in Item 5 above prior to the submission of a planning application.*
 - *The tenant is to provide to Council no later than 30 days after the endorsement of any plans under a planning permit, a copy of the planning permit and endorsed plans to ensure that they comply with the requirements of Item 5 above before the commencement of any development on the land.*
 - *If Funding cannot be achieved within 24 months of the signing of the Agreement to Lease, Council may terminate the agreement or extend the deadline.*
 - *If the tenant has not applied for a planning permit within 12 months of confirming Funding, then Council may terminate the agreement or extend the deadline.*
 - *If the tenant cannot obtain planning approval, the tenant may only request one extension of up to 6 months from 12 months from the date of lodgement of the planning permit. If the tenant has thereafter been unsuccessful in obtaining planning approval, either party may terminate the agreement.*
 - *Unless otherwise agreed, the lease is able to be terminated at Council's sole discretion, and the land is returned to Council if a development has not commenced within 2 years from the grant of the grant of a planning permit and a development is not completed within 2 years from the date of commencement of construction (or any extension of time provided to the planning permit provided it remains valid), or if 5 or more years from the granting of the lease have passed and no development has commenced on the land, whether there is a valid permit on the land or not.*
 - *That the land must remain unfenced and available for public use, until such time as construction is due to commence on the land.*
 - *That Council and surrounding residents are notified at least 3 months prior to the commencement of the development of the land.*
 - *That the tenant must execute a Service Agreement between the Director of Housing and the Tenant for the provision of services to be provided to the resident.*
7. *Give public notice of the Proposal to Lease in accordance with the Monash Community Engagement Policy as required by Section 115 (4) of the Local Government Act (2020) (the Act), on Council's website from 7 August 2023 and invite submissions on the Proposal.*
 8. *Authorises Council's Chief Executive Officer or her delegate to undertake the administrative procedures necessary to enable Council to carry out its functions in accordance with the Community Engagement Policy in respect of the Proposal to Lease. ('Appointed Officer').*
 9. *Appoint a Committee of Council comprising of the Mayor and Mount Waverley Ward Councillors to meet to consider the outcome of the public notice referred to in Item 7 above, and to hear and consider any submitters requesting to be heard in accordance with the Community Engagement Policy at 6.30pm on 10 October 2023 at the Monash City Council Civic Centre, 293 Springvale Road Glen Waverley.*
 10. *Notes that following the meeting referred to in Item 9 above, and consideration of any submissions, that the Committee of Council provide a report to Council on its considerations including a summary of any submissions and make a recommendation to Council on whether or not to proceed with the Proposal to Lease.*

11. *Advocates on both a local and regional level for the refurbishment and upgrade of existing public housing owned and managed by the state government. This includes providing submissions to Victorian and Australian Government consultations and Parliamentary inquiries in this space as well as direct and proactive advocacy through direct correspondence with local Members of Parliament, State and Federal Ministers and other policymakers.*
12. *Commit to retaining the use of land for social housing where social housing is currently provided on Council-owned land. In the event of re-development on Council land currently used for social housing, Council commits to no net loss of social housing dwellings."*

Public Notification

In accordance with item 7 of Council's 25 July 2023 resolution, Council complied with s.115 of the Local Government Act 2020 by undertaking a community engagement process on the Proposal by publishing a notice on Council's website on 18 August 2023, calling for submissions on the Proposal to be received by 5:00pm on 19 September 2023.

In addition to the statutory process, letters were sent (providing an update on the Housing Proposal) to:

- all landowners and occupiers in a 400-metre radius of the site. A total of 1,143 letters were sent on 22 August 2023; and
- State and Federal MPs.

Emails were also sent to people who made submissions during the initial public consultation to inform them of the above statutory community engagement process.

Public Response

By 5:00pm on 19 September 2023, 27 submissions were received during the submission period.

A further three (3) submissions were received post the closing date of 19 September. Submissions were received at mail@monash.vic.gov.au, or directly to Councillors.

Four (4) of the submitters who responded within the statutory timeframe requested to speak to their submission being submissions numbered 3, 10, 12 & 21 on the attached list of submissions in **Attachment 2**.

All unedited submissions are provided in **Attachment 2**. Individuals have been de-identified to protect their privacy.

Response to Submissions

An email response was sent to the four (4) submitters who did wish to speak to acknowledge receipt of the submission and confirm the date, time and location of the Committee of Council meeting.

An email response was also sent to the other 27 submitters who did not wish to speak acknowledging receipt of the submission, noting that they did not request to be heard and advising that the submission would be considered by the Committee of Council at 6:30pm on 10 October 2023.

The Officer's responses to each submission are also included in **Attachment 2**.

THE SUBMISSIONS

The following table shows the submission sentiments from the 30 submissions received.

No Objection	Object
1	29

The issues raised by submitters during this community engagement process who objected were generally the same issues as raised during the initial public consultation in May 2023. The key themes from that report were:

1. Site selection
2. Loss of open space
3. Too much social housing in Chadstone/Ashwood area already
4. Traffic concerns
5. Anticipated increase in crime, graffiti and anti-social behaviour
6. Development design concerns
7. Renovation of existing State Government owned Social Housing
8. Property values

These matters were responded to in the Council report of 25 July 2023, where a response to each of these 8 issues was provided. For ease of reference, the officer responses to the above 8 key issues from the 25 July 2023 report to Council are included shown in **Attachment 1**.

Summary of Submissions

Under the recent community engagement process, a count of the number of times submitters raised concerns regarding the above 8 key issues was as follows:

Issue	1	2	3	4	5	6	7	8
Count	13	16	12	19	14	5	0	4

The top 3 concerns are related to:

1. Traffic concerns.
2. Loss of open space.
3. Anticipated increase in crime, graffiti and anti-social behaviour.

In addition to the above, submitters also raised concerns relating to the following:

- Lack of community consultation and transparency.
- Council going ahead despite overwhelming objection the first time around.
- Officers' use of statistical data in previous report.
- Impact to rates.
- Solving the problems of the State Government.
- Poor representation of Chadstone in Council.

Officers' Response

Officers' responses to 7 of the 8 key issues initially addressed in the 25 July 2023 Council report which have been raised again in this community engagement, as well as responses to the additional concerns listed above, are summarised in the table below. More detailed responses are included in **Attachment 2**.

Issue	Summary of Officers' Response
<u>Issue 1: Site Selection</u> <i>Local residents</i>	Council identified the site as possibly suitable for social housing in March 2021. Details regarding its selection are contained in the previous Council report as well as the Key issues in the attachment to this report.
<u>Issue 2: Loss of Open Space</u>	The area surrounding 65A Power Avenue is well serviced with public open space; with the nearby Batesford Reserve, Holmesglen Reserve, Jingella Reserve, Ashwood Reserve and Jordans Reserve, which are all between 450-550 metres walk from the site. In addition, it is proposed that part of the site to the east will not be developed and remain as open space as will the land owned by Vic Track between the northern boundary of the site and the railway embankment which is approximately 9 metres wide and runs the length of the site.
<u>Issue 3: Too much social housing in Chadstone/Ashwood area already.</u>	<p>Between 2016 and 2021, the number of residents renting social housing properties in both Ashwood-Burwood and Chadstone increased marginally.</p> <p>When investigating potential sites for Social Housing, Council considered a number of factors, including proximity to essential services and public transport. The number of existing social housing residents nearby did not form part of the selection criteria for 65A Power Avenue.</p>
<u>Issue 4: Traffic concerns</u>	<p>Council shares the concerns of residents with regard to cyclist safety. However, abutting the site is a shared path, (pedestrians and cyclists) and not a dedicated bike path. Therefore, cyclists are required to ride in a safe way, being mindful of path conditions and remain responsible for maintaining a safe speed.</p> <p>It is proposed to require HousingFirst to relocate the proposed vehicle crossing from Railway Parade South to Power Avenue at an appropriate location across the frontage to Councils satisfaction, having regard in particular to: Maximising sight lines and installation of one Road hump to the north along Power Avenue to ensure low vehicle speeds.</p> <p>It is noted that Council may in the future need to consider a further road hump to the south and a raised crossing in this location if the shared path is upgraded.</p>

	<p>Lastly, should this proposal proceed, HousingFirst will be required to engage traffic engineers to complete a traffic impact study.</p>
<p><u>Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour</u></p>	<p>Any development can generate negative externalities that potentially impact quality of life and amenity for the people living or working close-by.</p> <p>However, there is no evidence that the development of low and medium density social housing is associated with increased rates of crime, graffiti and anti-social behaviour.</p> <p>Good quality social housing / community housing facilities within developed communities support the health and wellbeing of individuals and families and in turn reduce anti-social behaviour.</p>
<p><u>Issue 6: Development Design concerns</u> Local residents</p>	<p>A concept design was displayed at the community information meeting on 7 June 2023, which was a concept prepared by the architects for HousingFirst to inform a response to the Expression of Interest released by Council.</p> <p>Following the outcome of the May 2023 public consultation, a number of requirements relating to design and setbacks are being recommended to be included in the proposed lease agreement as detailed in items 5 and 6 of Council's 25 July 2023 resolution on this matter.</p>
<p><u>Issue 8: Property Values</u></p>	<p>Property values are influenced by several different factors and are not something that can be taken into consideration by Council when dealing with planning matters.</p>
<p>Further Concerns</p>	<p>Officers' Response</p>
<p><u>Concern: Lack of community consultation and transparency</u></p>	<p>Council has undertaken two community information nights which were held on 24 May and 7 June at the Batesford Community Hall. The basis of the engagement was to inform the community of the proposal and seek feedback. The feedback assisted Council with changes required to the concept prepared by HousingFirst and terms of an Agreement to Lease.</p> <p>This latest community engagement is a statutory requirement pursuant to Section 115(4) of the Local Government Act 2020 due to the proposal to enter into a long-term lease of the site. All concerns raised have been considered and responded to where able.</p> <p>Council is aware of some concerns raised regarding delivery of letters that were sent to residents within a 400 metre radius of the site. Officers have confirmed that the notification letters were distributed as planned, with 1,143 letters being lodged for delivery via Australia Post on 22 August. Each letter included a copy of the public notice and was distributed to local residents as specified by Council - which included both owners and occupiers of properties. An email was also</p>

	<p>sent to all people who submitted to the initial consultation to inform them of the next steps regarding the proposal. The purpose of the notification letter was to advise local residents of the outcome of the community engagement previously undertaken on the proposal, the resolution of the Council meeting of 25 July 2023 and that Council had resolved to provide public notice of the proposal to lease and invite submissions on the proposal.</p> <p>Details regarding the statutory process were published on Council's Shape Monash page and publicly available.</p>
<p><u>Concern:</u> Council going ahead despite overwhelming objection the first time around</p>	<p>All concerns raised during all stages of the consultation and engagement with the community have been considered and responded. These along with the officers report were considered by Council in making its decision at its meeting on 25 July 2023.</p>
<p><u>Concern:</u> Officers' use of statistical data in previous report</p>	<p>Council has used the language and data presentation in the same manner as the Victorian Crime Statistics Agency. When presenting data in this format, Ashwood and Chadstone did record fewer total criminal incidents than Glen Waverley, Mt Waverley, Oakleigh, Clayton and Mulgrave.</p>
<p><u>Concern:</u> Impact to rates</p>	<p>There is no evidence to suggest an impact to rates as a result of the proposal.</p>
<p><u>Concern:</u> Solving the problems of the State Government</p>	<p>Monash Council has positioned itself as a leader in the local government sector, championing the rights and needs of people with lived experience or at risk of homelessness.</p> <p>Council's objective for this proposal is a direct response to Council's commitments to improve Social Housing provisions, and to address homelessness and the housing affordability crisis, which are detailed in the following two key Council publications:</p> <p>Social Housing Framework 2020-25 (the Framework)</p> <p>Regional Local Government Homelessness & Social Housing Charter 2020 (the Charter).</p> <p>It is important to flag that while renovations of existing public housing will improve quality of life for existing social renters, as well as bringing back into use many homes, it is not enough to address the shortfall of social housing. In fact, 1,700 more social housing homes are needed each year over the next 20 years to maintain social housing at its current 3.5 per cent share of the total homes in Victoria.</p>
<p><u>Concern:</u> Poor representation of Chadstone in Council</p>	<p>Concerns regarding Australian Electoral Commission appointed Council boundaries are not within the scope of the current proposal, and the decision on these boundaries will not be made by Council.</p>

Committee of Council Meeting

The Committee of Council met at 6:30pm on 10 October 2023 to consider the outcome of the public notification process.

The Deputy Mayor, Councillor Nicky Luo, and the Mount Waverley Ward Councillors, Cr Anjalee de Silva, Cr Brian Little and Rebecca Paterson made up the Committee.

The Agenda of the Committee was to consider all written submissions received and make a recommendation to Council.

After considering the submissions regarding the Proposal, the outcome of the Committee was as follows:

“Agree to direct Council’s Chief Executive Officer or her delegate to proceed to negotiate an agreement to lease and lease with HousingFirst Limited for the provision of Social Housing for part of Council land known as 65A Power Avenue, Chadstone.”

POLICY IMPLICATIONS

The 65A Power Avenue Chadstone Housing Proposal is consistent with a range of strategic policy directions of the State Government and Monash City Council including:

- State Government - Plan Melbourne;
- State Government - Homes for Victorians strategy;
- The Monash Council Plan 2021-2025;
- The Monash Social Housing Framework 2020-2025
- Regional Local Government Homelessness and Social Housing Charter 2020;
- Gender Equality Act 2020; and
- The Planning & Environment Act, 1987.

The Proposal also aligns to a suite of policy commitments Council has made to advocate for an increase in social housing and affordable housing supply in Monash as well as the broader East and South-East region.

These policy commitments are outlined in Council’s:

- Monash Social Housing Framework 2020 – 2025;
- Regional Local Government Homelessness and Social Housing Charter 2020;
- Draft Monash Affordable Housing Strategy;
- Monash Open Space Strategy 2021; and
- Municipal Health and Wellbeing Plan 2021–2025.

CONSULTATION

As referred to above, the community engagement process of the Council’s intention to enter into an agreement for lease and lease with HousingFirst Limited ACN 116 093 004 for the land known as 65A Power Avenue, Chadstone 3148 has been completed in accordance with Section 115 of the Local Government Act 2020 and Council’s Community Engagement Policy.

FINANCIAL IMPLICATIONS

Council will receive a nominal annual rent payment of \$1.00 from HousingFirst Limited for the occupation of the Land. HousingFirst Limited, as the Lessee, will be responsible for constructing a development for the provision of social housing and also the payment of all outgoings associated with the Land.

At the expiration of the Lease, Council will determine whether it wishes to retain the building.

