



Ordinary Meeting of Council Agenda

**to be held on Tuesday 25 June 2019 at 7.00pm
Richmond Town Hall**

Arrangements to ensure our meetings are accessible to the public

Council meetings are held at either the Richmond Town Hall or the Fitzroy Town Hall. The following arrangements are in place to ensure they are accessible to the public:

- Entrance ramps and lifts (off Moor Street at Fitzroy, entry foyer at Richmond).
- Interpreting assistance is available by arrangement (*tel. 9205 5110*).
- Auslan interpreting is available by arrangement (*tel. 9205 5110*).
- A hearing loop is available at Richmond only and the receiver accessory is available by arrangement (*tel. 9205 5110*).
- Proposed resolutions are displayed on large screen.
- An electronic sound system amplifies Councillors' debate.
- Disability accessible toilet facilities are available at each venue.

Recording and Publication of Meetings

An audio recording is made of all public Council Meetings and then published on Council's website. By participating in proceedings (including during Public Question Time or in making a submission regarding an item before Council), you agree to this publication. You should be aware that any private information volunteered by you during your participation in a meeting is subject to recording and publication.

www.yarracity.vic.gov.au

Order of business

- 1. Statement of recognition of Wurundjeri Land**
- 2. Attendance, apologies and requests for leave of absence**
- 3. Declarations of conflict of interest (Councillors and staff)**
- 4. Confidential business reports**
- 5. Confirmation of minutes**
- 6. Petitions and joint letters**
- 7. Public question time**
- 8. General business**
- 9. Delegates' reports**
- 10. Questions without notice**
- 11. Council business reports**
- 12. Notices of motion**
- 13. Urgent business**

1. Statement of Recognition of Wurundjeri Land

“Welcome to the City of Yarra.”

“Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra and gives respect to the Elders past and present.”

2. Attendance, apologies and requests for leave of absence

Anticipated attendees:

Councillors

- Cr Danae Bosler (Mayor)
- Cr Misha Coleman (Deputy Mayor)
- Cr Mi-Lin Chen Yi Mei
- Cr Jackie Fristacky
- Cr Stephen Jolly
- Cr Daniel Nguyen
- Cr Bridgid O’Brien
- Cr James Searle
- Cr Amanda Stone

Council officers

- Vijaya Vaidyanath (Chief Executive Officer)
- Ivan Gilbert (Group Manager Chief Executive’s Office)
- Lucas Gosling (Director Community Wellbeing)
- Gracie Karabinis (Group Manager People, Culture and Community)
- Chris Leivers (Director City Works and Assets)
- Diarmuid McAlary (Director Corporate, Business and Finance)
- Bruce Phillips (Director Planning and Place Making)
- Mel Nikou (Governance Officer)

3. Declarations of conflict of interest (Councillors and staff)

4. Confidential business reports

Item

- 4.1 Matters relating to the security of Council property

Confidential business reports

The following items were deemed by the Chief Executive Officer to be suitable for consideration in closed session in accordance with section 89 (2) of the *Local Government Act* 1989. In accordance with that Act, Council may resolve to consider these issues in open or closed session.

RECOMMENDATION

1. That the meeting be closed to members of the public, in accordance with section 89 (2) of the *Local Government Act* 1989, to allow consideration of matters relating to the security of Council property.
2. That all information contained within the Confidential Business Reports section of this agenda and reproduced as Council Minutes be treated as being and remaining strictly confidential in accordance with the provisions of sections 77 and 89 of the *Local Government Act* 1989 until Council resolves otherwise.

5. Confirmation of minutes

RECOMMENDATION

That the minutes of the Special Council Meeting held on Tuesday 11 June 2019 be confirmed.

6. Petitions and joint letters

7. Public question time

Yarra City Council welcomes questions from members of the community.

Public question time procedure

Ideally, questions should be submitted to Council in writing by midday on the day of the meeting via the form available on our website. Submitting your question in advance helps us to provide a more comprehensive answer. Questions that have been submitted in advance will be answered first.

Public question time is an opportunity to ask questions about issues for which you have not been able to gain a satisfactory response on a matter. As such, public question time is not:

- a time to make statements or engage in debate with Councillors;
- a forum to be used in relation to planning application matters which are required to be submitted and considered as part of the formal planning submission;
- a forum for initially raising operational matters, which should be directed to the administration in the first instance;

If you wish to raise matters in relation to an item on this meeting agenda, Council will consider submissions on these items in conjunction with and prior to debate on that agenda item.

When you are invited by the meeting chairperson to ask your question, please come forward and take a seat at the microphone and:

- state your name clearly for the record;
- direct your questions to the chairperson;
- ask a maximum of two questions;
- speak for a maximum of five minutes;
- refrain from repeating questions that have been asked previously by yourself or others; and
- remain silent following your question unless called upon by the chairperson to make further comment or to clarify any aspects.

8. General business

9. Delegates' reports

10. Questions without notice

11. Council business reports

Item		Page	Rec. Page	Report Presenter
11.1	2019/20 Annual Budget, 4 Year Strategic Resource Plan, & 10 Year Long Term Financial Strategy Adoption	8	10	Ange Marshall – Chief Financial Officer
11.2	2019/20 Annual Plan	12	14	Julie Wyndham – Manager Corporate Planning and Performance
11.3	Draft Social and Affordable Housing Strategy	15	19	Malcolm McCall – Unit Manager Social Policy and Research
11.4	Draft Urban Agriculture Strategy	20	24	Eloise Lobsey – Urban Agriculture Facilitator
11.5	Report on Assemblies of Councillors	25	26	Ivan Gilbert – Group Manager - Chief Executive's Office

The public submission period is an opportunity to provide information to Council, not to ask questions or engage in debate.

