8.4 APPOINTMENT OF COUNCIL REPRESENTATIVE TO COMMUNITY LIAISON COMMITTEE: ASHWOOD-CHADSTONE GATEWAY PROJECT

Submitting Councillor: Mayor, Cr Micaela Drieberg

MOTION

That Councillor Jieh-Yung Lo be appointed as the Council’s representative on the Community Liaison Committee for the Ashwood-Chadstone Gateway Project.

INTRODUCTION

The Council has been invited to nominate a Councillor to the Community Liaison Committee of the Ashwood-Chadstone Gateway project. This report recommends for the nomination of Cr Jieh-Yung Lo as the Council’s representative on the Community Liaison Committee (CLC).

DISCUSSION

The Ashwood and Chadstone Gateway Project (ACGR) was developed to provide a greater supply of social housing over both developed and vacant land within the Ashwood and Chadstone precinct. The existing social housing units at 2,4,6 Elliott Street and 4 Power Avenue are physically dated and provide for poor living amenity for social housing tenants. The units also have restrictive access for people with physical disabilities, and older persons and given their age require significant costs to maintain.

The project was announced by the then Minister for Housing the Hon Richard Wynne in October 2006. In line with the Strategy for Growth for Low Income Victorians, the scope of the project is to deliver new social housing that will be owned and managed by a housing association. Port Phillip Housing Association (PPHA) was selected to manage the project.

The Government has made a commitment to communicate with the community in redeveloping social housing estates and as part of a community communication framework the Office of Housing (OoH) established a representative CLC.

The liaison with the CLC is to form part of the Housing Associations requirement to develop a Communications Strategy that stipulates the process for communicating with interested parties that include but are not limited to the CLC, relocated tenants, City of Monash and local residents.

The terms of reference of the CLC is attached with this report.
The Council has been a consistently strong advocate of this project from its inception. Former Councillor Joy Banerji was an active supporter of the project and the Council’s representative on the Liaison Committee.

With Ms Banerji’s retirement from Council at the 2012 elections, PPHA has sought Council’s continuing involvement on the CLC with the appointment of another Councillor.

Cr Lo has expressed his interest in serving as Council’s representative on the Committee.

**FINANCIAL IMPLICATIONS**

There is no cost associated with this report.

**CONCLUSION**

PPHA is committed to delivering over 200 much needed social housing units in the Ashwood area and is keen to provide a forum for discussion and consultation in relation to the development. It is important to ensure Council is actively involved in the process to continue providing input and advice to the CLC on an ongoing basis.

Cr Lo is Council’s representative on the Eastern Affordable Housing Alliance (EAHA) and has an active and on-going interest in social and affordable housing and I therefore recommend that he be appointed to the Committee as the Council’s representative.
ASHWOOD AND CHADSTONE GATEWAY PROJECT

COMMUNITY LIAISON COMMITTEE TERMS OF REFERENCE

January 2008

1.0 Background

The Ashwood and Chadstone Gateway Project (ACGR) was developed to provide a greater supply of social housing over both developed and vacant land within the Ashwood and Chadstone precinct. The existing social housing units at 2,4,6 Elliott Street and 4 Power Avenue are physically dated and provide for poor living amenity for social housing tenants. The units also have restrictive access for people with physical disabilities, and older persons and given their age require significant costs to maintain.

THE PROJECT WAS ANNOUNCED BY THE THEN MINISTER FOR HOUSING IN OCTOBER 2006. IN LINE WITH THE STRATEGY FOR GROWTH FOR LOW INCOME VICTORIANS, THE SCOPE OF THE PROJECT IS TO DELIVER NEW SOCIAL HOUSING THAT WILL BE OWNED AND MANAGED BY A HOUSING ASSOCIATION.

2.0 Key Outcomes

The project represents an opportunity for the Housing Association to develop an integrated approach to future social housing in the Ashwood area and other locations in Victoria.

The development of a procurement strategy for this project is based on the following key objectives that Housing Associations are required to meet or exceed during the Request for Proposals tender:

- Maximise the contribution to growth in affordable housing.
- Leverage the project value, including land and one-off Strategy funding for the development and acquisition of social housing across Victoria.
- Provide a first option to return for relocated tenants from the Power Avenue and Elliott Street public housing units.
- Ensure equitable access to eligible tenants, including an offer of allocations to public housing waiting list applicants.
- Demonstrate a financially viable and sustainable project outcome with no ongoing recurrent cost to the Director of Housing.
- Provide housing affordability outcomes of between 25-30% as defined in the *Eligibility, Targeting and Rent Affordability Framework for Housing Associations*.