CONCLUSION

It is recommended that Council accepts the Committee of Council's recommendation to direct Council's Chief Executive Officer or her delegate to proceed to negotiate an agreement to lease and lease with HousingFirst Limited for the provision of Social Housing for part of Council land known as 65A Power Avenue, Chadstone.

ATTACHMENT LIST

1. Previous Officer Responses from 25 July 2023 Council Report [**10.1.1** - 7 pages]
2. List of Submissions [**10.1.2** - 24 pages]

Attachment 1 – Previous Officer Responses from 25 July 2023 Council Report.

Issue	Officer Response
<p><u>Issue 1: Site Selection</u> Local residents wish to know how the site was selected.</p>	<p>Council identified the site as possibly suitable for social housing in March 2021.</p> <p>Extract from the March 2021 Report: In undertaking the desktop analysis of land holding sites, Council officers have considered the following criteria:</p> <ul style="list-style-type: none"> • Whether the land was Public Open Space*; • Use of land and tenure issues, including restrictions on the title; • Easements on the land; • Town planning zoning and overlays; • Constraints to development; • Proximity to activity centres and essential services; • The directions and guidance of the Monash Open Space Strategy, 2018 <p>*Land that is public open space (reserved) was removed from the assessment due to the requirement to replace the land or its equivalent value.</p> <p>Having assessed potential sites against the above criteria, Council officers arrived at the following properties for investigation.</p> <p>Potential Council Sites</p> <p>The three sites with the greatest merit for consideration by Council are:</p> <p>Council sites</p> <ol style="list-style-type: none"> 1. 1399-1401 Centre Road (Car park off Centre Road and Thomas Street, Clayton); 2. 329 – 333 Waverley Road, Mount Waverley (former Gem Club and car parking and former Thalessemia Society) 3. 65A Power Avenue, Chadstone <p>The site at 65A Power Avenue, Chadstone was acquired by Council from the Housing Commission in 1970. Its legal description is Lot 44 on Plan of Subdivision 55183. Whilst the land is zoned in public park and recreation, it is freehold land and not reserved on title as open space.</p> <p>The Power Avenue site was the first site to be progressed for social housing. The Mount Waverley site is currently undergoing remediation works and it is expected that this site will be available from late 2023 or early 2024. When available, Council will consider what it does with that land, which could include a similar process to that which occurred for the Power Avenue site (subject to Council approval). There is no proposal to</p>

	<p><i>proceed with the Clayton currently given the process and works that are to be undertaken as part of the Suburban Rail Loop Authority (SRLA) project. The SRLA will undertake Precinct Planning work in the Clayton Activity Centre, and Council will need to consider the future of this site once the precinct planning work has been completed. This is likely to be some years off.</i></p>
<p><u>Issue 2: Loss of Open Space</u> Local residents have said that they use and value the parcel of land for its open space. They have advised that it is used for dog walking and informal passive recreation. They have advised that the nearby reserves are used for sporting activities and often thereby not suitable for passive recreation.</p>	<p>The Monash Open Space Strategy 2021 (MOSS) identified current and future open space needs. Overall, the area is well serviced with Batesford Reserve being 150 metres from the site, Holmesglen Reserve, Jingella Reserve, Ashwood Reserve and Jordans Reserve all being between 450-550 metres walk from the site.</p> <p>It is proposed that part of the site to the east will be able to remain undeveloped and used as open space in conjunction with the VicTrack land to the north.</p> <p>The Ashwood and Chadstone areas have an average of 29.2 square metres of open space per person, which is approximately 17% more than the Monash average. Population projections used to develop the MOSS, predict Ashwood and Chadstone to grow by 10.2% from 2021 to 2036 compared to 22.3% for the Monash average.</p> <p>The subject land is identified as serving the local catchment. If the surrounding area was not as well served with the provision of open space as it is, including the availability of passive reserves close by, it is likely that the land would not have been considered for the provision of social housing. Other open space land across the Municipality was not included in Council's consideration of social housing sites, primarily as these are reserved (on title) as open space areas. Council identified land in the first instance that it considered may be suitable to be considered for social housing and did not seek out to identify non reserved land that may be vacant, but rather land that may be suitable. There may be other non-reserved parcels of land across the Municipality that could have been considered, and may be considered in the future, but none were identified as suitable in the first instance for a number of reasons including but not limited to size, location and availability of open space in close proximity.</p> <p>In general, Council has two types of land holdings, being freehold land and reserved land. Reserved land for a specific purpose such as drainage or open space is identified as such on title and is shown on a plan as "vested" in Council for that particular purpose. This is different to how a parcel of land may be zoned, as zoning is used guide what may or may not be appropriate on a parcel of land.</p> <p>Land reserved on title as Public Open Space can only be disposed of if replacement land is provided.</p>

	<p>It is these types of reserved Public Open Space land parcels that were excluded from consideration, not freehold titled land.</p> <p>In this case the land at 65A Power Avenue was acquired from the Housing Commission in 1970 as a freehold lot, being Lot 44 in plan of subdivision 55183. It is not a reserve on title.</p> <p>As Council acquired this land as a freehold lot, it does not carry the same restriction as land reserved as Public Open Space.</p>
<p><u>Issue 3: Too much social housing in Chadstone/Ashwood area already</u> Local Residents have expressed concern that there has been inadequate consideration given to the distribution of social housing across the municipality, and the current proposal could lead to an area with concentrated disadvantage people.</p>	<p>Following the announcement of the Big Housing Build in late 2020, Councils across Victoria were asked to find suitable parcels of land that can be used to create social housing.</p> <p>Whilst available, underutilised, or unencumbered Council land is limited in Monash, a range of Council land holdings across the municipality were considered for the provision of social housing.</p> <p>As detailed under Issue 1, Council officers assessed land holding sites against a set of key criteria. From this process three sites were selected as suitable for social housing based on needing to be well-connected to public transport, having a minimal impact on adjacent residential properties and their proximity to shopping precincts and commercial areas. It is important to note the number of existing social housing residents in a suburb did not form part of the selection criteria.</p> <p>Our cities need diverse housing to meet our changing needs over our lifetimes. This includes affordable housing and social housing.</p> <p>Between 2016 and 2021, the number of residents renting social housing properties in both Ashwood-Burwood and Chadstone increased by only 5 people.</p> <p>Within Chadstone, 7% of all dwellings are rented from a State housing authority, or community housing provider. This figure is 10% in Ashwood/Burwood.</p> <p>Comparatively, 55.8% of people in Chadstone own their home and 31% are living in private rentals. In Ashwood/Burwood, 60.6% of people own their home and 23.4% live in private rental.</p>
<p><u>Issue 4: Traffic concerns</u> Local residents have advised that cyclists pick up speed as they travel in a westerly direction down</p>	<p>Council shares the concerns of residents with regard to cyclist safety. However, abutting the site is a shared path, (pedestrians and cyclists) and not a dedicated bike path. Further, cyclists should ride according to conditions and any hazards that can include driveways, and ride in a safe way. Whilst it is appreciated that cyclists may pick up speed down a hill, they remain responsible for maintaining a safe speed.</p>

<p>Railway Parade South and the interplay with the proposed access point to the development may cause accidents.</p> <p>Local residents have expressed concern that the development will bring extra traffic, will increase on street parking, will hamper access conditions for emergency vehicles and is too large for the surrounding road network.</p>	<ul style="list-style-type: none"> • That being said, it is proposed to require Housingfirst to relocate the proposed vehicle crossing from Railway Parade South to Power Avenue at an appropriate location across the frontage to Councils satisfaction, having regard in particular to: Maximising sight lines and installation of one Road hump to the north along Power Avenue to ensure low vehicle speeds. • It is noted that Council may in the future need to consider a further road hump to the south and a raised crossing in this location if the shared path is upgraded. <p>Conservatively using a traffic generation rate of one vehicle trip per residential parking space in each peak hour, that is up to 52 vehicle movements in a peak hour for the development. This equates to an average of less than one vehicle per minute, which the surrounding road network can easily accommodate.</p>
<p><u><i>Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour</i></u></p> <p>Local residents have expressed concern that the proposed social housing will increase crime, dumped rubbish, graffiti and create anti-social behaviour.</p>	<p>Any development, whether it is social, affordable or private housing, can generate negative externalities that potentially impact quality of life and amenity for the people living or working close by.</p> <p>While there is no evidence that the development of low and medium density social housing is associated with increased rates of crime, graffiti and anti-social behaviour, tenants in social housing, are still subject to the laws of the land. Laws governing residential leases, through the Residential Tenancies Act (Vic) 1997, provide for social housing landlords to respond to crime and non-criminal anti-social behaviour ('misconduct') by tenants, other occupiers and visitors.</p> <p>The proposed provider, HousingFirst Ltd has specific policies and procedures in place to respond to anti-social behaviour, and as with tenants in the private sector, social housing tenants have obligations to abide by the conditions of their rental agreement and the Residential Tenancies Act (1997).</p> <p>In addition to policies and legislative requirements, the HousingFirst proposal includes a wrap-around service component. The HousingFirst community engagement program, tenancy management and community development teams will seek to provide safe and impactful social housing that delivers long-term housing security. As part of their model, they will partner with support services to provide tailored wrap-around support, so tenants can address complex issues and challenges that often accompany homelessness, to ensure success in their housing, develop community connections and improve wellbeing.</p>

	<p>As HousingFirst programs provide access to health, mental health, education, employment and other support services, the model is highly effective in providing housing stability for people with a history of chronic homelessness and complex needs. In addition, tenants are less likely to be admitted to hospitals and emergency departments and are less likely to be involved with the criminal justice system.</p> <p>As well as preventing homelessness, addressing poverty through social housing enables a better quality of life by giving people the means to cover their costs of living, afford essentials, take care of their health and be part of a community.</p> <p>In addition to support provided through HousingFirst, Council has a commitment to supporting the community’s sense of belonging, safety and pride by promoting a beautiful, safe, clean and welcoming environment where people feel confident and secure. To support this, Council has a place maker working in the Ashwood and Chadstone area. They support the local community and work in partnership with community groups and other local organisations. Additionally, Council will continue to ensure an effective, coordinated and proactive approach to graffiti and dumped rubbish management through prevention, education, removal and collection.</p>
<p><u>Issue 6: Development Design concerns</u> There were a number of issues raised regarding the design.</p> <p>Local residents have advised that the western end or corner of the land including the underpass is prone to flooding.</p> <p>Local residents have advised that high density housing is not appropriate for the site and having high density developments of insufficient size, communal space and parking will lead to unnecessary congestion, increased likelihood of local</p>	<p>The western part of the land is affected by a Special Building Overlay, which indicates the potential for flooding in a 1:100 year flood. The developer will be required to liaise with Melbourne Water to obtain flooding data to ensure finished floor levels sit greater than the flooding level so that the development will not be impacted by potential floods in the future. This is a standard requirement under the Special Building Overlay. It does not prevent development from occurring, however it does ensure that finished floor levels are at an appropriate height.</p> <p>There is no specific density requirement prescribed for development in Monash. The surrounding land is zoned General Residential Zone, Schedule 3, and it would be appropriate that the requirements of this zoning (setbacks, height, design) are applied to any future development on this site to ensure that the development sits appropriately within the streetscape context. Compliance with the Better Apartment Design Guidelines will also ensure appropriate apartment sizes provide suitable internal amenity for residents.</p> <p>Developments that are part of the Big Build program are required to provide a minimum of 0.6 car spaces per dwelling, with no requirement for the provision of visitor carparking. Council feels that this number is inadequate. As a result, Council will require that parking be provided in accordance with the Clause 52.02 Planning Scheme requirement being 1 car space for a 1 or 2 bedroom dwelling and 2 car spaces for a 3 or more bedroom dwelling. However, consistent with the State Government</p>

<p>street parking usage by tenants with consequent safety risk to residents in the area.</p> <p>Local residents have expressed concern about the provision of adequate on-site parking to limit the need for street parking.</p>	<p>requirements as part of the Big Build program Council will not require the provision of visitor car spaces. There is capacity in surrounding streets for visitor carparking, and a condition of the lease will require that any unused car space on site be allocated as a visitor car space. If parking on street becomes an issue as a result of visitor carparking, Council will look into whether any parking restrictions are required and consult with affected residents if the need arises.</p> <p>Further, a number of requirements relating to design and setbacks are being recommended to be included in the proposed lease document, as well as retention of some of the land to the east which could be maintained as open space and be used in conjunction with the vacant VicTrack Land abutting the site to the north. The changes to the proposal are detailed in Item 5 of the recommendation to Council.</p>
<p><u>Issue 7: Renovation of existing State Government owned Social Housing</u> Local residents feel that the existing aged State Government housing stock nearby could be renovated and that land more effectively utilised.</p>	<p>The renovation of existing public housing is the responsibility of the State Government and therefore beyond the scope of Council.</p> <p>However, Monash Council has positioned itself as a leader in the local government sector, championing the rights and needs of people with lived experience or at risk of homelessness.</p> <p>Monash Council has established a strong relationship with Homes Victoria through its leadership of the Regional Charter Group and has held a number of strategic meetings with Homes Victoria about the available opportunities for the region and for Monash.</p> <p>As outlined earlier, and as per recommendation 11, it is proposed Council will advocate both locally and regionally through the Regional Local Government Charter group for the for the refurbishment and upgrade of existing public housing owned and managed by the state government. This will be achieved via a number of means including providing submissions to Victorian and Australian Government consultations and Parliamentary inquiries in this space as well as direct and proactive advocacy through direct correspondence with local Members of Parliament, State and Federal Ministers and other policymakers.</p> <p>It is important to flag however, that while renovations of existing public housing will improve quality of life for existing social renters, as well as bringing back into use many homes, it is not enough to address the shortfall of social housing. In fact, 1,700 more social housing homes are needed each year over the next 20 years to maintain social housing at its current 3.5 per cent share of the total homes in Victoria.</p>
<p><u>Issue 8: Property Values</u> Local residents have expressed concern</p>	<p>Property values are influenced by several different considerations. Council is unable to calculate or ultimately consider potential impacts on property prices.</p>

<p>regarding the perceived impact upon property values if the social housing proposal proceeds.</p>	<p>Additionally, as has been demonstrated through VCAT decisions on many occasions, the perceptions of property values is not one that Council (nor the Tribunal) can take into consideration in planning matters.</p>
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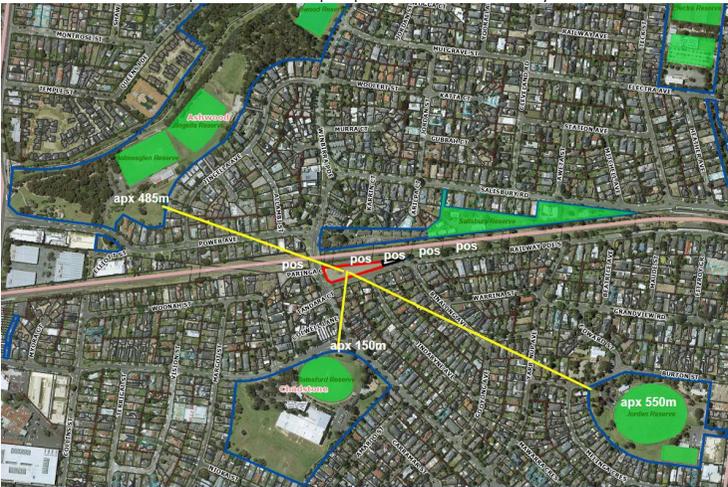
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MAIN ISSUE	Site selection	Loss of open space	Too much social housing in Chadstone/ Ashwood area already	Traffic concerns	Anticipated increase in crime, graffiti, anti-social behaviour	Development design concerns	Renovation of existing state gov owned social housing	Property values