Public submissions procedure

When you are invited by the meeting chairperson to make your submission, please come forward and take a seat at the microphone and:

- state your name clearly for the record;
- direct your submission to the chairperson;
- speak for a maximum of five minutes;
- confine your remarks to the matter under consideration;
- refrain from repeating information already provided by previous submitters; and
- remain silent following your submission unless called upon by the chairperson to make further comment.

12. Notices of motion

Item		Page	Rec. Page	Report Presenter
12.1	Notice of Motion No. 10 of 2019 - Requesting Council Support Nomination to Heritage Victoria by the Queens Parade Heritage, Planners and Traders Group	27	27	Bridgid O'Brien - Councillor

13. Urgent business

Nil

11.1 2019/20 Annual Budget, 4 Year Strategic Resource Plan, & 10 Year Long Term Financial Strategy Adoption

Trim Record Number: D19/97437

Responsible Officer: Director Corporate, Business and Finance

Purpose

1. In relation to the 2019/20 Proposed Budget, Council having considered public submissions and information contained in this report, must resolve on whether to:
 - (a) adopt the 2019/20 proposed Budget following public notice and inspection in accordance with the requirements of the *Local Government Act 1989* (the Act) and Local Government (Planning and Reporting) Regulations 2014 (the Regulations); and
 - (b) declare the amount which the Council intends to raise by General Rates and Charges;
 - (c) adopt the 2019/20 – 2022/23 proposed Strategic Resource Plan (SRP); and
 - (d) adopt the 2019/20 – 2028/29 proposed Long Term Financial Strategy (LTFS).

Background

2. On 16 April 2019, Council resolved to adopt in principle the draft 2019/20 Budget, 2019/20 – 2022/23 SRP and 2019/20 – 2028/29 LTFS for the purpose of community consultation.
3. On 4 June 2019, Council held a Special Council Meeting to hear verbal submissions on these documents.

External Consultation

4. The proposed 2019/20 Budget was publicised via:
 - (a) a formal public notice in The Age and Council’s website on Thursday 18 April 2019;
 - (b) Yarra News double page feature (to 55,000 addresses);
 - (c) Yarra Life email newsletter (to 13,000 subscribers);
 - (d) Facebook campaign (13,732 views);
 - (e) Twitter campaign (6,714 views);
 - (f) Your Say Yarra direct message to previous submitters;
 - (g) Message to Advisory Committee representatives;
 - (h) Yarra website banner and news item; and
 - (i) Your Say Yarra front page banner.
5. The proposed 2019/20 Budget has been available for public inspection for 30 days, from 18 April to 17 May 2019, with the community having a number of options for submitting feedback:
 - (a) formal submissions received via email, online on Council’s website, post, or in-person as stipulated under s223 of the Local Government Act; and
 - (b) open community information and feedback sessions were hosted by the Mayor at the following times and locations:
 - (i) 3.00pm, Monday 6 May Fitzroy Town Hall, Fitzroy; and
 - (ii) 6.00pm, Monday 6 May Fitzroy Town Hall, Fitzroy.
6. At the close of submissions on Friday 17 May 2019, Council had received 159 submissions.
7. A summary of submission issues and responses is contained in **Attachment 4**. In addition to this, Councillors have been provided with full details of all submissions and officer responses.

8. Of the issues raised in the submissions, there are only 2 projects of significance with multiple submissions, and these are the Panther Pavilion Ivanhoe and Northcote Canoe Club (27) and the Railway House community garden (23).

Internal Consultation (One Yarra)

9. The Budget has been prepared in consultation with Managers and the Executive. The Governance branch has provided advice to ensure compliance with the legislative obligations of the Local Government Act 1989.

Financial Implications

10. The Budget process is guided by legislation and has major financial implications for Council's current and future operations and financial direction into the future.

Economic Implications

11. The annual budget preparation and adoption process has wide-ranging economic implications for Yarra's citizens, particularly those reliant on Council infrastructure, services and funding, which in turn continue to support and contribute to economic activity in the municipality.

Environmental Sustainability Implications

12. The annual budget preparation and adoption process shows a commitment to continue funding appropriate environmental initiatives.

Social Implications

13. The social implications of the annual budget preparation and adoption process support Council's strategic objectives which include supporting the community, liveability and sustainability.

Human Rights Implications

14. Human Rights have been considered, and there are no human rights implications.

Communications with CALD Communities Implications

15. Translation service assistance is available via Council's website for members of the CALD community and this service extended to the Council Plan and Budget process.

Council Plan, Strategy and Policy Implications

16. The Draft Budget and Strategic Resource Plan (SRP) complement the Council Plan 2017-2021.
17. In accordance with Section 125(7) of the Local Government Act and Section 26 of the Public Health and Wellbeing Act, the Council Plan 2017-2021 (incorporating the Health Plan) has been reviewed and no changes are proposed.

Legal Implications

18. Adoption of Council's proposed Budget, SRP and LTFS process is as prescribed in the Act and all requirements have been addressed.

Other Issues

19. The adopted Budget will include the results received to date of the 2019 revaluations as well as any supplementary valuations of properties in the municipality which will then determine the 'rate in the dollar' to be used to generate general rate income. This will be pending clarification with the Valuer-General Victoria (VGV) on the final valuations received.

Conclusion

20. Council’s proposed 2019/20 Budget, SRP, & LTFS process commenced in November 2018 and has involved numerous meetings with Councillors and Officers over the past several months.
21. Council ran an early community engagement process in late 2018/early 2019 and this initial round of consultation assisted Council to understand a range of community suggestions and priorities for the budget.
22. The formal public consultation phase of this process commenced in April 2019 with two community information sessions. The public submission process generated interest and input from the community, with 159 submissions on the draft documents.
23. All submissions have been reviewed and assessed (refer **Attachment 4**). Officers will respond to all submitters in writing.
24. Council has satisfied the legislative requirements of the process and is now in a position to adopt its 2019/20 Budget, 2019/20-2022/23 SRP, and 2019/20 – 2028/29 LTFS.
25. Any further changes resulting from Council Plan and Budget deliberation and resolution, or changes from the VGV, will be incorporated in the final version of the documents.