- Deliver quality services to tenants, including linkages to appropriate support services as required.

- Demonstrate linkages and strategic partnerships with the private sector and City of Monash in the provision of affordable housing.

- DEMONSTRATE A HIGH STANDARD OF ENVIRONMENTAL RESPONSIVENESS, DESIGN INNOVATION, AMENITY AND LIVEABILITY WITHIN A MIXED TENANCY AND OWNERSHIP MODEL.
3.0 GENERAL ISSUES

The Government has made a commitment to communicate with the community in redeveloping social housing estates and as part of a community communication framework the Office of Housing (OoH) will be establishing a representative Community Liaison Committee (CLC).

The Project Control Group (PCG), which manages the AGR procurement and communication strategy, tender evaluation & assessment and contract management functions will be managed by Housing Sector Development, Office of Housing.

The PCG recognises that there is local community interest in the progress and timing of the redevelopment, particularly through the project planning, tender process and local government planning and construction stages.

The CLC recognises that the procurement strategy for AGR is based on the ownership and management of all completed units by the successful Housing Association. The transition from public housing owned and managed stock to the Housing Association model is a key differentiating factor in the AGR procurement strategy which the CLC acknowledges places the selected Housing Association outside the standard government owned delivery mechanisms.

The liaison with the CLC is to form part of the Housing Associations requirement to develop a Communications Strategy that stipulates the process for communicating with interested parties that include but are not limited to the CLC, relocated tenants, City of Monash and local residents.

4.0 Terms of Reference

The role of the CLC is to:

- Represent the views of the community in relation to the development;
- Provide a forum for discussion and consultation in relation to the development;
- Facilitate information flows from the community to the Minister and the Office of Housing;

Review of redevelopment progress

The CLC will receive, progress reports and project timelines on the redevelopment project, (subject to commercial-in-confidence considerations) on issues such as:
- the local govt. planning application process;
- the tenant allocation process;
- the construction / unit handover stages.

The CLC may also provide feedback to the OoH on aspects of the redevelopment project relating to the above processes.

**Coordination with other agencies**

- Seek complementary development with local government on other works/potential developments in the area that are of interest to the AGR project;
- Discuss opportunities for local government / local agencies to partner with the Housing Association;

**Communication strategy**

- Establish links and information meetings with local tenants/interest groups, including information dissemination activities that inform surrounding residents of key events and progress to date;

**Term of Engagement**

The CLC will be established by February 2008 and will have a continuing role through to the date on which a Development Agreement is signed with a Housing Association. Communication between the CLC and the PCG is to be directed between the Regional Director of the CLC and the Project Director (PCG).

As advised by Anne Dalton, Probity Auditor for the AGR Project, during the Request for Proposal (RFP) tender period, the CLC will not operate until a preferred Housing Association has been selected.

**5.0 Proposed Community Liaison Committee Membership**

The CLC requires a broad membership to properly reflect the diverse range of interest associated with a project of this scope. The proposed membership of the CLC includes:

<table>
<thead>
<tr>
<th>Chair (to be formally invited)</th>
<th>Bob Stensholt, MP, Member for Burwood</th>
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<tbody>
<tr>
<td>Regional Director or Nominee</td>
<td>Regional Director/Eastern Region Department of Human Services</td>
</tr>
<tr>
<td>1 Nominated Councilor*</td>
<td>City of Monash</td>
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<table>
<thead>
<tr>
<th>1 representative (Council Officer)</th>
<th>City of Monash</th>
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<tbody>
<tr>
<td>Rev Peter Grasby</td>
<td>St Mary Magdalene’s Church</td>
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<tr>
<td>1 representative</td>
<td>Power Neighbourhood House representative</td>
</tr>
<tr>
<td>1 representative</td>
<td>Amaro Neighbourhood Centre representative</td>
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<tr>
<td>1 representatives</td>
<td>Ashburton, Ashwood and Chadstone Social Tenants Group</td>
</tr>
<tr>
<td>1 representative</td>
<td>Resident from Power Avenue</td>
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<tr>
<td>1 representative</td>
<td>Holmesglen TAFE</td>
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Administrative support arrangements to be finalised in consultation with EMR

(As social communication proceeds, private owners should be invited to participate on the Committee).