**ATTACHMENT 2
LIST OF SUBMISSIONS TO PUBLIC NOTIFICATION
NOTICE OF INTENTION TO LEASE – 65A POWER AVE, CHADSTONE**

SUB	SPEAK TO SUB	OBJECTION	SUBMISSION	OFFICERS' RESPONSE
1	No	Object	<p>The letter didn't stipulate where I send my submission to oppose this lease.</p> <p>There have been 2 houses sold and 3 going to auction within 100 metres of this proposed build because of this. It's quiet sad that people are moving out of the area because of this. I was extremely disappointed with the council meeting in late July when none of our councillors from mt. Wav supported us residents. I thought the role of the councillors was to support the current residents, but obviously not.</p> <p>Further email: Hi, I wrote to mark Gibson and Karen Hayes a few weeks ago i stipulated that on the letter in the mail I received about the proposal, does not give the email to where people respond. It was included in the email but that is not efficient. For those residents who don't use devices or aren't tech savvy this is very misleading. I believe another letter needs to be written with the correct information where it's clear where they need to respond to.</p> <p>This is the second time a letter has gone out with mistakes. The first was when 6 house holds were initially told of the proposal in April 2023 instead of the 800 residents who were entitled to know. It was only rectified when I rang the council and told them that none of my neighbors received such info.</p> <p>This is very concerning that we as residents aren't given the full story and it seems misleading. Pls respond to this and tell me how it will be rectified.</p> <p>Further email on 11/9: I'm writing again to inform you that some residents never received the postal letter. Therefore the submission date of the 19 sept should be changed to accommodate this. Also many residents didn't get the letter in its full entirety-missing the page Where it tells you where to respond. I would like some response to this as I never received any from my last letter.</p> <p>Sent from my iPhone</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>Councillor's, Just a quick question- at the information evening I spoke to the architect about my concerns about the proposed driveway to the social housing dwelling on railway pde sth, CHADSTONE, which is directly opposite my house. When I expressed my concerns he didn't write down that factor</p> </div> <div style="width: 30%; border: 1px solid black; padding: 2px;"> <p>Sent Housing Prope... and seemed to be like" I just design these things". I was wondering how this issue will be addressed if this build goes ahead as I'm very concerned. Plus another point I would like to add is that with this build it will block my light north facing, making my premises very dark</p> <p>Plus the driveway to the build comes over the bike path. I'm not sure if you are aware but those cyclists come down that hill at a speed that is potentially dangerous- if you were to put a driveway there, it's a recipe for a disaster.</p> </div> <div style="width: 30%;"> <p>Plus another point I would like to add is that with this build it will block my light north facing making my premises very dark.</p> <p>Plus the driveway to the build comes over the bike path. I'm not sure if you are aware but those cyclists come down that hill at a speed that is potentially dangerous- if you were to put a driveway there, it's a recipe for a disaster.</p> <p>Regards [Redacted] Sent from my iPhone</p> </div> </div>	<p>Notification - Mail Out The letter sent by Council provided Council's email address, mail@monash.vic.gov.au for all contact or submissions.</p> <p>Council is aware of some concerns raised regarding delivery of letters that were sent to residents within a 400-metre radius of the site. Officers have confirmed that the notification letters were distributed as planned, with 1,143 letters being lodged for delivery via Australia Post on 22 August. Each letter included a copy of the public notice and was distributed to local residents as specified by Council - which included both owners and occupiers of properties. An email was also sent to all people who submitted to the initial consultation to inform them of the next steps regarding the proposal. The purpose of the notification letter was to advise local residents of the outcome of the community engagement previously undertaken on the proposal, the resolution of the Council meeting of 25 July 2023 and that Council had resolved to provide public notice of the proposal to lease and invite submissions on the proposal.</p> <p>The notice of intention to lease is undertaken in accordance with Council's community engagement policy and section 115 of the Local Government Act 2020. In accordance with both requirements, Council resolved to give public notice on the proposal and an invite for submissions was provided on our website. Submissions on the proposal closed at 5pm on 19 September 2023.</p> <p>Officers are satisfied that all processes have been followed, that the notification letter is clear in representing that Council intends to enter into a leasing agreement with Housing First Ltd and that adequate time has been provided for the community to review and provide a submission in response to that intended action by Council.</p> <p>Design concerns A concept design was displayed at the community information meeting on 7 June 2023, which was a concept prepared by the architects for HousingFirst to inform a response to the Expression of Interest released by Council.</p> <p>Following the outcome of the May 2023 public consultation, a number of requirements relating to design and setbacks are being recommended to be included in the proposed lease agreement as detailed in items 5 and 6 of Council's 25 July 2023 resolution on this matter.</p> <p>Please refer to officers' response to main issue 6 – Development design concerns. In this response it notes that a number of requirements relating to design and setbacks are being recommended to be included in the proposed lease agreement. This is also evidenced by item 5 of Council's resolution of 25 July 2023 which includes the following points:</p> <ul style="list-style-type: none"> • A reduction in the Council land available for use at the eastern end of the site which is to remain as land (in addition to the adjacent Vic Track land) for use by local residents

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MAIN ISSUE	Site selection	Loss of open space	Too much social housing in Chadstone/ Ashwood area already	Traffic concerns	Anticipated increase in crime, graffiti, anti-social behaviour	Development design concerns	Renovation of existing state gov owned social housing	Property values
SUB	SPEAK TO SUB	OBJECTION	SUBMISSION	OFFICERS' RESPONSE				
				<ul style="list-style-type: none"> That the proposed development (excluding balconies) is setback a minimum 7.6 metres to Power Avenue property boundary, with a minimum 2 metres setback to Railway Parade South and a minimum 1 metre to the shared path at any closest point, a maximum site coverage (50%) and a minimum permeability (30%). <p><u>Shared Path/Driveway Conflict</u> With regards to conflict between driveway entrances and cyclists, officer's response to main issue 4 – Traffic concerns which notes that Council shares the concerns of residents with regard to cyclist safety. However, abutting the site is a shared path, (pedestrians and cyclists) and not a dedicated bike path. Further, cyclists should ride according to conditions and any hazards that can include driveways, and ride in a safe way. Whilst it is appreciated that cyclists may pick up speed down a hill, they remain responsible for maintaining a safe speed.</p> <p>Housingfirst are required to relocate the proposed vehicle crossing from Railway Parade South to Power Avenue at an appropriate location across the frontage to Councils satisfaction, having regard in particular toaximising sight lines and installation of one Road hump to the north along Power Avenue to ensure low vehicle speeds.</p> <p>Council may also in the future need to consider a further road hump to the south and a raised crossing in this location if the shared path is upgraded.</p> <p>In addition, Item 5 of Council's resolution of 25 July 2023 includes the following points:</p> <ul style="list-style-type: none"> That vehicle access to the building occurs from Power Avenue, rather than Railway Parade South, to reduce the length of the ramp access required. The location of the vehicle access is subject to Council's approval. 				
2	No	Object	<p>I was surprised and disappointed to hear about the proposed social housing at 65A Power Ave. Living in the area for 10+ years, we have witnessed frequent criminal activity and anti-social behaviour.</p> <p>To be more specific:</p> <ul style="list-style-type: none"> - One social housing resident kicked a hole in our fence and attacked our dog with a stick - A stabbing occurred just outside our neighbour's house, with blood spilled on the driveway - We witnessed a tarp placed over a body on the road, the street cordoned by police tape <p>If this is only what we have witnessed, how many more criminal activities are happening beneath our notice? Consequently, my wife and I feel very uneasy about raising our young children in this area.</p> <p>I thought it obvious that condensing social housing in a suburb is not a good idea. It does not seem in the residents', nor the community's, to allocate yet more in our little pocket.</p> <p>I strongly urge you and other council members to reconsider the use of this land. May I suggest something a little more family-friendly?</p>	<p><u>Crime & anti-social behaviour</u> Officers' response to main issue 5 – Anticipated increase in crime, graffiti and anti-social behaviour discusses this concern.</p> <p>It notes that any development, whether it is social, affordable or private housing, can generate negative externalities that potentially impact quality of life and amenity for the people living or working close by.</p> <p>While there is no evidence that the development of low and medium density social housing is associated with increased rates of crime, graffiti and anti-social behaviour, tenants in social housing, are still subject to the laws of the land. Laws governing residential leases, through the Residential Tenancies Act (Vic) 1997, provide for social housing landlords to respond to crime and non-criminal anti-social behaviour ('misconduct') by tenants, other occupiers and visitors.</p> <p>Whereas the incidents you mention are alarming, it is interesting to note that Crime Statistics available at https://www.crimestatistics.vic.gov.au/crime-statistics/latest-crime-data-by-area show the top 5 suburbs in Monash for criminal activity are Glen Waverley, Clayton, Mount Waverley, Mulgrave and Oakleigh with "steal from a motor vehicle" being the highest statistic.</p> <p>There are numerous articles available on the benefits of providing good quality social housing / community housing facilities within developed communities and how the quality and location supports the health and wellbeing of individuals and families such that they feel they belong, are welcomed and included and by doing so, behaviours that may contribute to anti-social behaviour declines. These can be found at https://www.homes.vic.gov.au/housing-data-and-insights and links to some are provided below.</p> <p>For clarity, the proposal is for social housing following the "community housing" model. This model means that the housing provider is not the State Government but a housing association established with processes and procedures to manage behaviour of tenants. Just like with a private tenancy, should behaviour become problematic then there are grounds for eviction. Useful information on the philosophy held by HousingFirst, their story, partnerships and procedures can be found here: https://www.housingfirst.org.au/policies.</p> <p>Useful information is provided in the links below regarding how housing actually promotes better outcomes for people with higher needs:</p>				

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SUB	SPEAK TO SUB	OBJECTION	SUBMISSION		OFFICERS' RESPONSE			
					<p>How housing actually promotes better outcomes for people with higher needs: https://www.ahuri.edu.au/research/research-papers/housing-first-an-evidence-review-of-implementation-effectiveness-and-outcomes</p> <p>How tenancy laws deal with antisocial behaviour: https://www.ahuri.edu.au/research/final-reports/314</p> <p>Consumer law on eviction: https://www.consumer.vic.gov.au/housing/renting/moving-out-giving-notice-and-evictions/evictions-and-immediate-notice/immediate-notice</p> <p>HousingFirst have been a registered community housing provider for more than 35 years. They have experienced several contributors to crime alleviation related to community housing interventions and say:</p> <ul style="list-style-type: none"> - Design and Management - the physical design and management of housing developments can influence crime rates. Well-designed and well-maintained housing developments may have a positive impact on crime rates, while poorly designed or poorly managed ones may contribute to higher crime rates. The provision of security cameras, no blind areas, good lighting and a high street presence are feature of the Power Ave design. - Socioeconomic Factors - the socioeconomic characteristics of the residents in housing can also play a significant role. High levels of poverty, unemployment, and social deprivation among residents can contribute to higher crime rates in the area. Our selection/allocation policies consider carefully the mix of tenants across age groups, sex, and support needs to create for the large part cohesive communities. Tenant who violate our good neighbour policies face disciplinary warnings and eviction. - Community Context - the broader community context, including neighbourhood characteristics and the availability of social services and economic opportunities, can influence the relationship between housing and crime. Monash is well served in this respect. - Local Policies and Interventions - Local government policies and interventions aimed at addressing crime and improving the living conditions in social housing can have a substantial impact on outcomes. Monash, with historically low crime rates, has many long standing polices and procedures (e.g. community safety framework 2022-26) that address crime irrespective of housing type. 			
3	Yes	Object	<p>I have several concerns which I feel need to be addressed by Monash Council before this proposal is put into the Hands of Housing First, if of course this proposal goes ahead.</p> <p>Firstly the shared footpath which runs along Railway Parade South is only 1.8 metres wide and not the recommended 3 metres width for a shared footpath. The 65a Power Avenue Proposal seems to have a boundary close to the existing footpath which will greatly restrict the space on and around the footpath where we have mothers with prams, toddlers and dogs on leads sharing a restricted footpath with bikes coming down a hill, usually at speed. This needs to be addressed by the Council even if this proposal does not go ahead.</p> <p>Secondly, a major concern I have is that this proposal of 748 units with only 43 parking spots available (and no allowance for visitor car places) will bring an even bigger increase to parked cars in the surrounding streets and obstruction to the two narrow busy roadways of Power Avenue near the Railway Bridge and Railway Parade South.</p> <p>For example, I have a 3 bedroom rental property across the road which has often 5 cars connected to it with usually only one in the driveway making it difficult to navigate out ones driveway for a number of residents. So how is 65a Power Avenue going to handle the number of cars connected with this residential property proposing that 50% of the units will have 2 or 3 bedrooms. Each bedroom can have up to two people in it and maybe more with the present housing crisis, each person most likely having a car and once you do the maths, there are going to be many more cars than 43. How is the parking of cars in streets surrounding the 65a Power Avenue Proposal going to be managed? Who is going to be responsible for managing any problems or concerns, if this proposal goes ahead such as construction noise, increase car parking issues (tradies during construction and tenants on completion), rubbish dumped on nature strip, noise levels, anti-social behaviour etc. I have been informed by a Counsellor that once this proposal is passed, any problems experienced by residents in the area, will need to be</p>		<p>Shared Path/Driveway conflict</p> <p>Please refer to officers' response to submission 1 above – Shared Path/Driveway Conflict and also to sub09 of the report to Council on this matter dated 25 July 2023 which provided the following response regarding the width of the shared path:</p> <p><i>"... The existing path is a shared path and not a dedicated bike path. Its location and width may need to be considered in the future, but its consideration is not part of the current proposal. The development if it is to proceed will not prevent it from being improved and widened. You suggestion regarding relocating the shared path is noted and worthy of future consideration."</i></p> <p>Car Parking Ratio</p> <p>Officers' response to main issue 6 – Development design concerns discussing car parking provision. In particular, developments that are part of the Big Build program are required to provide a minimum of 0.6 car spaces per dwelling, with no requirement for the provision of visitor carparking.</p> <p>Council feels that this number is inadequate. As a result, Council will require that parking be provided in accordance with the Clause 52.02 Planning Scheme requirement being 1 car space for a 1 or 2 bedroom dwelling and 2 car spaces for a 3 or more bedroom dwelling. However, consistent with the State Government requirements as part of the Big Build program Council will not require the provision of visitor car spaces. There is capacity in surrounding streets for visitor carparking, and a condition of the lease will require that any unused car space on site be allocated as a visitor car space. If parking on street becomes an issue as a result of visitor carparking, Council like any other street, will review whether any parking restrictions are required and consult with affected residents if the need arises.</p>			