RECOMMENDATION

1. That Council, in considering submissions made on the proposed 2019/20 Budget and for the reasons set out at Attachment 4:
 - (a) adopts the 2019/20 Proposed Budget as the Annual Budget of Council for the 2019/20 financial year, with the following amendments:

(i) Add Investment Interest Income	\$255k
(ii) Remove Yarra Street Community Garden Project	\$55k
(iii) Include additional Street Cleansing associated with Medically Supervised Injecting Facility	\$300k
 - (b) adopts the 2019/20 – 2022/23 Proposed SRP as the Strategic Resource Plan for 2019/20;
 - (c) adopts the 2019/20 – 2028/29 Proposed LTFS as the Long Term Financial Strategy for 2019/20;
 - (d) makes copies of the 2019/20 Adopted Budget, SRP & LTFS available at Council offices, libraries and on Council’s website;
 - (e) authorises the Chief Executive Officer to give public notice of the decision to adopt the Annual Budget and submit a copy to the Minister for Local Government, in accordance with Section 130 of the Act;
 - (f) endorses Council’s response to the submissions and notifies in writing the persons who have made a submission regarding the 2019/20 Proposed Budget, SRP and LTFS of Council’s decision, in accordance with Section 223 of the Act, which will include a response to the issues raised in the submission;
 - (g) declares rates and charges as per pages 45-48 of the budget document (Attachment 1), in summary, an amount of \$ 112,465,000.00 (or such greater amount as is lawfully levied as a consequence of this resolution) as the amount which Council intends to raise by General Rates and other charges, which is calculated as follows:

General Rates	\$ 111,235,000.00
Special Rates & other charges	\$ 245,000.00
Supplementary Rates	\$1,100,000.00

Pensioner rate rebate and other rate offsets	(\$465,000.00)
Interest on Rates	<u>\$350,000.00</u>
Total Rates and Charges	\$ 112,465,000.00

(h) advises in respect to General Rates:

- (i) a general rate be declared in respect of and for the entire duration of the 2019/20 financial year;
- (ii) it further be declared that the general rate be raised by application of a uniform rate;
- (iii) a percentage of 0.039533 be specified as the percentage of the uniform rate which may be alternatively expressed as \$0.039533 cents in the NAV dollar: this figure is subject to clarifying the final valuations with the VGV;
- (iv) it be confirmed that no amount is fixed as the minimum amount payable by way of a general rate in respect of each rateable property within the municipality; and
- (v) the Council funded Pensioner Rate Rebate be declared at \$187.10 for 2019/20;

(i) declares no Annual Service Charge in respect of the 2019/20 financial year;

(j) declares no Municipal Charge in respect of the 2019/20 financial year; and

(k) authorises the Chief Executive Officer to effect administrative and wording changes to the proposed 2019/20 Budget, SRP & LTFS documents, which may be required.

2. That Council has reviewed the Council Plan (incorporating the Health and Wellbeing Plan) in accordance with relevant legislation, and no changes are proposed.

CONTACT OFFICER: Ange Marshall
TITLE: Chief Financial Officer
TEL: 9205 5544

Attachments

- 1 [↔](#) 2019-20 Proposed Annual Budget
- 2 [↔](#) 2019-20 to 2022-23 Proposed Strategic Resource Plan
- 3 [↔](#) 2019-20 to 2028-29 Proposed Long Term Financial Strategy
- 4 [↔](#) 2019-20 Budget Submissions Summary

11.2 2019/20 Annual Plan

Trim Record Number: D19/95243

Responsible Officer: Manager Corporate Planning and Performance

Purpose

1. To present the proposed 2019/20 Annual Plan to Council for endorsement.

Background

2. This year, 2019/20, represents the third year of the 4-year Council Plan 2017-21 (incorporating the Municipal Public Health and Wellbeing Plan), adopted by Council on 1 August 2017.
3. The Annual Plan is the organisation’s annual response to Initiatives contained in the 4-year Council Plan. Council Plan Initiatives are significant projects and activities that are proposed to be worked on over the term of the Council Plan.
4. The Annual Plan is one of Council’s key accountability documents to the community.
5. To ensure the integrity and transparency of the Annual Plan, once endorsed by Council, actions including their descriptions and milestones can only be changed by resolution of Council. Officers and Councillors can propose changes to the Annual Plan.
6. Progress of Annual Plan actions is monitored and reported to Council quarterly in the Annual Plan Progress Report. Actions have assigned milestones that are scored on a percentage achieved. Quarterly progress will be measured against a target of 75% of milestone targets achieved.
7. The proposed 2019/20 Annual Plan (Attachment 1) contains 41 actions spread across the Council Plan’s seven Strategic Objectives. It is achievable, delivers on Council’s priorities - identified as Initiatives in the Council Plan - and reflects the organisation’s continued focus on delivering the Council Plan in 2019/20.

Strategic Objective	Number of Actions
	2019/20 Proposed Annual Plan
A healthy Yarra	6
An inclusive Yarra	4
A sustainable Yarra	9
A liveable Yarra	9
A prosperous Yarra	4
A connected Yarra	6
A leading Yarra	3
Total	41

8. The proposed 2019/20 Annual Plan is fully resourced and funded within the proposed 2019/20 Budget. Any changes arising out of the adoption of the 2019/20 Budget or other Council resolutions, including the addition of new projects, may result in a change in the endorsed 2019/20 Annual Plan.
9. There are 49 Strategies in the Council Plan 2017-21, with 99 associated Initiatives. Not all of these have a corresponding action in the proposed 2019/20 Annual Plan. The Council Plan is a four-year document and Initiatives will commence across a range of years.