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MAIN ISSUE	Site selection	Loss of open space	Too much social housing in Chadstone/Ashwood area already	Traffic concerns	Anticipated increase in crime, graffiti, anti-social behaviour	Development design concerns	Renovation of existing state gov owned social housing	Property values
SUB	SPEAK TO SUB	OBJECTION	SUBMISSION			OFFICERS' RESPONSE		
			<p>put to Housing First and not to Monash Council. This sounds like an ongoing nightmare in the making.</p> <p>Thirdly apart from the above concern, another major concern is that this proposal is taking away yet another green space that is utilized by families to play ballgame etc and by dog owners. I know we have an oval close by, but on the weekends, it is usually occupied with sporting club activities of cricket, soccer or football games. I am mystified why the large area of land behind and beside the Batesford Road Hub is not being used. This area is safer as it is away from busy roads, a larger area and closer to the community services and a playground for children.</p> <p>Fourthly, there has been mention by Council that Housing First were going to redo the plans which were presented to the community on 24th May 2023 and on 6th June 2023 to accommodate some of community concerns with an indication that the entrance to the underground carpark will now be on Power Avenue and not on Railway Parade South. This of course presents another problem with cars from 65a Power Avenue coming out onto a road with cars coming around under the railway bridge usually at speed. Does the Monash Council intend to organize another Community meeting so local residents can view the revised Housing First plans for the 65a Power Avenue Proposal before the Council Meeting on the 10th October 2023?</p> <p>I am not against social housing, but it is about how it is managed and who is responsible for the management and upkeep of these properties and what is the cost to the rate payer to our</p>			<p>This is further emphasised in item 5 of Council's resolutions of 25 July 2023 which includes the following dot point:</p> <ul style="list-style-type: none"> Standard car parking rate for dwellings with a minimum of one car space for each 1 or 2 bedroom dwelling and two car spaces for each 3 + bedroom dwelling. <p>With regards to parking in surrounding streets, should the Proposal proceed, Council's Engineering team can investigate and determine if any parking restrictions may be required (along with residential parking permits).</p> <p>Open Space Officers' response to main issue 2 – Loss of Open Space discusses this concern and how Ashwood is well serviced with public open space with the nearby Batesford Reserve, Holmesglen Reserve, Jingella Reserve, Ashwood Reserve and Jordans Reserve which are all between 450-550 metres walk from the site. In addition, it is proposed that part of the site to the east will not be developed and remain as open space and access to the railway reserve. See below:</p>  <p>Development Plans & Community meeting Please refer to officers' response to submission 1 – Design Concerns. In addition, if the proposal proceeds. Council will not be undertaking any further community meetings. Should Council agree to proceed with an Agreement to Lease and Lease, HousingFirst manage community engagement from that point. HousingFirst will:</p> <ul style="list-style-type: none"> be required to revisit the concept in order to accommodate the numerous changes requested by Council (listed under item 5 of Council's resolutions of 25 July 2023); manage communications with the community. In this regard, Council will work with HousingFirst to support providing a community meeting to present and discuss the final design. <p>Noted.</p>		

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SUB	SPEAK TO SUB	OBJECTION	SUBMISSION		OFFICERS' RESPONSE			
			quality of life and the environment we live in and experience. Also the location and size of the land for this 65a Power Avenue Proposal seems totally inappropriate. I predict that the 65a Power Avenue Proposal will have an unhappy impact on the local community mainly due to there being no guarantees that Housing First will maintain and manage this property and deal with issues quickly and we as rate payers, most likely, cannot depend on Monash Council to step in to resolve issues. Thank you for your time and I would greatly appreciate a response to my concerns.					
4	No	No objection	We refer to Council's Notice of Intention to Lease 65A Power Avenue, Chadstone posted on the Council website. VicTrack responded to Council's initial notification about the proposed development in a letter to Council dated 15 May 2023. In this letter, (attached) VicTrack indicated that it had no objection to the proposed development of the land subject to the development being setback from the boundary with railway land and for appropriate conditions being applied to the planning permit to protect transport function. We recommend that the future development be designed in accordance with the VicTrack Rail Development Interface Guidelines that can be found on VicTrack's website. VicTrack Guidelines We would like to emphasise that windows or openings on the boundary with railway land will not be supported and easements over railway land will not be granted		Noted. VicTrack's guidelines will be referred to HousingFirst Ltd.			
5	No	Object	I have sent a letter earlier on to Rebecca Paterson of the Mt Waverley Ward, but never received a reply. I would like to express my concern about the development of land corner 65 Power Ave and Railway Pde in Chadstone. The proposed development appears to be way too large for the small block of land with not enough car spaces provided in the planning. I believe it would be better to create denser living developments in existing spaces and let us keep and develop our existing green spaces.		With regards to the size of the development, there are planning controls in place to guide the scale and bulk of the development. Please refer to officers' response to submission 1 above – Design Concerns . Please refer to officers' response to submission 2 above regarding car parking ratio and open space .			
6	No	Object	I've already shared my thoughts against this ridiculous proposal and I assure you they have not changed even though you've decided to clear the slate and ignore all of the feedback you've already received. To be abundantly clear, I am still completely opposed to any kind of housing development on 65a Power Ave Chadstone. The site is not appropriate for housing, particularly not a large apartment complex. It's not fair to the future occupants of the proposed housing complex and it is not fair to existing residents in the area. If you go ahead with this you will be responsible for creating countless dangerous hazards between pedestrians, bikes and vehicles. You will be forcing people to live on top of a railway line with trains so close to their windows that they could reach out and touch them. You will be creating a ghetto in Chadstone and Ashwood and continue to devalue the whole community. You will contribute significantly to an already significant congestion problem. You will decrease supply of much needed green space while simultaneously increasing the need - impressive! It will not be something to be proud of.		<p><u>Site Suitability</u></p> <p>With regards to the appropriateness of the site for development as housing, the underlying zone surrounding the site is residential which goes towards supporting its redevelopment for housing provision. There are planning controls in place to guide the scale and bulk of the development. Please refer to officers' responses to submissions 1 and 2 above Design Concerns and Shared Path/Driveway Conflict.</p> <p>There are numerous examples of residential properties adjacent to railway lines. This is not a unique situation for Ashwood.</p> <p>Please refer to officers' response to submission 2 above regarding Crime & Anti-social behaviour. In addition, officers' response to main issue 8 – Property Values – notes that the perceptions of property values is not one that Council can take into consideration in planning matters.</p> <p>Please refer to officers' response to submission 3 above regarding Open Space.</p> <p>The report to Council on 25 July 2023 mentions the role Council plays in advocating for social housing. We do this through the Regional Local Government Homelessness & Social Housing Charter as well as through co-ordinated local</p>			

	1	2	3	4	5	6	7	8
MAIN ISSUE	Site selection	Loss of open space	Too much social housing in Chadstone/ Ashwood area already	Traffic concerns	Anticipated increase in crime, graffiti, anti-social behaviour	Development design concerns	Renovation of existing state gov owned social housing	Property values
SUB	SPEAK TO SUB	OBJECTION	SUBMISSION		OFFICERS' RESPONSE			
			<p>Ashwood and Chadstone residents are NOT your typical 'not in my backyard' group. Our backyard is already full of social & public housing - we have the most in all of Monash.</p> <p>Changing the zoning so that you won't have to give green space back to this community is so morally wrong I can't believe you can actually do it.</p> <p>286 signatures in a short amount of time: https://new.parliament.vic.gov.au/get-involved/petitions2/stop-proposed-construction-of-social-housing-at-power-avenue-chadstone/</p>		<p>efforts. The reason we advocate is because Council acknowledges the dire state of homelessness in Monash and recognises that it exists in many forms.</p> <p>Noted.</p>			
7	No	Object	<p>I tried calling you a couple of times today but couldn't get through.</p> <p>It has come to my notice that after the 2nd letter issued by the council dated Aug 21st about eh social development on 65A Power Avenue, Chadstone, the previous objections will not be valid. In light of this, I would like to raise the following concerns with the council</p> <ol style="list-style-type: none"> 1. Not all the neighbours who raised the initial objection have received the 2nd letter by the council. 2. We are really concerned about losing access to the local park. There is no other park within 400m of my property. However, in the mapping done by the council, this may have been overlooked. <p>Can you please shed some light on this matter?</p>		<p>Please refer to officers' response to submission 1 above regarding the Notification- Mail-out.</p> <p>Please refer to officers' response to submission 3 above regarding Open Space.</p>			
8	No	Object	<p>I have been a resident and rate payer of Monash Council in Ashwood and Chadstone for more than 22years. During that time, I have witnessed many changes to the built environment and demographics of the area.</p> <p>As a long-term resident, I would like to express my very strong objection to the Proposed social housing development 65A Power Avenue in Chadstone.</p> <p>The basis of my objection is as follows:</p> <ul style="list-style-type: none"> - The land is located in a flood plain, often it is damp and very muddy. As consequence it is unsuitable for development from both the point of view of flooding of the development, and also the surrounding houses and roads. - Power Ave and Railway Parade are very busy streets without adding a huge influx of vehicles and pedestrians in one very concentrated area. This will be further amplified during weekends when the bike path is heavily used and for weekly rubbish collection. - The area already sustains a large number of public housing, some high density. This does not allow for a functional social mix in the neighbourhood and can lead to poor outcomes for all residents in terms of drug use and crime in the area. - the current green open area is heavily used by residents particularly families for activities including sport and dog walking. There are few open green spaces like this in the area. 		<p>Flood Plain</p> <p>The Monash Planning Scheme recognises that the site is partially located within a Special Building Overlay which recognises the potential for flooding due to underground drainage capacity. The overlay is shown on the aerial image below:</p>  <p>As can be seen from this image, the same overlay applies to many properties along Winberra Parade some more than others. This has also been recognised in Council's response to HousingFirst with changes that would be required to the design should Council agree that this proposal proceeds. Melbourne Water, as a referral authority, will be required to respond to the design as part of a permit application process. In addition, item 5 of Council's resolution of 25 July 2023 includes the following dot point:</p> <ul style="list-style-type: none"> - That the building has finished floor levels as required by Melbourne Water, as the western part of the land is affected by a Special Building Overlay, which indicates the potential for flooding and to ensure that the finished floor levels sit greater than the flooding level. <p>Please refer to officers' responses to submissions 1 and 2 above regarding Shared Pathway/Driveway Conflict.</p>			

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MAIN ISSUE	Site selection	Loss of open space	Too much social housing in Chadstone/Ashwood area already	Traffic concerns	Anticipated increase in crime, graffiti, anti-social behaviour	Development design concerns	Renovation of existing state gov owned social housing	Property values
SUB	SPEAK TO SUB	OBJECTION	SUBMISSION	OFFICERS' RESPONSE				
			It does appear as part of Monash Council, there is a significantly higher percentage of public housing in Ashwood and Chadstone skewing the demographic balance of the area. Surely there are other flat open areas of land in Mount Waverley or Glen Waverly that are not in flood planes and currently do not have many public housing developments to provide a more equitable balance. This would be of particular benefit to those occupying the development (refer Atkinson, Rowland 2008 "Housing policies, social mix and community outcomes"). Please seriously consider my submission. The proposed development will have a very detrimental impact on the existing community and those who would live in the development.	<p>Social Housing in Area Officers' response to main issue 3 – Too much social housing in Chadstone/Ashwood area already of social housing notes the following: Between 2016 and 2021, the number of residents renting social housing properties in both Ashwood-Burwood and Chadstone increased by only 5 people. Within Chadstone, 7% of all dwellings are rented from a State housing authority, or community housing provider. This figure is 10% in Ashwood/Burwood. Comparatively, 55.8% of people in Chadstone own their home and 31% are living in private rentals. In Ashwood/Burwood, 60.6% of people own their home and 23.4% live in private rental. The percentages referred to in this paragraph are taken from <i>Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions, https://home.id.com.au/about-us).</i></p> <p>Please refer to officers' response to submission 3 above regarding open space.</p> <p>Site Selection Refer comments above regarding social housing in area. Officers' response too main issue 1 – Site Selection and officers' response to submission 6 – Site Selection.</p>				
9	No	Object	<p>Please do not build more housing here.</p> <p>In my 2 years of living on power and Jingella avenue, I've witnessed countless drug addicts, police incidents and many many ambulances, police siren noises. I don't understand how this is fair for the people who just want to live quietly in a family friendly suburb.</p> <p>Honestly, if there were to be more commission housings build around here, I think when it comes to the time for me to raise my family, I would probably move out of the area, and I assume a lot of people would do the same.</p> <p>Are you trying to make the area a better place? Or attract more disturbance and fear to the residents here? PLEASE DO NOT LEASE THIS AREA. It is chaotic and messy as it is. I sometimes feel fearful walking on the streets here... again, the addicts, the alcoholics, the young delinquents.</p> <p>Please, put yourself in the shoes of the residents here. This is our home. We would like to feel living in this area.</p>	<p>Please refer to officers' response to main issue 5 – Anticipated increase in crime, graffiti and anti-social behaviour submission 2 above regarding Crime & anti-social behaviour.</p>				
10	Yes	Object	<p>Hi, Monash Council leads,</p> <p>I have learned from the council's website that there is a plan to use a 65A power avenue as a social housing site. I understand that the government wants to provide affordable housing for low-income families and I fully respect that. However, this location is where local residents often walk dogs and for other relaxing activities. In addition to that, the traffic around Power Avenue is already very busy all the time, I have a concern that the high population density will make it worse.</p> <p>I am sure the local residents hold the same view that this site may not be suitable for social housing. It would be much appreciated if we could join the meeting for the discussion so we can hear through the whole proposal. My contact number is [REDACTED]. It would be great if you could share with me the time when the council will have a meeting so we can join and express our concerns.</p>	<p>Please refer to officers' response to submission 3 above regarding Open Space.</p> <p>Please refer to officers' responses to submissions 1 and 3 above regarding Shared Pathway/Driveway Conflict.</p> <p>The request to be heard has been noted and details of Council meeting date, time and place provided by email on 20 September 2023.</p>				
11	No	Object	<p>To whom it may concern</p> <p>I believe everyone has a right to a roof over their head and to be in a safe place. I have great concerns about this new social housing development at 65A Power Avenue Chadstone.</p>					

Attachment 10.1.2 List of Submissions

	1	2	3	4	5	6	7	8
MAIN ISSUE	Site selection	Loss of open space	Too much social housing in Chadstone/ Ashwood area already	Traffic concerns	Anticipated increase in crime, graffiti, anti-social behaviour	Development design concerns	Renovation of existing state gov owned social housing	Property values

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			<p>As long term Resident and rate payer in Ashwood over 30 years ago the suburb was changed from Jordanville to ASH taken from Ashburton and WOOD taken from Burwood to create the suburb ASHWOOD where the poor moved on and houses were privately sold knocked down and re built and no longer a majority Government owned of public housing zone.3147 that we know today.</p> <p>Joranville used to be rough place however now Ashwood is well balance between residence of rich and poor privately owned housing and government owned housing.</p> <p>Property prices are around 1 million dollar for dirt block and this value is currently the same for Power Avenue Chadstone.</p> <p>I am seriously concerned that by adding so much more public housing to the area it will only revert back to the Jordanville days.</p> <p>Already in that zone I multiple stories of public housing and some fortunately on Warringal road are privately owned mixed in rich and poor.</p> <p>I and the people in my street have pride where we live and hopefully the zone will remain a nice place to live but this is all influenced by what is introduced into the area.</p> <p>Thankyou for your time</p>	<p>The history of Ashwood is noted.</p> <p>Please refer to officers' response to submission 2 above Crime & anti-social behaviour.</p>

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12	Yes	Object	<p>I am writing to express my strongest possible objection to the proposed loss of our beloved Railway Parade South Reserve for housing.</p> <p>On this topic the actions of Monash Council have left Chadstone residents deeply disappointed. What is the purpose of conducting a consultation process if the input of the people is not genuinely considered?</p> <p>It is really upsetting that we find ourselves objecting once again, given that this proposal received over 120 objections during the initial round, and the concerns raised then were not adequately addressed by council.</p> <p>The consultation process appears to have been intentionally misleading and undemocratic. Specific issues, which remain unaddressed, include:</p> <p>1. The Selection of Railway Parade South Reserve: We were informed that this reserve was chosen because it "is not a park and is council land on title." However, this criteria could apply to several other sites in Mt. Waverley, such as Torram Road Reserve, Chalton Street Reserve, and 378 Waverley Road, all of which sit on titles. It seems that a more comprehensive evaluation of council-owned sites and a demographic analysis of social housing distribution across Monash Council were necessary before making this decision. Moreover, the council sold other non-green space sites, such as a netball court, which raises questions about the choice of this particular location. It appears that the council may inadvertently be hindering the expansion of social housing in Mt. Waverley.</p> <p>2. Neglect of Green Space: The council has disregarded the significance of green spaces in our area and failed to address their potential loss adequately. Many objections during the first round came from locals who understand the area and value the reserve, highlighting issues like flood risk and its role in local hydrology. The objections of those who live close to and utilize the reserve should carry considerable weight. The council's reference to distant reserves across busy roads and steep hills does not address the loss of our park. Additionally, the dominating use of Batesford Reserve for district sports, which make it impossible for locals to actual use has not been explored. Investment in infrastructure for older children and adults in our community is lacking, which should also be a priority if social housing is genuinely a concern. Ideally the Railway Reserve should be developed into parkland suitable for teenagers. This style of outdoor park is severely lacking in the area.</p> <p>3. Misleading Information on Crime Rates: Misleading information about crime rates in Chadstone was presented during the residents' meeting and again in the council 8ommissi. It is important to consider that crime rates should be analyzed per capita, especially when comparing areas with varying populations and sizes. The intentional misrepresentation of these statistics calls into question the competence of those involved in decision-making.</p>		<p>Community Engagement Please refer to the officers' response to submission 1.</p> <p>In addition, Council has undertaken two community information nights which were held on 24 May and 7 June at the Batesford Community Hall. The basis of the engagement was to inform the community of the proposal and seek feedback. The feedback assisted Council with changes required to the concept prepared by HousingFirst and terms of an Agreement to Lease.</p> <p>This latest community engagement is a statutory requirement pursuant to Section 115(4) of the Local Government Act 2020 due to the proposal to enter into a long-term lease of the site. All concerns raised have been considered and responded to where able.</p> <p>Site Selection Please refer to officers' response to main issue 1 – Site Selection, and also officers' responses to submissions 6 & 8 above.</p> <p>Your comments regarding the two open space areas and the land at 378 Stephensons Road are noted. Council has not stated that the criteria used could apply to other locations. It is noted however that there is not the availability of open space in close proximity to these parcels of land as can be found close to the Power Avenue site. Council has not at this time considered any other land other than the 3 sites that have been identified. If other sites (including those that are suggested) are to be considered for social housing, consultation with the community would occur as it has for this site.</p> <p>Open Space Please refer to officers' responses to submission 3 for Open Space and submission 8 for Flooding.</p> <p>Crime & anti-social behaviour We have used the language and data presentation in the same manner as the Victorian crime statistics agency. When presenting data in this format, Ashwood and Chadstone did record fewer total criminal incidents than Glen Waverley, Mt Waverley, Oakleigh, Clayton and Mulgrave. Council has used the language and data presentation in the same manner as the Victorian Crime Statistics Agency. When presenting data in this format, Ashwood and Chadstone did record fewer total criminal incidents than Glen Waverley, Mt Waverley, Oakleigh, Clayton and Mulgrave.</p>			

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SUB	SPEAK TO SUB	OBJECTION	SUBMISSION		OFFICERS' RESPONSE			
			<p>4. Issues with electoral boundaries resulting in poor representation of Chadstone to Monash Council. The Australian electoral Commission (AEC) has recently notified many of us of their concerns about poor representation of Chadstone to local council. The AEC has recognised issues with Monash Council boundaries that mean the residents of Chadstone do not receive appropriate representation to Monash Council. Given this, this significant decision needs to wait until after the AEC fully reviews the boundaries involved and a fresh election is held.</p> <p>5. Composition of the Committee: Given the substantial objections received during the first round (around 120 objections), it would be beneficial to include residents from the area on the committee making decisions regarding this project. Many in our community care deeply about social housing but also recognize the challenges associated with it. If the the local councillors lack a thorough understanding of these issues, they are not suited to make such a significant decision.</p>		<p>Also refer to officer's response to submission 2 above – Crime & anti-social behaviour</p> <p>Noted.</p> <p>Council's objective for this proposal is a direct response to Council's commitments to improve Social Housing provision, and to address homelessness and the housing affordability crisis, which are detailed in the following two key Council publications:</p> <p>(a) Social Housing Framework 2020-25 (the Framework)</p> <p>Endorsed by Council in December 2020, the Framework is Council's first for Social Housing. Through it, Council has endorsed evidence that the most powerful action Local Governments can undertake to reduce homelessness is to support the delivery of homes that people can afford. For the lowest income households, most vulnerable to homelessness, this means the provision of Social Housing.</p> <p>The Framework also:</p> <ul style="list-style-type: none"> - aligns with Council's Municipal Health and Wellbeing Plan 2021-2025, where dedicated Social Housing and related homelessness actions are proposed; and - highlights Council's focus on specific cohorts, which are over-represented in Council's homelessness population, namely: <ul style="list-style-type: none"> o Women and children fleeing family violence; o Children and young people; o Asylum seekers and refugees; o People who identify as LGBTIQ+ (particularly youth); o Indigenous Australians; o Older people, particularly women; o People who have a disability; o People living with a mental illness; o People experiencing repeated homelessness; and o People exiting from care or institutions into homelessness. <p>(b) Regional Local Government Homelessness & Social Housing Charter 2020 (the Charter)</p> <p>The Charter, which is led by Council but is a commitment shared by 13 Councils in Melbourne's East and south-east:</p> <ul style="list-style-type: none"> - has the purpose of addressing the urgent need for increased Social Housing and a more effective, integrated and supported homelessness service system; - adopts four key enabling principles: <ul style="list-style-type: none"> o shared responsibility, accountability, and success o housing as core infrastructure o human rights and 'Housing First' o urgency innovation and collaboration; - intends for these Councils to cooperate regionally and take local actions that align with the intent and principles of the Charter by prioritising and committing to: <ul style="list-style-type: none"> o working in partnership with federal and state government, public and private sector partners to coordinate an approach to increase Social Housing provision and respond to homelessness in the South-East and East of Melbourne 			

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SUB	SPEAK TO SUB	OBJECTION	SUBMISSION	OFFICERS' RESPONSE
			<p>6. As a resident of Railway Pde, the street is already quite busy, adding 48 units will place increasing pressure on the street parking. During the week, particularly on Wednesdays, the street closer to Huntingdale Rd is full of cars overflowing from the railway station car park. This makes it quite difficult for local residents to use the street. Adding a large housing development will further increase traffic flow.</p> <p>In conclusion, the process of giving away our reserve is unprecedented in Monash, and I strongly believe that it is inappropriate for this decision to proceed as planned. I also urge a comprehensive review of the entire process.</p>	<ul style="list-style-type: none"> o scoping land within each LGA that has the potential to be re-purposed for adaptable housing, sharing insights on a regional scale with the intention of identifying suitable sites for the development of Social Housing o advocating together for inclusive housing growth including mandatory inclusionary zoning. <p>Please refer to officers' response to submission 3 above – Car Parking Ratio.</p>
13	No	Object	<p>I am writing to express my strongest possible objection to the proposed loss of our beloved Railway Parade South Reserve for housing.</p> <p>On this topic the actions of Monash Council have left Chadstone residents deeply disappointed. What is the purpose of conducting a consultation process if the input of the people is not genuinely considered?</p> <p>It is really upsetting that we find ourselves objecting once again, given that this proposal received over 120 objections during the initial round, and the concerns raised then were not adequately addressed by council. The consultation process appears to have been intentionally misleading and undemocratic.</p> <p>Specific issues, which remain unaddressed, include:</p> <ol style="list-style-type: none"> 1. The Selection of Railway Parade South Reserve: We were informed that this reserve was chosen because it "is not a park and is council land on title." However, this criteria could apply to several other sites in Mt. Waverley, such as Torram Road Reserve, Chalton Street Reserve, and 378 Waverley Road, all of which sit on titles. It seems that a more comprehensive evaluation of council-owned sites and a demographic analysis of social housing distribution across Monash Council were necessary before making this decision. Moreover, the council sold other non-green space sites, such as a netball court, which raises questions about the choice of this particular location. It appears that the council may inadvertently be hindering the expansion of social housing in Mt. Waverley. 2. Neglect of Green Space: The council has disregarded the significance of green spaces in our area and failed to address their potential loss adequately. Many objections during the first round came from locals who understand the area and value the reserve, highlighting issues like flood risk and its role in local hydrology. The objections of those who live close to and utilize the reserve should carry considerable weight. The council's reference to distant reserves across busy roads and steep hills does not address the loss of our park. Additionally, the dominating use of batesford for district sports, which make impossible for locals to actual use has not been explored. Investment in infrastructure for older children and adults in our community is lacking, which should also be a priority if social housing is genuinely a concern. 3. Misleading Information on Crime Rates: Misleading information about crime rates in Chadstone was presented during the residents' meeting and again in the council 10ommissi. It is important to consider that crime rates should be analyzed per capita, especially when comparing areas with varying populations and sizes. The intentional misrepresentation of these statistics calls into question the competence of those involved in decision-making. 4. Issues with electoral boundaries resulting in poor representation of Chadstone to Monash 	<p>Please refer to officers' response to submission 12 above.</p>

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SUB	SPEAK TO SUB	OBJECTION	SUBMISSION		OFFICERS' RESPONSE			
			<p>Council. The Australian electoral 11ommission (AEC) has recently notified many of us of their concerns about poor representation of Chadstone to local council. The AEC has recognised issues with Monash Council boundaries that mean the residents of Chadstone do not receive appropriate representation to Monash Council. Given this, this significant decision needs to wait until after the AEC fully reviews the boundaries involved and a fresh election is held.</p> <p>5. Composition of the Committee: Given the substantial objections received during the first round (around 120 objections), it would be beneficial to include residents from the area on the committee making decisions regarding this project. Many in our community care deeply about social housing but also recognize the challenges associated with it. If the the local councillors lack a thorough understanding of these issues, they are not suited to make such a significant decision.</p> <p>In conclusion, the process of giving away our reserve is unprecedented in Monash, and I strongly believe that it is inappropriate for this decision to proceed as planned. I also urge a comprehensive review of the entire process.</p>					
14	No	Object	<p>I would like express disagreement of the project construction commission townhouses along Railway parade. It is not a great idea to build townhouses in such a small land. I am walking and play with my dog many years in the land. It is such a beautiful place for public. Also we have experienced not enough parking lots in Jordanvill station and the development of construction may affect out lifestyle too. Please review my disagreement.</p>		<p>Please refer to officers' responses to submission 3 above – Open Space and submissions 6 & 8 – Site Selection.</p> <p>With regards to Jordanville Station, commuter parking is a matter for Public Transport Victoria.</p>			
15	No	Object	<p>I hope this message finds you well. I am writing to express my strong disagreement with the council's proposal regarding the lease of 65A Power Avenue, Chadstone. While I understand the need for responsible urban development, I believe that this particular proposal has significant drawbacks that warrant reconsideration. Here are five major reasons for my concern:</p> <ol style="list-style-type: none"> 1. Preservation of Green Space: Chadstone, like many suburbs, has limited green spaces. It is essential to leave these areas intact for the benefit of the community. Developing 65A Power Avenue would result in the loss of valuable green space that residents cherish and utilize for recreational activities. 2. Traffic Congestion: Power Avenue is already congested with traffic due to its narrow width. Adding additional housing units to the area would likely exacerbate traffic issues, making it more difficult for residents to navigate safely and efficiently. 3. Social Housing Concentration: Chadstone already has a social housing percentage of 9%, significantly higher than the state average of 3%. When combined with the neighboring suburb of Ashwood, these two areas account for 55% of all social housing establishments in the Monash area. This concentration is neither equitable nor fair to the residents of Chadstone. 4. Lack of Consideration: As a long-term homeowner who has lived in Chadstone for the past 20 years, I am deeply disappointed by the perceived lack of consideration for our community's concerns and needs. It is essential that the council takes into account the views and experiences of its long-standing residents. 5. Safety Concerns: While it is not my intention to generalize, it has been my lived experience that incidents of arson, police investigations, and graffiti have increased over the years as more social housing units have been established in the area. The addition of another social housing unit may potentially exacerbate these safety concerns and make our streets feel less secure. 		<p><u>Open Space</u> Please refer to officers' response to submission 3 above – Open Space.</p> <p><u>Traffic Concerns</u> Please refer to officer's response to officers' response to responses to submissions 1 and 2 above Design Concerns and Shared Path/Driveway Conflict. Should this proposal proceed and as mentioned under Design Concerns, HousingFirst will be required to satisfy various planning requirements. This will include engaging traffic engineers to complete a traffic impact study.</p> <p><u>Social Housing</u> Please refer to officers' response to main issue 3 – Too much social housing in Chadstone/Ashwood area already of Social Housing and response to submission 3 above – Social Housing.</p> <p><u>Lack of consideration</u> Please refer to officers' response to submission 12 above – Community Engagement.</p> <p><u>Safety Concerns</u> Please refer to officers' response to submission 2 above – Crime & anti-social behaviour.</p>			