External Consultation

10. The Council Plan 2017-21 was adopted on 1 August 2017 following extensive community engagement. This included five Listening Posts, five open community information sessions, a forum with Council's advisory groups, community language groups and targeted engagements with traditionally hard to reach groups in the community. These sessions were advertised via a range of media and in community languages.
11. The Proposed 2019/20 Annual Plan reflects Council's priorities as stated in the *Council Plan 2017-21* and as such is not put out for further public consultation.
12. Community members have the opportunity to make a submission to the proposed 2019/20 Annual Plan when it is presented to Council on 25 June 2019.

Internal Consultation (One Yarra)

13. Internal consultation has been undertaken with Managers and Directors in developing the proposed 2019/20 Annual Plan actions.

Financial Implications

14. The proposed 2019/20 Annual Plan is fully resourced and funded within the proposed 2019/20 Budget. Any changes arising out of the adoption of the 2019/20 Budget or other Council resolutions, including the addition of new projects, may require a change to the endorsed 2019/20 Annual Plan.

Economic Implications

15. The Council Plan 2017-21 includes the Strategic Objective A. Prosperous Yarra: a place where Local businesses prosper and creative and knowledge industries thrive. The Proposed 2019/20 Annual Plan includes 4 actions that respond to initiatives under this Strategic Objective.

Sustainability Implications

16. The Council Plan 2017-21 includes the Strategic Objective A sustainable Yarra: a place where Council leads on sustainability and protects and enhances its natural environment. The Proposed 2019/20 Annual Plan includes 9 actions that respond to initiatives under this Strategic Objective.

Social Implications

17. The Council Plan 2017-21 includes the Strategic Objective A Healthy Yarra: a place where Community health, safety and wellbeing are a focus in everything we do. The Proposed 2019/20 Annual Plan includes 6 actions that respond to initiatives under this Strategic Objective.

Human Rights Implications

18. The Council Plan 2017-21 includes the Strategic Objective an Inclusive Yarra: a place where inclusion, diversity and uniqueness are welcomed, respected and celebrated. The Proposed 2019/20 Annual Plan includes 4 actions that respond to initiatives under this Strategic Objective.

Communications with CALD Communities Implications

19. CALD groups were specifically targeted as part of the engagement plan for the Council Plan 2017-21 and were represented in a group workshop which included Council's advisory groups.
20. Translation service assistance is available via Council's website for members of the CALD community and this service extended to the Council Plan engagement process.

Council Plan, Strategy and Policy Implications

21. The proposed 2019/20 Annual Plan represents Year 3 of the Council Plan 2017-21 adopted on 1 August 2017.

Legal Implications

22. There are no legal implications.

Other Issues

23. There are no other issues.

Options

24. This report does not include any options.

Conclusion

25. Following a rigorous process the proposed 2019/20 Annual Plan has been developed and is presented to Councillors endorsement.

RECOMMENDATION

1. That Council endorse the 2019/20 Annual Plan as presented.
2. That Council authorises officers to make minor administrative changes or clarifications if required.

CONTACT OFFICER: Shane Looney
TITLE: Corporate Planner
TEL: 9205 5397

Attachments

- 1 [↔](#) Attachment 1 2019-20 Annual Plan Draft

11.3 Draft Social and Affordable Housing Strategy

Trim Record Number: D19/99985

Responsible Officer: Director Community Wellbeing

Purpose

1. Yarra City Council (Council) has a longstanding interest and commitment to increasing and improving social and affordable housing and will continue to position itself as a leading local government in this space.
2. The draft Social and Affordable Housing Strategy progresses Council's strategies in this area of social policy and aims to perpetuate a diverse resident population by increasing the availability of affordable housing suitable to households at various income levels and requirements, using the levers of planning negotiations, direct investment, partnerships and advocacy.

Background

3. House prices in Yarra have increased 130 percent between 2006 and 2016, as compared to a 63 percent increase in salaries. Overall, the population has become increasingly wealthy and lower and moderate income households have gradually become priced out of the local housing market. This has affected a range of income groups, from the increase in those sleeping rough on our streets, to key workers who are forced to travel ever long distances to work in Yarra, or those who are placed under financial stress to remain here. What is clear is that the private market is unable to adequately address these issues and that there is a need for a diverse range of subsidised housing to accommodate the spectrum of affordable housing needs.
4. The Draft Social and Affordable Housing Strategy is intended to complement the 2018 Yarra Housing Strategy by addressing the specific strategic directions on housing affordability and going beyond strategic/statutory planning to directly address matters of social policy for both Council and other levels of government.
5. The draft Social and Affordable Housing Strategy outlines strategies Council could employ to increase the supply of social and affordable housing locally and moderate the inequities in the contemporary local housing market. These strategies are positioned within the context of current data and public policy and focusses upon those areas where Council can have the most significant impact.
6. Local government has a critical role in shaping the spatial distribution of new housing in the municipality and influencing the diversity of dwelling types. Local government can support social and affordable housing through its role as a planning authority, by contributing funds, land or buildings, by partnering with and facilitating the work of other stakeholders and by advocating to other levels of government.
7. The four (draft) strategic directions are based on the roles identified for local government to support an increase of social and affordable housing supply at the municipal level:
 - (a) Strategic Direction 1: Be a leading local government in pursuing affordable housing at new development sites;
 - (b) Strategic Direction 2: Make selective and prudent direct investments in social and affordable housing;
 - (c) Strategic Direction 3: Partner with and facilitate other stakeholders to deliver an increase in affordable housing in Yarra; and
 - (d) Strategic Direction 4: Continue to pursue evidence-based, strategic advocacy to other levels of government for improved social and affordable housing outcomes.