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MAIN ISSUE	Site selection	Loss of open space	Too much social housing in Chadstone/ Ashwood area already	Traffic concerns	Anticipated increase in crime, graffiti, anti-social behaviour	Development design concerns	Renovation of existing state gov owned social housing	Property values
SUB	SPEAK TO SUB	OBJECTION	SUBMISSION		OFFICERS' RESPONSE			
			<p>I kindly request that the council carefully reconsider this proposal in light of the concerns raised by residents. It is crucial that any development decisions prioritize the well-being and quality of life of Chadstone's existing residents.</p> <p>Thank you for taking the time to review these concerns. I look forward to hearing a response and engaging in a productive dialogue regarding the future of our community.</p>					
16	No	Object	<p>I am writing this email to talk about my opinion about the proposal for social housing planned at 65A Power Avenue.</p> <p>I have several concerns about this proposal below:</p> <p>1) The selection of location. We have been told that it "is not a park and is council land on title." This criterion could apply to several other sites in Mt Waverley. Is there more information to tell our residents about the selection of the location of this building?</p> <p>2) Traffic and parking concerns. The increased traffic and parking issues associated with this proposal have become a significant concern. There has been limited parking availability and busy traffic for the existing residents. This not only inconveniences the residents but also poses potential safety risks, as emergency vehicles may face difficulties accessing the area in case of an emergency.</p> <p>3) Over percentage of social housing in our community. Want all councillors to consider equal and fair distribution of social housing across Monash. Already around 55% of social housing in Monash are in Chadstone and Ashwood, it is already such a high number in this area.</p> <p>I am sure the local residents hold the same view that this site may not be suitable for social housing. It would be great if all the councilors could think of our concerns when you make the decision.</p>		<p><u>Site Selection</u> Please refer to officers' responses to submissions 6, 8 and 12 above.</p> <p><u>Traffic and parking concerns</u> Please refer to officers' responses to submissions 1 and 2 above Design Concerns and Shared Path/Driveway Conflict and 12 – Traffic Congestion.</p> <p><u>Social housing in our community</u> Please refer to officers' response to main issue 3 – Too much social housing in Chadstone/Ashwood area already of Social Housing and response to submission 3 above – Social Housing.</p>			
17	No	Object	<p>I write this email in order to provide some feedback and views which we, as residents of Chisholm and Power Avenue in Chadstone, share with regards to the proposed social housing development at 65a Power Avenue, Chadstone. We strongly believe that there are many issues which this will bring to the nearby surrounding community and thus would like to strongly oppose the proposal put forward by the Monash Council.</p> <p>To begin with, such a development would indubitably cause a drastic influx in traffic congestion. Power Avenue, Batesford Road and Railway Parade are by no means big in terms of size magnitude. In fact, it is not uncommon to see Batesford Road and even Tandara Court (right outside our home) to be parked full of cars on weekends, perhaps when sporting events are held at the nearby Batesford Reserve. It is thus worrying to think that this social housing development will bring about 43 car parking spaces, and 48 new units – these roads just simply would not be able to withstand such busy traffic. This matter becomes all the more ludicrous if those residents have gatherings or parties, as more vehicles will be ushered into the neighbourhood. Ultimately, this then comes at the expense of us residents, who are already finding it arduous to navigate through the busy streets at times.</p> <p>Secondly, moving forward with this development will negatively affect the wellbeing of nearby residents. The space in which this social housing is proposed is not only a popular site for recreational use, but also one which allows residents to walk their dogs and exercise. Taking away such a fantastic piece of open land from residents is no doubt a huge detriment to those living in Power Avenue, Batesford Road and Railway Parade. In light of this, it seems absurd that Monash Council would be seeking to transform such a green, open space into one which is used</p>		<p><u>Traffic Congestion</u> Please refer to officers' responses to submissions 1 and 2 above Design Concerns and Shared Path/Driveway Conflict, submission 3 – Car Parking Ratio and 12 – Traffic Congestion</p> <p><u>Open Space/Sustainability</u> Please refer to officers' response to submission 3 above – Open Space and submission 12 which provides information on Council's objectives for this proposal.</p> <p>With regards to Sustainability/Urban Heat, it is always a fine balancing act with developments and responses to previous submission 1 above discusses Design and that note that the current drawings are concepts only. There is much more design work to be completed should this proposal proceed which will include detailed consideration to sustainable</p>			

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MAIN ISSUE	Site selection	Loss of open space	Too much social housing in Chadstone/ Ashwood area already	Traffic concerns	Anticipated increase in crime, graffiti, anti-social behaviour	Development design concerns	Renovation of existing state gov owned social housing	Property values
SUB	SPEAK TO SUB	OBJECTION	SUBMISSION		OFFICERS' RESPONSE			
			<p>for housing. We have always been under the impression that Monash Council and the State Government for that matter, are especially keen in ensuring sustainability and maintaining open spaces for the public. Therefore, out of any other possible location within Monash, it is astounding to see that this social housing development has been proposed here, especially given the environmental impacts such as Urban Heat Island Effect that will ensue.</p> <p>Finally, the security and safety of the neighbouring community is also an area of major concern. Currently, there are already plenty of instances where loud, uncouth pedestrians try to make their presence felt in the early hours of the morning by shouting and affecting the sleep of nearby residents. Whilst there are often very loud and irritating helicopters that circle above in the surrounding area, presumably in an effort to track down offenders. It is also very disheartening to see such ubiquity of graffiti in the nearby area, which is again another issue which comes at the expense of us residents. In recent years, it has not been unusual for us to have to purchase paint from Bunnings and take these matters into our own hands. Alas, the introduction of social housing at 65a Power Avenue is concerning as it may only seek to further exacerbate these underlying problems.</p> <p>Thank you so much for your time and I hope that this feedback provides some insight into what many of us amongst the community feel about this proposed social housing development.</p> <p>We have also been made aware before that the final decision will be made by a single person - the Minister for Energy, Environment and Climate Change.</p> <p>We are adamant that Australia is a free nation which brims with opportunities. Yet it would feel painstakingly ironic if a development which would bring such multifaceted ramifications is not one that is consulted with and supported by the local residents, but instead made by a single politician.</p> <p>We are also resolute in our belief that Australia as a democratic country, strongly advocates for human rights and as such, equally and fairly considers all our views and beliefs, particularly as residents of the community.</p> <p>I look forward to hearing from you and Monash Council's final decision.</p>		<p>outcomes. In addition, Item 5 of Council's resolutions dated 25 July 2023 included the following requirements relating to sustainability:</p> <ul style="list-style-type: none"> - That hard paving adjacent to Railway Parade South including the lobby and bike workshop area should be reduced/redesigned to allow for landscaping to soften the building form. - The proposed apartments should comply with the Better Apartment Design Guidelines with respect to internal amenity (Clause 55.07) communal open space, solar access to communal open space, noise impacts, accessibility, private open space, storage, functional layout, room depth, windows, natural ventilation. - Compliance with energy efficiency and stormwater requirements. <p>Safety Please refer to officers' response to submission 2 above – Crime & anti-social behaviour.</p> <p>With regards to Graffiti, any graffiti that may occur on the development will be the responsibility of HousingFirst to manage. Council has both a reactive and proactive program for management of Graffiti. For Council assets, we remove offensive graffiti the same day. Our proactive program includes regular sweeps of local activity centres to identify graffiti and arrange removal. We also support removal of graffiti on non-council property (such as shops) and discuss removal options with the owner. This includes provision of free graffiti removal kits.</p> <p>HousingFirst may seek planning approvals for this project under the streamlined planning provisions (Clause 52.20 or Clause 53.30) of the Monash Planning Scheme. These planning provisions are designed to streamline planning assessments for projects that receive funding support under Victoria's Big Housing Build or projects determined to be 'by or on behalf of Homes Victoria'. Under these provisions, a planning decision on the HousingFirst project would be made by the Minister for Planning.</p> <p>The project is not currently funded under Victoria's Big Housing Build; nor is it funded under any other state government program for it to be considered 'by or on behalf of Homes Victoria'. HousingFirst may seek funding from government in the future.</p>			
18	No	Object	<p>I write to express my strongest objection to the lease for the land known as 65A Power Ave, Chadstone, title volume 8355 folio142 (land).</p> <p>I would ask that all previous objections to the use of the land be explored. The reason for this is that the importance of this land to the neighbourhood has been swept aside and it would appear that Council had decided that this was the land to lease for social housing before consultation had even begun with the neighbourhood back in 2021.</p> <p>The land shown in the aerial photo is a railway strip that is surrounded by very busy roads. This strip is not a suitable piece of land for social housing when there are other sites in other areas that offer a better position in relation to traffic conditions and not backing onto a railway line, such as Torram Reserve, Chalton Reserve. This strip of land is used on a daily basis for chats, community dog sharing, picnics, a kick of a footy, fressibe throwing, kids playing soccer and so much more. While Council uses the idea that Batesford Ave has an oval which is within walking</p>		<p>Please refer to officers' response to submission 6 above – Site Suitability and submission 8 – Site Selection.</p>			

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			<p>distance this is more often than not hosting cricket matches and or soccer matches. It is not a gathering place nor a piece of land that is user friendly for a majority of the time.</p> <p>The need to maintain green space is being undermined by the Council in trying to lease this piece of land as they are not providing additional space for what they are taking and the use of it is not a park and is council land on title" raises questions again about the fair distribution of social housing across the City of Monash than a quick grab at the only site that has been presented by Council to the community. The other sites identified were not real options with 1 site in Mt Waverley being a previous petrol station so will need to sit for an extended period before anything could be done and the other the site in Clayton being looked at for train station upgrades.</p> <p>The lease comes with significant risks like flood risks and local hydrology. The impact on those who live around the area and who have strongly objected should bear considerable thought into declining the lease agreement as it not being a suitable site for leasing due to these risks.</p> <p>Chadstone voices have not been heard. It is know that Chadstone residents have been unrepresented by the AEC due to boundary lines and this decision to lease should not be made without true Chadstone presentation. It should be a process that is equitable to all Monash suburbs and that delivers a fair distribution of social housing and should this lease go ahead it again puts the Chadstone area at a greater density of social housing than all of the other suburbs in the City of Monash. Therefore the lease should be denied on these important factors of consideration and a more appropriate site be leased.</p> <p>Furthermore there are previously over 120 objections made in relation to the site and its suitability for social housing. This should be noted and acknowledged that the neighbourhood and its residents are all for social housing we are asking that you identify and lease a more suitable site and we implore you to do so,</p>		<p>Please refer to officer's response to submission 8 – Flooding</p> <p>Noted</p>			
19	No	Object	<p>I would like to express my disappointment that council has elected to go ahead with the intention to lease 65A Power Avenue Chadstone, for social housing, despite the overwhelming community feeling against this project.</p> <p>Council's answers to many of the community objections are not satisfactory and the community engagement process has been shown up to be little more than a feeble attempt to meet the legal requirements involved, rather than actually addressing community concerns. In my previous objection, I pointed out that the feeling at the meeting was that the decision had already been made and given the level of opposition\concerns council received in the submissions, when compared with those in support at certainly appears to be the case.</p> <p>Council's answer to the loss of a green space highly valued by the community, is that Ashwood\Chadstone has 17% more open space per person, than the Monash average and that the population projections (2021-2036), show that the Monash growth average will be 22.3% while the growth in the Ashwood\Chadstone area is 10.2%. Perhaps the lesser growth in the area can be put down to council wanting to place a disproportionate amount of social housing in the area, creating an area of significant social disadvantage.</p> <p>The objections around too much social housing in the Ashwood\Chadstone area, are addressed by the figures showing social housing for Chadstone (7%) and Ashwood\Burwood (10%). The council response omits the figures cited by councilors at the community engagement meeting that 55% of all social housing in the Monash municipality is already in the Ashwood\Chadstone area. My understanding is that council have stated the desire to spread social housing across the City of Monash, yet their actions here are clearly at odds with their preferred outcome.</p>		<p>Please refer to officers' responses to submission 1 – Notification/Mail-out and submission 12 – Community engagement. The officers' response in this and previous reports are based on their assessment of the issues raised. It is understandable that members of the community may not agree with these comments. Importantly, all comments received during the consultations have been included in the reports verbatim, and are available to Councillors in the consideration of this issue where they are able to form their own view on both the submission and officers' response. Residents were also able to attend the information sessions and ask questions/make comments and as part of this process had the opportunity to address the committee of Council arranged to consider submission received.</p> <p>Please refer to officers' response to submission 3 – Open Space.</p> <p>Please refer to officers' response to submission 8 – Social Housing in Area and to officers' response to submission 12 which includes Council's objectives for this proposal.</p>			

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			<p>Council's answer also includes the stat that from 2016 – 2021 the number of residents renting social housing properties Ashwood-Burwood and Chadstone increased by only 5 people. This is a clear example of cherry-picking a meaning les1s statistic to support the proposition. No information provided the total number of social housing properties (Ashwood-Burwood, Chadstone & Monash overall), although it can be deduced that 5 additional properties in the area were made available for social housing in the period. The figures provided omit the levels of social housing in other areas of Monash, which would show the farce of the council's desire to spread social housing evenly across Monash.</p> <p>Council has claims to have addressed traffic concerns by the moving of the proposal's driveway from Railway Parade South to Power Avenue and the installation of a speed hump on Power Avenue. Plans that the community were invited to comment on showed that not all units would have a car parking space, while council's recommendation on the proposal is for 1 car parking space to each 1 & 2 bedroom unit and 2 car parking spaces for each 3 bedroom unit. There is also the requirement that waste be collected by a private contractor from within the basement, with the waste vehicles entering and exiting in a forward direction. This would seem to require an expanded basement level car park that would allow for not only the additional car parking, but sufficient room to a waste vehicle to turn around. There are sightline issues with both the position of the driveway and reduced visibility at the Power Avenue\Railway Parade South intersection and I am not sure the introduction of a speed hump would alleviate the dangers. The additional resident parking spaces requested by council does reduce the concerns in relation to street parking, since there is no provision for visitor parking or any overflow from designated parking in the proposal, but can the expansion required be accommodated within the limited space available.</p> <p>Included in my previous objection to the project was the lack of infrastructure to support the project and council's demonstrated reluctance to support current infrastructure shortages and I used the Ashwood Children's Centre as an example. Council's response is that it assesses the demands based on annual budget demands and the tenant make up of the project cannot be foreseen so it cannot be determined which areas of additional infrastructure would be required. I was highlighting that there is already insufficient infrastructure in the area and council has shown a reluctance to address this. Council view seems to be that the project will not require additional infrastructure support. In the event the council does ultimately determine that additional support is required, there seems to be an interim period, from project completion to council allocating funds and putting any additional support in place.</p> <p>Before a final decision is made I would remind Councilor's of their Code of Conduct. They must build public confidence in the integrity of local government. Given that only about 5% pf submissions received we in favor and approximately half of submissions received were directly opposed to the project, with at least another third having significant concerns including those outlined above, that the council have not been adequately addressed. I fail to see how Councilor's can support the project without breaching their own Code of Conduct. In particular, I would single out Cr. Paterson, who stated at the community meeting that as the elected representatives of community they were expected to vote in line with the communities wishes.</p> <p>There has also been no mention of what occurs when the lease ceases, should the project proceed. Will council be taking possession of a 50 year building which may be in need of significant repair or demolition, at ratepayer expense? Certainly the \$1 per year rent proposed would not cover these costs.</p>	<p>Please refer to officers' response to submission 8 which notes the origin of the statistics.</p> <p>Please refer to officers' response to submissions 1 – Design Concerns and submission 3 – Car Parking Ratio.</p> <p>With regards to Council's capital works program and Ashwood, Council has active projects underway at the Ashwood Memorial Kindergarten with an extension to provide an additional 33 spaces and at Ashwood Children's Centre.</p> <p>Noted.</p> <p>The report to Council on 25 July 2023 notes on page 18 that the terms of the Lease will provide that at the end of the term, Council reserves its rights to keep the improvements upon the land or to have the improvements removed and the land remediated.</p>				
20	No	Object	<p>Respect Council members</p> <p>As a longtime resident of Railway Parade South, I am writing this email to strongly object against</p>					

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			<p>the proposed community housing at 65A Power venue Chadstone.</p> <p>We already have enough crime happening on the street with several instances at our residence itself. Driving past Power Avenue, we see a lot of drug affected individuals making it highly unsafe for our families.</p> <p>This has been raised with Vic Police and PSOs several times, without any help.</p> <p>We sincerely object against have more community housing around the street.</p>	<p>Please refer to officers' response to submission 2 – Crime & anti-Social behaviour.</p>
21	Yes	Object	<p>We wish to again reiterate our objection to the proposal to lease the site at 65A Power Avenue, Chadstone for the purpose of social housing development. We acknowledge that there have been some modifications to the original requirements the developer needs to meet, but we think these fail to address the key objections as outlined in our previous submission. Refer attached and previous SUB63.</p> <p>The fundamental failure of this site for social housing remains. This site is poorly located for this purpose. It is not well served by public transport and has no nearby grocery shopping options. This therefore requires the future occupants of this social housing to drive to any of the basic services that will support their return to feeling like they are both part of, and are contributing to, the society they live in.</p> <p>Social and affordable housing should be a mechanism to lift people up, and yet despite the provisions of extra carparking on site (an acknowledgement of the poor public transport!), the location of this site runs the very real risk of leading to further isolation and disadvantage for anyone who doesn't have a car.</p> <p>Sites within 300 to 400 meters of fixed public transport would be a far better outcome. This site is 1000 meters to the nearest railway station along either steep or poorly lit paths that are unsafe after dark and offer no protection in bad weather. These constraints exclude those with physical disabilities from this site.</p> <p>The poor location should rule this site out immediately.</p> <p>With regard to the design of this building, it is pleasing to see that if this proposal goes ahead there are some basic planning rules in place.</p> <p>The re-location of the carpark entry may address some of the concerns raised during the consultation period but does mean all vehicle access to this site will be via a 2 lane carriageway on a curve with a rail overpass close to the carpark entry. This poor design outcome will not only adversely impact the residents of this proposal by making it difficult to get in and out of the carpark, but it also puts users of Power Avenue at risk due to turning vehicles.</p> <p>North bound traffic on Power Avenue will need to wait for oncoming cars before doing a right hand turn into this site unless the road is widened. As the bridge is so close, this is unlikely. This slowing of traffic will also impact users of Railway Parade South. Turning out of Railway Parade South either left or right is already often difficult as Power Avenue is a popular short cut between High Street Road and Waverley Road via Batesford Road. The requirement to have the developer install a speed hump on Power Avenue would appear to be an acknowledgement that this is a legitimate concern. It is also a poor outcome for all users of Power Avenue.</p> <p>We also feel the response to our initial objection regarding costs that rate payers will need to foot is not adequate. The statement "There are no costs to Council as a result of the proposed</p>	<p>Please refer to officers' response to submission 6, 8 and 12 which all discuss site selection and suitability.</p> <p>As above.</p> <p>As above.</p> <p>Please refer to officer's response to officers' response to responses to submissions 1 and 2 above Design Concerns and Shared Path/Driveway Conflict. Should this proposal proceed and as mentioned under Design Concerns, HousingFirst will be required to satisfy various planning requirements. This will include engaging traffic engineers to complete a traffic impact study.</p> <p>There is no financial impact to ratepayers with this proposal. As noted above, HousingFirst will be required to provide a traffic impact study as part of their development application.</p>

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			<p>use of this land beyond considering whether it should be leased for the purposes of social housing." Is optimistic at best. Should it be proven that the impact of this vague proposal requires mitigation of any sort, it will be the rate payers who will foot the bill. The traffic issues are an example, but with no detailed drawings it isn't possible to understand the full implications of this proposal. There also appears to be no mechanism to have the developer make any contributions to any subsequent mitigation requirements post completion of the works. The "no cost" response is therefore impossible to validate and highly unlikely.</p> <p>The definition of Railway Parade South as the "side boundary" resulting in there only being a setback of 2 meters along the longest street boundary is not appropriate. Even with the required height restrictions this proposal will "tower over" the footpath / bike path and the street. This is a poor design outcome for both the site and the surrounding area. Details of the proposed development may provide greater insight, but we don't have these.</p> <p>We'd also like to go into more detail around other specifics of the design, but as was noted in the public meeting on the 24/6/2023 the drawings provided have thus far only been "schematic". Therefore, neither the council nor the residents have any clear indication of what we are discussing. The lack of even a basic set of drawings detailing the proposal makes it difficult for any of us to really be able to assess this proposal. This makes it impossible to detail all the potential problems. We simply don't have enough information.</p> <p>We do note that in the published response to our objections it states, "Planning assessment and related matters are appropriately considered as part of a formal planning application, and not as part of a decision to consider making a parcel of land available for lease for the purposes of social housing." It is our understanding that once the process of approval to lease is completed there will be no "Planning Assessment" that either the public or the council will be involved in as all planning issues will be handled by the state government minister. We acknowledge that in the normal course of events the detail that would be expected for a proposal of this nature would come later, but there is no 'later' in this flawed process! The amendments recommended by the Officer will have some positive impact, but they hardly address the main issues.</p> <p>This suggests that this process has been flawed from the outset. The mistakes with inconsistent and incomplete written communications with local residents has further led to a sense that we are not being told the entire story.</p> <p>We request that both the contents of this email and of the previous submission SUB63 (attached) be reviewed as part of the next phase of this process.</p> <p>So, in summary, we have a poorly conceived proposal, that fails to meet all the needs of those the proposal aims to help, a process that has been managed poorly, and a proposal that will adversely impact the amenity of both the current local residents and those who use or move through this part of Chadstone. Hence our strongest possible objection to this proposal.</p> <p>Further email:</p> <p>Yes, I would like the opportunity to speak in support of our submission. Would you provide details of the format of this meeting please? Are there limits on time to speak, is it a public meeting and are there any restrictions I'd need to be aware of?</p> <p>I'm not sure if the attached can also be used to support our objection to the proposal, but this article appeared on the front page of today's The Age newspaper. The specific point being in the first paragraph. "...and developers will be enticed to build in priority precincts with faster approvals and taller height limits..." supports the position that should the council agree to lease this site, both the council and the local residents will lose all control of what gets built. Even if</p>	<p>As noted in officers' response to submission 1 – Design Concerns, the drawings are conceptual and design work will follow that is required to satisfy Better Apartment Design Guidelines along with other engineering requirements. Of note, the property address is toward Power Avenue making that the frontage of the site, and the subdivision pattern throughout metropolitan Melbourne generally has shorter front and rear boundaries and longer side boundaries as is the case with this site.</p> <p>As above. Should this proposal proceed, HousingFirst will be responsible for community engagement where the design can be presented.</p> <p>Please refer to the officers' response to submission 17.</p> <p>The proposal is conceptual in nature and the detail will follow. HousingFirst will be responsible for responding on the detail of its proposal should this proceed.</p> <p>Noted.</p> <p>Please refer to officers' response to submission 12 – community engagement. Officers have followed due process.</p> <p>Noted.</p> <p>The changes announced by the State Government relate to fast-tracking of private residential developments in certain circumstances. They do not apply to this social housing development should it proceed, and Councils lease terms as per its decision at the Council meeting on 25 July 2023 would have to be incorporated into any proposed design.</p>

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			<p>this site is not deemed to be a priority precinct, the fact that there are no guarantees the state government or the minister can overrule any of the Monash planning controls.</p> <p>This proposal is therefore on an inappropriately located site, there are no fixed plans of what will be built so no critical analysis of the design is possible, and even if there were plans the state government could increase the height and possibly a range of other restrictions like carpark ratios etc. With no rules in place, it is the council's responsibility to protect this part of the Monash community and would be negligent if they don't stop this proposal.</p>		<p>As mentioned above, the detail of the design will follow.</p>			
22	No	Object	<p>Whom are you trying to fool?</p> <p>Our submissions previously on this subject were interpreted by biased Council Officers and reported to the previous Council meeting and it was passed without even looking at it. That report did not include any issue raised by the community. Do you think you can hoodwink us? Please do not waste our time.</p> <p>Andi, it seems there are people employed by the Council who do not have work and are pursuing their own agendas. Instead of servicing the ratepayers of the Council, they want to solve problems of the government.</p> <p>The Council should be servicing the community by providing better facilities to ratepayers. After charging a thumping rate annually, you are charging separately for the removal of garbage which is a basic service provided by Councils. Providing homes for the homeless in a dense construction that will create drug and security-related issues in an area already having the largest concentration of community houses in Monash is not the way to serve the community around Power Avenue/Railway Parade in Chadstone and Ashwood.</p> <p>I suggest you get rid of these jobless people looking for work in your Council, against the interest of the ratepayers, and allocate those funds for the benefit of the ratepayers. Kind regards, A concerned ratepayer</p>		<p>The issues raised by the community during the last community engagement were categorized and placed into main issues for responding. These were:</p> <ol style="list-style-type: none"> 1. Site selection. 2. Loss of open space 3. Too much social housing in Chadstone/Ashwood area already of social housing 4. Traffic concerns 5. Anticipated increase in crime, graffiti and anti-social behaviour 6. Development design concerns 7. Renovation of existing state government owned social housing 8. Property values. <p>Responses were provided to each of these 8 issues. In addition, the outcome of this latest community engagement (public notification) has seen provision of additional information to these 8 issues which can be found by reading responses to the above submissions.</p>			
23	No	Object	<p>I am writing to strongly object to the proposal to build on 65a Power Ave. I have several reasons for my concerns.</p> <p>The intention to move ahead with this proposal has not been made in consultation with the community. The community have simply been informed, and the option to send in feedback such as these emails clearly carry no weight as community concerns have been ignored despite large numbers of residents asking the council to work with them to find a solution. The council's own engagement policy states they owe the community more than just providing information which is the lowest form of engagement- this suggests there is no real intention to actually work with the community, or collaborative procedures would be happening. This is more concerning due to the poor representation for Chadstone on the local council – a point raised by the Australian Electoral Commission. Given the impact on Chadstone, and its lack of representation at council, this decision should not proceed until this is adequately addressed- otherwise it appears that the current council is simply looking after their own interests and particularly so in light of the lack of genuine engagement of the Chadstone community – the people who it actually impacts and drive and walk the streets everyday.</p> <p>The proposed changes by the council does nothing to address the original community concerns about loss of green space, the difficulty accessing nearby parks due to the heavy use for sporting events, the placement of 65a Power Ave being in the centre of a social housing district, and the traffic concerns about such narrow roads, emergency service access, and a blind approach to 65A Power Ave for traffic travelling from Ashwood into Chadstone. Additionally misleading</p>		<p>Council has followed an "inform" method of consultation for this proposal. All concerns raised have been considered and responded to where able. Item 5 of the report to Council on 25 July 2023 recognises these concerns with seeking a number changes to the concept drawing to be incorporated in the design stage by HousingFirst, should this proposal proceed.</p> <p>The proposal is conceptual in nature and the detail will follow. HousingFirst will be responsible for responding on the detail of its proposal should this proceed.</p> <p>Please refer to officers' response to submission 12 above – community engagement and also to submission.</p> <p>Please refer to officers' response to submission 3 – Open Space Please refer to officers' response to submissions 12 and 15 regarding Traffic concerns</p>			

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			<p>information by the council has been provided about crime statistics. Crime rates should be analysed per capita, and this was not presented faithfully at the community meeting. Additionally, not everything needs a study to understand the lived reality of so much social housing concentrated into one area, particularly when social services available cannot even meet the current need and have no capacity for more. To actually understand the lived reality of the proposed changes at 65A power Ave would actually require the council to engage with the community through more than email submissions and not just dictate to them by a committee that has inadequate representation from the area it proposes to effect change.</p>		Please refer to officers' response to submission 2 regarding Crime & anti-social behaviour			
24	No	Object	<p>I write regarding the proposed construction of social housing at 65A Power Avenue, Chadstone.</p> <p>The community acknowledges that there is need for social housing, however, questions the reasoning for increasing social housing on the boundary of two suburbs that already currently hold 55 per cent of the City of Monash's social housing. The state average for social housing within a suburb is 3 per cent, however Chadstone alone has 9 per cent and Ashwood 8 per cent.</p> <p>There has been inadequate consideration given to the distribution of social housing across the City of Monash and the importance of integration of social housing in residential areas. The current proposal would create a social housing district leading to a potential of concentrated disadvantage. This will lead to further spikes in crime, devalue our houses and create further in unrest in an already extremely high density populated social housing area. Why is Chadstone and Ashwood taking on more social housing! Perhaps when the other Monash council suburbs have close to 9 or 10percent social hlus</p> <p>The community proposes that the existing dilapidated social housing on the corner of Power Avenue and Winbirra Parade be considered for redevelopment over a new build on a park that the community use as a public space and recreation zone and therefore should not be developed.</p> <p>There has also been no details of a traffic management or parking study supplied. The amount of parking proposed is unrealistic and the setbacks don't abide by the City of Monash's town planning requirements. Please do not allow this proposal to proceed.</p>		<p>Please refer to officers' response to submission 8 – Social housing in area.</p> <p>Please refer to officers' response to submission 2 – Crime & anti-social behaviour.</p> <p>Noted. This site is currently leased to Waverley Lions Village Inc on a long-term lease.</p> <p>Please refer to officers' response to submissions 12 and 15 regarding Traffic Concerns.</p>			
25	No	Object	<p>I am writing about the proposed community housing development at 65a Power Avenue, Chadstone. I am not supportive of the lease of this land for this development.</p> <p>I urge Council to not proceed with this development / leasing the land for the sake of the local community, residents and visitors to the area for the following reasons:</p> <p>Health & Safety This proposed development has been poorly designed and raises major concerns for health and safety of current rate-paying residents in the area. The proposed plans mean the area will no longer be available to local residents and visitors as a green space. The multi-storey mega build on the plans will cause safety concerns for adults and children using the adjoining walking and bike trail due to congestion and the removal of open space and trees. The proposal for a development with 43 cars and 48 units on the corner block is a major thoroughfare and will cause major disruption, pollution, traffic bottlenecks up and down Railway Parade South and Power Avenue. The size and scale of this community housing development increases risk of accidents, injuries and pollution. Major disruptions to usability of the space, noise and bottlenecks on the road surrounding would be caused by construction and use of such an oversized development. Surely there is a better way to address housing affordability than a development of this size and scale that will punish the living standards of current and future local residents.</p>		Please refer to officers' response to submission 3 above – Open Space and Car Parking Ratio.			