External Consultation

8. Results from Yarra's 2019 annual household customer satisfaction survey, a randomised sample of 800 households, showed strong agreement from the local community that there must be more subsidised housing in the municipality for people on low incomes (59% strongly agree).
9. In preparation for this draft Strategy, Council hosted a workshop in April 2019 with stakeholders from community housing, property development, banking and finance, and academic sectors. Meetings with individual organisations have also been arranged on an ad-hoc basis, including the Victorian Public Tenants Association. Additionally, community housing and what role they see for Council.
10. Following Council endorsement of the draft strategy, a further broad public consultation program will be delivered over four weeks to enable the community to further shape and refine the development of the plan, prior to final Council endorsement. Planned consultation activities include:
 - (a) Online Your Say Yarra survey;
 - (b) Social media posts;
 - (c) Yarra Life eNews story;
 - (d) Postcards at neighbourhood houses and libraries;
 - (e) Targeted and proactive outreach to known key stakeholder groups and representatives (social housing tenants, community housing providers, developers, tenants associations, outreach services etc.); and
 - (f) Meeting with CoY advisory committees (Disability Advisory Committee, Aboriginal Advisory Group, etc.).

Internal Consultation (One Yarra)

11. Internal stakeholders have been engaged during the drafting of the Strategy to make sure that it aligns with corporate objectives and priorities, and supports all parts of the organisation to work together to facilitate an increase in social and affordable housing in the municipality. Specifically, Statutory and Strategic Planning, Aged and Disability Services, Family, Youth and Children's Services, Community Partnerships and Property Services.

Financial Implications

12. Subsidised housing requires some form of subsidy. The main challenge in securing affordable housing at new developments is the funding gap – essentially the difference in revenue that can be achieved from selling or renting something at market value as compared to selling or renting at a subsidised rate.
13. Increased awareness of other stakeholders' roles and requirements will help Council to understand and balance the needs of different players, and understanding the basic financials of development economics is also core to making informed and realistic requests for affordable housing outcomes.
14. In order for affordable housing to be delivered through a private sector development it needs to be commercially viable for the owner/developer as well as commercially sustainable for the registered housing agency to both purchase in the first instance and to own and operate long-term.
15. State Government has directed that there should be clear value generation coming from the planning process to improve development viability. Council can make contributions to offset the costs of affordable housing delivery through planning incentives – such as additional yield or streamlined decision making – or rezoning – enabling a higher value use of the site. Where no value generation is present, other subsidy or funds will be required to meet the developer's costs and those of their investors (mortgage and equity).

16. There are vastly different cost impacts of different delivery models and different housing outcomes. Gifting of land has a lower cost-impact for a developer but higher cost-impact for a housing agency, is likely to require some form of government subsidy but could result in a relatively high number of dwellings for affordable housing. Gifting of completed dwellings on the other hand has the highest cost impact on a developer and will likely result in a lower number of dwellings being delivered. However a very low or total lack of reliance on housing agency financing should enable them to rent to higher needs tenants.
17. Draft Strategic Direction 2 looks at the possibility of Council providing a material contribution to increase social and affordable housing in the municipality. This could include the gifting of Council land or buildings, or a direct monetary contribution (as currently delivered through the Community Housing Grant). This would be a powerful way to mark Council's commitment to providing affordable housing, however Council will need to weigh up its priorities and the resulting community benefit.

Economic Implications

18. Affordable housing enables low-to-moderate income workers to live in areas that they may not otherwise be able to, and that improves their access to jobs, transport and services.
19. Local industry faces additional costs without an adequate level of key worker labour supply meaning lost time in worker turn-over and recruiting when workers find jobs closer to home. Workers also suffer when they have to pay additional costs in the form of transport costs, resulting in a fall in disposable income.
20. Currently, most of the workers employed in positions in Yarra live outside the municipality (85 percent). The largest employer is the health sector, which accounts for over a fifth of all jobs, closely followed by the retail food and accommodation sector. Research has shown that a poor relationship between housing and employment markets has an impact on local productivity.
21. The Strategy's focus on the breadth of affordable housing needs, up to and including lower-income workers and key workers, marks an awareness and sensitivity to the needs of the people who work in our municipality and the positive impacts they have on the municipality.

Sustainability Implications

22. There are no sustainability implications identified.

Social Implications

23. Maintaining economic diversity has been linked to positive community benefits such as stronger levels of social trust between different economic groups, higher perceptions of local safety, and greater social acceptance of difference. Conversely, international evidence suggests that increasingly stark economic divisions, can lead to significant physical, psychological and social costs to the local community.
24. The continuing socio-spatial polarisation of Greater Melbourne is rightly a source of major concern as geographic locations have different levels of access to employment, education, retail, recreation and services and lower income households may find themselves having to sacrifice better access to services for an affordable home.
25. Local rental housing remains expensive with virtually no new private rental houses or apartments in Yarra that are affordable to households with very low and low incomes. There are, however, opportunities to leverage this housing growth to generate social equity by encouraging social and affordable housing to be included in the new stock that is built.
26. Introducing a range of housing products in well located areas such as Yarra can help to ameliorate the effects of socio-spatial polarisation in Melbourne. Providing safe, secure and affordable housing can also have positive economic, social, safety and health impacts at an individual and societal level.

27. The argument for 'social mix' (i.e. tenure mixing) at a particular development site however needs to be considered within its context. It is important to note the subtle differences of its use when (1) introducing a subsidised housing component on an otherwise private development, versus (2) selling public land and introducing market housing alongside subsidised housing.