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			<p>The design is massive without proper urban planning and social planning. The plans look like a mega multi-storey building that dominates the entire block and its surrounds, it's too big and too high. There's been no inclusion of community amenities, like a playground or gardens, that would make the building more appealing in the landscape and be more welcoming. There's been no plans put forward about how the proposed social housing population would have support to integrate well into the existing community. A build of this magnitude also increases a demand for childcare and access to other social amenities and services, which should be available for all in the local community to use. Currently, there's no plans for support services and amenities in the area to increase to meet the surge in demand. With such a big build, there's potentially also a risk of increase of crime in the area. Currently it's not unusual to see a police presence and crime reportedly consistently at community housing in the area. All these factors combined have a negative impact on local residents' stress and livelihoods.</p> <p>Consultation with the local community? Appreciate there's been a process of community engagement and information on the website, however there's no support to locals, who may be from diverse backgrounds or those not familiar with council processes, on how to do a submission or voice their views. Of those who did write to council, the majority of submissions put to council from locals were against the proposal. Only 1 councillor at the July meeting took into account the voice of the people who live in the area and said they could not in good conscience vote in favour of a proposal that was so clearly unwanted by existing local residents.</p> <p>Thank you for accepting this submission, which asks Council not to lease the land or proceed with this development.</p>		<p>With regards to the size of the development, there are planning controls in place to guide the scale and bulk of the development. Please refer to officers' response to submission 1 above – Design Concerns.</p> <p>Please refer to officer's response to submission 12 – Community Engagement and submission 22.</p>			
26	No	Object	<p>We are writing to express our strong objection to the Notice of Intention to Lease the property at 65A Power Avenue, Chadstone for the purpose of a public housing development. It is with a sense of major disappointment that we address this issue, as we collectively, the residents of Railway Parade South, were not formally notified by the council about this decision. Instead, we had to find out at the last minute through concerned residents, which has left us deeply concerned about the transparency of the decision-making process. While we understand the importance of providing affordable housing options, We believe that this particular location is not suitable for such a development due to the potential negative impact on our community. Our objections are grounded in concerns related to traffic congestion, the loss of green space in Railway Parade South, and the potential increase in crime rates in the area. We would like to outline these concerns in more detail below:</p> <ol style="list-style-type: none"> 1. Traffic Congestion: The addition of a public housing development at 65A Power Avenue has the potential to significantly increase traffic congestion in the area. Railway Parade South is a narrow road with limited capacity to handle increased traffic flow. The influx of residents and visitors to the new development may lead to traffic bottlenecks, safety hazards for pedestrians and cyclists, and overall inconvenience for the existing residents of Railway Parade. 2. Loss of Green Space in Railway Parade South: Chadstone is known for its relatively green and peaceful surroundings, and Railway Parade South plays a crucial role in providing its residents with access to green spaces and recreational areas. The development at 65A Power Avenue would likely result in the loss of green space in this area, depriving the community of valuable outdoor amenities. The importance of green spaces for mental and physical well-being cannot be overstated, and their preservation should be a priority. 3. Increased Crime Rates: Introducing a 48 unit public housing development in this area may bring about concerns related to an increase in crime rates. While affordable housing is essential, it is crucial to address the potential challenges associated with a sudden demographic shift in the community. The safety and security of existing residents should not be compromised. The council must carefully plan for adequate security measures and community support services to 		<p>Please refer to officers' response to submission 1 – Notification/Mail-out and submission 12 -community engagement.</p> <p>Please refer to officers' responses as follows:</p> <p>Site Selection/Suitability – submissions 6 & 8 above</p> <p>Traffic Concerns– submissions 12 & 15</p> <p>Open Space – submission 3</p> <p>Crime & anti-social behaviour – submission 2</p>			

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SUB	SPEAK TO SUB	OBJECTION	SUBMISSION	OFFICERS' RESPONSE
			mitigate these concerns. In light of these concerns, I kindly request that the City of Monash Council reconsider the decision to lease 65A Power Avenue for public housing development. While affordable housing is essential, it is equally important to consider the impact of such developments on the existing community, traffic flow, the preservation of green spaces, and the potential for increased crime rates. We encourage the council to explore alternative locations that may be more suitable for this purpose or to undertake a thorough impact assessment to address the potential issues raised in this submission. Finally we appreciate your attention to these matters and trust that you will carefully consider the objections raised by the community members. We are hopeful that the City of Monash Council will make decisions that prioritise the well-being, safety, and harmony of our community.	
27	No	Object	<p>I am fully in support of more public housing in my area and elsewhere. I do not however, support the decision to build on any parkland. Green spaces have great value for current and future generations beyond recreation. They are finite and important to protect as the climate warms and the city increases in density.</p> <p>Council hasn't produced any detailed evidence as to how this site was chosen over other sites and what other land Monash council has to contribute to social housing. This project appears to be a poorly thought through band aid approach to a problem created by council and the state by ignoring the need to invest in social housing for so long.</p> <p>The state of existing social housing in the area is shocking. Those that can least afford high energy bills are residing in 60 year old hot houses – buildings with zero insulation and no doubt inadequate spaces by today's standards.</p> <p>Money is there for new libraries and many other things and yet not for social housing. Council seems willing to give away green reserves that benefit all but not willing to commit money to buy some of the many existing large underdeveloped residential blocks in our area on which multi-dwelling social housing could be built.</p> <p>Social housing should be increased but when it does go ahead it must be quality, well sited housing that meets the needs of residents. This proposal is lacking in detail on all the things council has a responsibility to have considered. Close walking distance to public transport, places available in local schools and kindergartens, walking distance to medical services and shops, housing of appropriate spatial design for the intended residents and quality sustainable design.</p> <p>Further to my submission I would like to add that the second letter seeking community submissions for council to consider before deciding to proceed with the proposal appears not to have reached all the intended households – despite the contractors confirmation that they printed 1,143 letters on 21 August 2023 and lodged the letters for delivery via Australia Post on 22 August. I don't believe it is right that the process proceeds at all until further effort is made to see what is going on or unequivocal proof can be provided that the letters were sent. I believe this to be a reasonable expectation in the interest of a fair and transparent process.</p> <p>I'd also state that the way the community engagement process has been handled has left the impression it's a bothersome box to tick before council marches ahead to fulfill a forgone decision. This is a concern as it erodes peoples trust in a system and that is meant to be fully transparent and fair. Mistakes can happen, just as they did when the first letter calling for community engagement was only sent to a handful of people instead of the 800plus households. But, it was only through our community raising concern that the mistake was picked up. Just as it was only through our community speaking up that an information session about the proposal was organized. When the session was run, only indicative plans were shown with very vague details to consider or comment on. With issues raised about council measuring tools appearing to have discrepancies with other commonly used tools such as google maps, it has taken a lot of requesting to have this concern addressed. Intentional or not, with the various mistakes along the way and a less than proactive attempt to inform or investigate, the appearance that council hasn't been genuine in seeking community feedback has been concerning.</p>	<p>Please refer to officers' response to submission 8 – Site Selection.</p> <p>Please refer to officers' response to submission 12 which includes the Social Housing Framework which has informed Council's objectives for this proposal.</p> <p>As noted in officers' response to submission 1 – Design Concerns, the drawings are conceptual and design work will follow that is required to satisfy Better Apartment Design Guidelines along with other engineering requirements.</p> <p>Please refer to officers' response to submission 6 – Site Suitability.</p> <p>Please refer to officers' response to submission 1 – Notification/Mail Out.</p>

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28	No	Object	<p>Good morning,</p> <p>I wish to raise my concerns about the proposed high rise apartment complex at 65a Power Ave. I believe the proposed site is too small for the proposed development.</p> <p>The proposed site is used by locals for exercise & play. Elderly & people in wheelchairs all use the path to get around.</p> <p>The corner that is the proposed site is already congested with traffic. With parking an issue it could cause problems with emergency vehicles manoeuvring. Who will monitor the noise pollution if construction?</p> <p>The corner & underpass is prone to flooding.</p> <p>Who will ensure that the area doesn't become a dumping ground as other public housing in Winbirra & Power does. If part of the units/accommodation is to be used for emergency accommodation or long term accommodation for women refuge type accommodation who is going to ensure the safety of all involved?</p> <p>Having the green open space is beneficial for the locals mental health.</p>		<p>Please refer to officers' response to submission 3 – Open Space.</p> <p>Please refer to officer's response to submissions 12 and 15 regarding traffic concerns.</p> <p>Noise issues can be investigated and enforced by Council under EPA and Councils local law requirements. This is no different to any construction works within the Municipality.</p> <p>Please refer to officers' response to submission 8 regarding flooding. Council is aware of the problems with the underpass.</p> <p>Please refer to officers' response to submission 2 – Crime & anti-social behaviour which provides useful information from HousingFirst on their processes to manage tenants and operation of a facility.</p>			
29	No	Object	<p>Good Morning.</p> <p>I was very disappointed to see a note on a lamp post telling us that submissions for objections to the proposed development at 65a Power Avenue closed 19th 22 following as a supposed letter had been sent out to residents on the 21st of August 2023. Well neither I nor my sister received this so called letter and feel quite annoyed that we did not as we are property owners at 52 Railway Parade South, Chadstone. We have had our property in the family since 1960. We also attended the council meeting two months ago when this was taken to a bvote and it was decided more information was required. I am asking please to accept the following submission based on the fact that we did not receive any communication regarding the new submission request.</p> <p>Please see the 22 following:-</p> <p>To whoever this may concern. I attended the proposed information session as requested on Wednesday 24th May 2023.</p> <p>Like the majority of residents that attended, I was not only saddened to see how far this 'proposal' had gone by but was extremely disappointed with the lack of consultation that we of Railway Parade South and surrounding streets had been given.</p> <p>There are several extremely valid points to be made here. The first is that Chadstone itself has over 8% social housing already as was stated by one of your councilors present on the night, why is this location being expedited I further than the other four locations? These were the words of your council representatives on the night. Why should we be treated unfairly compared to the rest of the municipality</p> <p>Another comment was made that this accommodation was going to be targeted at nurses and other lower paying professions. Firstly I do not believe this at all. How are the developers or the government going to cherry pick who they want in these units? I dare say this is nowhere near the demographic which will be potentially housed here.</p> <p>The same councilor got very defensive at one stage telling the residents that there was housing on this site originally. I have been a resident, and now a property owner of Railway Parade south for my entire life of 57 years. My parents built in 1960, and there has never been housing there. The councilor then proceeded to tell us it was always owned by the Vic housing department. Incorrect also. It was owned by the Victorian Railways till the 1980's I believe.</p>		<p>Please refer to officers' response to submission 1 – Notification/Mail Out.</p> <p>Please refer to officers' responses as follows:</p> <p>Community engagement – submission 12. Social housing in area – submission 8. Tenants – https://www.housingfirst.org.au/our-residents. This link provides information on residents of HousingFirst. They can be anyone who meet the registration requirements for this housing type. There are useful stories of current residents provided in this link. Site Selection/Suitability – submissions 6 & 8 above Traffic Concerns – submissions 12 & 15 Open Space – submission 3 Crime & anti-social behaviour – submission 2</p>			

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			<p>The same councilor also told us she was an advocate for social housing and would push for this development. Once again she was not listening to the vast majority that she is supposed to be representing.</p> <p>Finally I am concerned with the drop in value of our properties along Railway Parade and surrounds due to the people that will be housed here. What relief or compensation will we get, zero I dare say and our rates will go up as our property values diminish.</p> <p>Council needs to have a sit down meeting with these residents that you so call represent and listen to our frustrations and concerns before anything further occurs please.</p>		<p>Property Values – Submission 6.</p>			
30	No	Object	<p>Monash Council Dear Councillor,</p> <p>I would like to resubmit my application regarding the Proposed Social Housing Development at 65a Power Avenue, Chadstone.</p> <p>I have been out of circulation and have missed the recent invitation to resubmit our comments and thoughts to this proposed development. Please refer to the email trail below (as originally submitted with the Council on June 4 2023).</p> <p>I am very concerned with the proposed development and have attended both your council meetings and information sessions on this matter.</p> <p>I am disappointed that our previous emails expressing our concerns and opposition to the development do not count and we have to resubmit. Hence the email below. Furthermore, it is not clear why our initial submissions were not considered when we followed the due process and by the due date. It is also disappointing that only 23approx. 1100 people were notified of the resubmission process. There are a lot more than 1100 people impacted.</p> <p>I apologise for missing the deadline, but I was out of circulation. Please consider my resubmission as part of the current submissions that were due last week. It is so important that all of our concerns be heard.</p> <p>Thank you and regards,</p>		<p>All concerns raised have been considered and responded to where able. Item 5 of the report to Council on 25 July 2023 recognises these concerns with seeking a number of changes to the concept drawing to be incorporated in the design stage by HousingFirst, should this proposal proceed.</p> <p>The proposal is conceptual in nature and the detail will follow. HousingFirst will be responsible for responding on the detail of its proposal should this proceed.</p> <p>Please refer to officers' response to submission 1 above regarding notification/mail out and 2 above – community engagement</p>			