Human Rights Implications

28. Access to housing is a fundamental human right. Article 25.1 of the Universal Declaration of Human Rights states that: *"Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control."*

Communications with CALD Communities Implications

29. The consultation will employ suitable strategies to address language barriers that can impede participation.

Council Plan, Strategy and Policy Implications

30. This Strategy aligns with and responds to initiatives and resolutions presented in the following Council strategies and plans:
- (a) Council Plan 2017-2021 - Council will: *"Actively Plan for Yarra's projected growth and development and advocate for an increase in social and affordable housing"*; and
 - (b) Yarra Housing Strategy 2018 - Strategic Direction 4: Facilitate the provision of more affordable housing in Yarra.

Legal Implications

31. In pursuing voluntary affordable housing agreements, guidance from DELWP outlines that a Responsible Authority must:
- (a) establish strategic justification for an Affordable Housing request;
 - (b) identify value to support the delivery;
 - (c) ensure clear land-owner agreement;
 - (d) not unduly impact commerciality of the development;
 - (e) give regard to a Registered Housing Agencies support for the proposal; and
 - (f) test it against the definition and list of matters (as outlined in the Ministerial Notice 'Specified Matters under Section 3AA (2)', 17 May 2018).

Other Issues

32. A Section 173 Agreement (S173) is currently the preferred method to formalise a negotiated affordable housing agreement at a new development site. A S173 can be placed on a site in perpetuity, for a predefined number of years (e.g. 10-15 years) or until the affordable housing has been transferred to a registered housing agency. Notably, many registered housing agencies have expressed concern over S173s that are put on a site in perpetuity as this limits their borrowing capacity (which can impact project feasibility) and restricts their overall portfolio management as older assets may need to be sold when maintenance becomes too costly.
33. DELWP advises that Council's should establish a strategic basis to help facilitate an effective negotiation of an Affordable Housing Agreement. This entails identifying affordable housing needs in the municipality and linking this to Council's request of developers/land-owners. The Social and Affordable Housing Strategy will help to establish strategic justification for Council's affordable housing requests at new development sites.

Options

34. Not applicable.

Conclusion

35. It is important to note that although councils have a part to play in increasing social and affordable housing, they are not the main player. Local governments across Victoria are committing to this topic in various ways and to varying degrees, with approaches ranging from advocacy programs through to the gifting of council assets. Increasingly, innovative ideas are sought to respond to the growing demand for affordable housing and given that this is an evolving area, a level of flexibility is required to capitalise on new information and approaches.
36. If Yarra Council is to continue to be a leading local government area with regard to social and affordable housing a bold policy position will need to be pursued that is rigorously evidenced and delivered with consideration of our partners and stakeholders.
37. The draft City of Yarra Social and Affordable Housing Strategy – Building for Diversity – will provide much needed clarity on Council’s approach to increasing the supply of affordable housing to a range of target groups and income levels locally. It is focussed on the mechanisms within Council’s control and seeks to make an effective contribution by optimising the way we negotiate for affordable housing at redevelopment sites, making best potential use of vacant or underutilised land or assets, working with partners, peers and stakeholders, and influencing other levels of government to make good decisions for housing equity.

RECOMMENDATION

1. That Council:
- (a) note the officer’s report, the attached draft Social and Affordable Housing Strategy and background reports provided;
 - (b) approve the draft Social and Affordable Housing Strategy for public exhibition and consultation, with submissions open until Friday 9 August; and
 - (c) note the final Social and Affordable Housing Strategy will be returned to Council in September to consider for adoption.

CONTACT OFFICER: Malcolm McCall
TITLE: Unit Manager Social Policy and Research
TEL: 9205 5001

Attachments

- 1 ⇨ DRAFT Social and Affordable Housing Strategy 2019
- 2 ⇨ Affordable Housing Financing Report to Yarra City Council - April 2019
- 3 ⇨ Report on Housing Demand and Affordability - March 2019
- 4 ⇨ Housing Needs in the City of Yarra - Consultation with Community Housing Organisations - 2019
- 5 ⇨ Understanding the PHRP Final report - Dr David Kelly and Professor Libby Porter May 2019

11.4 Draft Urban Agriculture Strategy

Trim Record Number: D19/100085

Responsible Officer: Director City Works and Assets

Purpose

1. To update Councillors on the feedback received during the public exhibition of the Draft Urban Agriculture Strategy 2019-2023 (UAS), and consider the adoption of the Strategy.

Background

2. The UAS 2014-18 provided Council with a framework to engage the community and establish clear objectives and actions to promote urban agriculture initiatives within the city, thereby realising the community, health, social and environmental benefits that local food systems create.
3. The Draft updated UAS has been developed over the last 12 months following a review of the existing UAS 2014-18 and research into local and international best practice. In addition, there has also been a significant consultation process with many sectors of our community, including external and internal stakeholders and the Yarra Urban Agriculture Advisory Committee.
4. A preliminary public consultation was undertaken between 18 May and the 29 June 2018. This exercise was undertaken to seek early feedback on the effectiveness of existing UAS 2014-18 and identify any key considerations that should inform the strategy revision. The consultation was advertised through the Urban Agriculture Newsletter, the Yarra Life newsletter, the Yarra Environment Newsletter, and Council's social media channels including two short promotional videos. Hard copies of a consultation postcard were also displayed at Council's main administration buildings and libraries, as well as distributed to Neighbourhood Houses in the area.
5. The consultation was conducted via a number of mediums, including:
 - (a) Online survey; and
 - (b) 4 x Pop-up consultation sessions (Edinburgh Gardens, Peel Street Park, Gleadell Street Market, Yarra Sustainability Awards).
6. In total, 186 responses were received throughout the consultation period. A number of strong themes were identified through analysis of the responses received, the top 10 themes are presented below:

Themes	Number of responses received
Increase the number of community gardens in Yarra	59
Build skills and knowledge in the community	40
Increase the number of planter boxes	25
Requirements on new developments to including space for food growing	24
Find and incentivise underutilised land to be used for food growing	20
Grow Food in Parks	14
Urban orchards	14
Provide seeds/seedling starter packs to residents	13

Facilitate community composting initiatives	12
Work with Schools	12

7. The preliminary consultation process informed the draft vision and objectives of the Draft UAS 2019-2023 and cemented a new way of thinking throughout the strategy and action plan.
8. In February 2019, Council endorsed the Draft UAS 2019-2023 to go on public exhibition. The consultation was conducted online via Your Say Yarra page, with an embedded survey. The consultation was advertised through the Urban Agriculture Newsletter, the Yarra Life newsletter, the Yarra Environment Newsletter, and Council’s social media channels.
9. In total, 39 responses were received throughout the consultation period. Overall there was a high level of support for the vision and objections (95% support expressed) of the Draft UAS.
10. Respondents were also asked to provide feedback on the four year action plan contained within the Draft UAS. A number of minor changes to the Draft UAS (**Attachment 2**) have been subsequently made to respond to the feedback provided (please refer to **Attachment 1** for further detail).

External Consultation

11. In February 2019, Council put the Draft UAS on public exhibition for a period of four weeks. This is the second stage of community consultation undertaken as part of the development of the Draft UAS 2019-2023. The first consultation (preliminary consultation) occurred in May – June 2018 and informed the development of the draft document that was taken out to public exhibition during the second round of consultation.
12. Public exhibition of the Draft UAS 2019-2023 occurred between 11 February and March 11 2019. This exercise was undertaken to seek feedback on the vision and objectives of the Draft UAS as well as the four year action plan contained within it. Respondents were invited to answer a survey containing six questions comprised of a mix of yes/no and open-ended questions, including:
 - (a) Do you agree with the vision?
 - (b) Do you have any further comments about our vision?
 - (c) Do you support these objectives?
 - (d) Do you have any further comments on our objectives?
 - (e) What do you think of the activities outlined in the action plan?
 - (f) Do you have any comments about our draft Urban Agriculture Strategy?
13. The consultation was conducted online via Your Say Yarra page, with an embedded survey. The consultation was advertised through the Urban Agriculture Newsletter, the Yarra Life newsletter, the Yarra Environment Newsletter, and Council’s social media channels.
14. In total, 39 responses were received throughout the consultation period. Overall there was a high level of support for the vision and objections of the Draft UAS. In response to question 1 regarding the vision for the UAS, 95% respondents agreed with the vision set out. Similarly, 95% respondents when asked if they supported the objectives of the strategy (question 2) responded ‘yes’.
15. Respondents were also asked to provide feedback on the four year action plan contained within the Draft UAS. For further details of feedback during the consultation and to see how feedback has been used to inform the final Draft Strategy, please refer to **Attachment 1**.

Internal Consultation (One Yarra)

16. The development of the Draft UAS has gone through consultation with relevant staff across the different units involved in delivering the draft action plan. A number of responses were received and are summarised below:

- (a) Building and Property Services – Advised that consideration should be given to requiring certification of imported soils for planter boxes;

Officer comment – Planter boxes users are responsible for providing the growing medium in which they grow, and are covered by an Urban Agriculture Agreement with Council for the use of that planter box. The guidelines for planter boxes are scheduled to be reviewed in Year 2 of the action plan, this suggestion will be explored as part of that review.

- (b) Engineering Services – Advised that consultation with relevant road asset manager should occur in relation to laneway proposals, and should include monitoring program;

Officer comment – As part of the existing assessment process for Pop-Up Laneway Garden applications (permit), consultation with the relevant council business units occurs. Monitoring and evaluation is one focus of the new action plan and will explore potential ways in which practical and effective monitoring can be achieved.

- (c) Emergency and Risk Management – no concerns raised;

Officer comment – Noted.

- (d) Strategic Planning – Urban agriculture is mentioned in the upcoming Yarra Planning Scheme. There is value in providing guidance for the inclusion of food growing opportunities in new development, particularly large developments, however there are limitations to what can be required due to the existing (State) policy framework. There are opportunities to consider urban agriculture opportunities as part of a structure planning process, in particular the open space strategy;

Officer comment – Noted. There are a number of actions in the action plan that relate to planning scheme that will involve exploring opportunities and providing guidance for the integration of food growing opportunities in new development. As part of the consultation process for the development of the new Open Space Strategy, the consideration of urban agriculture within open space has (and will continue to) be discussed and explored.

- (e) Service Contracts – no concerns raised;

Officer comment – Noted.

- (f) Streetscapes and Natural Values – Expressed general support for strategy and would like to explore opportunities and synergies with Biodiversity Strategy that is currently being developed; and

Officer comment – Noted. Ongoing discussions have commenced between officers in these areas to identify opportunities to integrate actions that deliver co-benefits for both these strategies.

- (g) Open Space Planning and Design – General support for the Draft UAS, is easy to read and provides a clear direction for Urban Agriculture (UA) Initiatives over the strategy's life. Supportive of the focus on integrating indigenous foods into UA initiatives, and the importance UA plays in achieving community awareness on the importance of resilient food systems, the role UA plays in creating social cohesion and the potential for food growth in Yarra. Requested adjustment of the reference to the Open Space Strategy (OSS) and Municipal Strategic Statement (MSS) in Table 1 of the Draft UAS to 'overarching'. Recommend that Action 1.8 relating to soil contamination be removed,

Officer comment – Noted. Table 1 of the UAS has been adjusted to reference both the OSS and MSS as 'overarching' and Action 1.8 has been deleted. Soil contamination information availability will be considered in conjunction with relevant officers as part of

Action 2.5 (review and update of UA related content on Council's website). Ongoing discussions have commenced between officers about how urban agriculture is integrated into the OSS with currently being prepared, and how opportunities for community food growing will be considered at both a spatial and land management level (as one consideration within the scope of the OSS). Similarly, discussions with Urban Design Team will be ongoing regarding ways in which UA opportunities can be considered as part of public realm improvement projects (as per Action 4.4 of the UAS).

17. As a result of feedback provided, a number of minor changes were made to the front section of the Draft UAS as well adjustments to a number of actions within the action plan.

Financial Implications

18. A New Initiative bid was submitted for additional budget to deliver Year 1 actions of the Draft UAS. An allocation of \$75,000 is in the draft 2019/20 budget, awaiting final adoption.

Economic Implications

19. There are no economic implications.

Sustainability Implications

20. The development of the Draft UAS 2019-23 will ensure that Council continues to advance and improve the 4 objectives within the strategy. This will ensure that the City of Yarra continues to drive urban agriculture and community food resilience within the city.

Social Implications

21. There are no significant social implications.

Human Rights Implications

22. There are no significant human rights implications.

Communications with CALD Communities Implications

23. The initial high-level community engagement and consultation plan for development of a new strategy is detailed above.

Council Plan, Strategy and Policy Implications

24. The 2017-21 Council Plan includes Objective 3 "*City of Yarra; A place where Council leads on sustainability and protects and enhances its natural environment*". It states that the YUAS 2014-18 is to be reviewed.

Legal Implications

25. There are no legal implications directly associated with this report.

Options

26. The Options are:
 - (a) to endorse the strategy and action plan as outlined in **Attachment 2**; and
 - (b) withhold from endorsement, and seek further refinements / changes, which would mean the timelines for adoption of the strategy would need to be extended.

Conclusion

27. After significant community consultation, officers have completed a Draft UAS 2019-23 for consideration by Council. This process has informed the key directions and pathways that make up the Strategy and helped identify emerging issues that need to be addressed through the action plan. The resources required to deliver the strategy in Year 1 have been identified.
28. That the Urban Agriculture Strategy 2019-2023 (**Attachment 2**), is presented to Council for adoption.

RECOMMENDATION

1. That Council endorse the draft Urban Agriculture Strategy 2019-2023 and action plan as outlined in **Attachment 2**.

CONTACT OFFICER: Eloise Lobsey
TITLE: Urban Agriculture Facilitator
TEL: 9205 5137

Attachments

- 1 [↔](#) Draft UAS Consultation Summary Report
- 2 [↔](#) Draft Urban Agriculture Strategy 2019-2023

11.5 Report on Assemblies of Councillors

Trim Record Number: D19/97078

Responsible Officer: Group Manager Chief Executive's Office

Purpose

1. To provide a report on Assemblies of Councillors.

Background

2. The *Local Government Act 1989* (The Act) requires that ... "The Chief Executive Officer must ensure that the written record of an Assembly of Councillors is, as soon as practicable:
 - (a) reported at an ordinary meeting of the Council; and
 - (b) incorporated in the minutes of that Council meeting.....".
3. This report includes all Assemblies of Councillors reported to the Governance Department at the cut-off date that have not already been reported to Council. Assemblies held prior to the cut-off date that are not included here will be included in the next report to Council.

Consultation

4. Not applicable.

Financial Implications

5. Not applicable.

Economic Implications

6. Not applicable.

Sustainability Implications

7. Not applicable.

Social Implications

8. Not applicable.

Human Rights Implications

9. Not applicable.

Communications with CALD Communities Implications

10. Not applicable.

Council Plan, Strategy and Policy Implications

11. Not applicable.

Legal Implications

12. The Act requires the above information be reported to a formal Council Meeting and also be recorded into the Minutes of the Council.

Other Issues

13. Not applicable.

Options

14. Nil.

Conclusion

15. That Council formally note and record the Assemblies of Councillors report as detailed in **Attachment 1** hereto.

RECOMMENDATION

1. That Council formally note and record the Assemblies of Councillors report as detailed in ***Attachment 1*** hereto.

CONTACT OFFICER: Mel Nikou
TITLE: Administration Officer - Governance Support
TEL: 9205 5158

Attachments

- 1 [⇒](#) Report on Assemblies of Councillors - June 2019

12.1 Notice of Motion No. 10 of 2019 - Requesting Council Support Nomination to Heritage Victoria by the Queens Parade Heritage, Planners and Traders Group

Trim Record Number: D19/105295

Responsible Officer: Group Manager Chief Executive's Office

I, Councillor Bridgid O'Brien hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 25 June 2019:

"That Council:

- (a) note the Application by the Queens Parade Heritage, Planning and Traders Group to nominate the **Queens Parade Shopping Precinct for inclusion in the Heritage Victoria Register** (refer copy attached);*
- (b) note the request from Queens Parade Heritage, Planning and Traders Group seeking Council's support to the application; and*
- (c) determine to record its in-principle support to the nomination and advise the Group and Heritage Victoria accordingly."*

Background

A copy of the referenced Nomination is attached hereto.

RECOMMENDATION

1. That Council:
 - (a) note the Application by the Queens Parade Heritage, Planning and Traders Group to nominate the **Queens Parade Shopping Precinct for inclusion in the Heritage Victoria Register** (refer copy attached);
 - (b) note the request from Queens Parade Heritage, Planning and Traders Group seeking Council's support to the application; and
 - (c) determine to record its in-principle support to the nomination and advise the Group and Heritage Victoria accordingly.

Attachments

- 1⇒ Nomination to Heritage Victoria re Queens Parade Shopping Centre