



Agenda

Council Meeting

7.00pm, Tuesday 1 December 2020

MS Teams

Council Meetings

Council Meetings are public forums where Councillors come together to meet as a Council and make decisions about important, strategic and other matters. The Mayor presides over all Council Meetings, and they are conducted in accordance with the City of Yarra Governance Rules 2020 and the Council Meetings Operations Policy.

Council meetings are decision-making forums and only Councillors have a formal role. However, Council is committed to transparent governance and to ensuring that any person whose rights will be directly affected by a decision of Council is entitled to communicate their views and have their interests considered before the decision is made.

There are two ways you can participate in the meeting.

Public Question Time

Yarra City Council welcomes questions from members of the community.

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 Mayor to ask your question, please come forward, take a seat at the microphone, state your name clearly for the record and:

- direct your question to the Mayor;
- refrain from making statements or engaging in debate
- don't raise operational matters which have not previously been raised with the Council administration;
- not ask questions about matter listed on the agenda for the current meeting.
- refrain from repeating questions that have been previously asked; and
- if asking a question on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

Once you have asked your question, please remain silent unless called upon by the Mayor to make further comment or to clarify any aspects.

Public submissions

Before each item is considered, the meeting chair will ask people in attendance if they wish to make submission. If you want to make a submission, simply raise your hand and the Mayor will invite you to come forward, take a seat at the microphone, state your name clearly for the record and:

- Speak for a maximum of five minutes;
- direct your submission to the Mayor;
- confine your submission to the subject under consideration;
- avoid repetition and restating previous submitters;
- refrain from asking questions or seeking comments from the Councillors or other submitters;
- if speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

Once you have made your submission, please remain silent unless called upon by the Mayor to make further comment or to clarify any aspects.

Once all submissions have been received, the formal debate may commence. Once the debate has commenced, no further submissions, questions or comments from submitters can be received.

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.

Order of business

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

1. Acknowledgement of Country

“Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra.

We acknowledge their creator spirit Bunjil, their ancestors and their Elders.

We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have never ceded sovereignty and retain their strong connections to family, clan and country despite the impacts of European invasion.

We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra.

We pay our respects to Elders from all nations here today—and to their Elders past, present and future.”

2. Attendance, apologies and requests for leave of absence

Attendance:

Councillors

- Cr Gabrielle de Vietri Mayor
- Cr Claudia Nguyen Deputy Mayor
- Cr Edward Crossland Councillor
- Cr Stephen Jolly Councillor
- Cr Herschel Landes Councillor
- Cr Anab Mohamud Councillor
- Cr Bridgid O'Brien Councillor
- Cr Amanda Stone Councillor
- Cr Sophie Wade Councillor

Council officers

- Vijaya Vaidyanath Chief Executive Officer
- Brooke Colbert Group Manager Advocacy and Engagement
- Ivan Gilbert Group Manager Chief Executive's Office
- Lucas Gosling Director Community Wellbeing
- Gracie Karabinis Group Manager People and Culture
- Chris Leivers Director City Works and Assets
- Diarmuid McAlary Director Corporate, Business and Finance
- Bruce Phillips Director Planning and Place Making
- Rhys Thomas Senior Governance Advisor
- Mel Nikou Governance Officer

3. Announcements

An opportunity is provided for the Mayor to make any necessary announcements.

4. Declarations of conflict of interest

Any Councillor who has a conflict of interest in a matter being considered at this meeting is required to disclose that interest either by explaining the nature of the conflict of interest to those present or advising that they have disclosed the nature of the interest in writing to the Chief Executive Officer before the meeting commenced.

5. Confidential business reports

Nil

6. Confirmation of minutes

RECOMMENDATION

That the minutes of the Council Meeting held on Tuesday 20 October 2020 be confirmed.

7. Public question time

An opportunity is provided for questions from members of the public.

8. Council business reports

Item	Page	Rec. Page	Report Presenter
8.1 Mayoral and Councillor Allowances	8	11	Rhys Thomas – Senior Governance Advisor

9. Notices of motion

Item	Page	Rec. Page	Report Presenter
9.1 Notice of Motion No. 18 of 2020 - A Green New Deal for Yarra	12	13	Amanda Stone - Councillor
9.2 Notice of Motion No. 19 of 2020 - Fast Tracking Zero Carbon Developments in the Planning Scheme	15	16	Amanda Stone - Councillor
9.3 Notice of Motion No. 20 of 2020 - Public Housing and Inclusionary Zoning	17	18	Gabrielle de Vietri - Mayor

10. Petitions and joint letters

An opportunity exists for any Councillor to table a petition or joint letter for Council's consideration.

11. Questions without notice

An opportunity is provided for Councillors to ask questions of the Mayor or Chief Executive Officer.

12. Delegates' reports

An opportunity is provided for Councillors to table or present a Delegate's Report.

13. General business

An opportunity is provided for Councillors to raise items of General Business for Council's consideration.

14. Urgent business

Nil

8.1 Mayoral and Councillor Allowances

Reference	D20/159068
Author	Rhys Thomas - Senior Governance Advisor
Authoriser	Group Manager Chief Executive's Office

Purpose

1. To propose the setting of the Mayoral and Councillor allowances for the 2020-2024 Council term, until such time as the new provisions of the Local Government Act 2020 take effect.

Critical analysis

History and background

2. The Local Government Act 2020 provides that the annual allowance for the Mayor, Deputy Mayor and Councillors in accordance with a determination of the Victorian Independent Remuneration Tribunal under the Victorian Independent Remuneration Tribunal and Improving Parliamentary Standards Act 2019.
3. At the time of writing this report, the Minister has not yet made the necessary request of the Tribunal and Councils are advised to continue to plan to conduct a review of allowances under section 74(1) of the Local Government Act 1989. Following a request from the Minister, the tribunal has a period of six months within which it can make a determination.
4. The Local Government Act 1989 requires that the Council must, within the period of six months after a general election, review and determine the level of the Mayoral allowance and Councillor allowance. Further, section 74(4) requires that prior to finally resolving on the matter, Council must include public consultation in the review process and consider any submissions received under the provisions of section 223.

Discussion

5. Section 74B of the Local Government Act 1989 (1989 Act) provides that:
 - (1) *The Governor in Council may by Order in Council-*
 - (a) *Specify the amounts of allowances payable by a Council as a Councillor allowance or a Mayoral allowance;*
 - (b) *Specify limits on the amounts of allowances payable by a Council as a Councillor allowance or a Mayoral allowance;*
 - (c) *Vary the amount, limit or range of allowances payable by a Council as a Councillor allowance or a Mayoral allowance; and*
 - (d) *Specify the manner in which Councillor allowances and Mayoral allowances are payable.*
 - (2) *An Order in Council may make the same provision for all Councils or may make different provision for particular Councils or for different categories of Councils as specified in the Order in Council.*
6. Following the publication of an Order in Council, the Minister for Local Government is required to conduct an annual review of Mayoral and Councillor allowances under section 73B of the Local Government Act 1989, and determine a percentage adjustment factor to be applied to the allowances.

7. In October 2020, the Minister that advised that he had conducted the necessary review and determined that, this year, no adjustment to allowances will be made in respect of all Councils. In making this determination, the Minister had regard to the Victorian Premier's recent decision determining a zero per cent adjustment to Victorian Public Service executive remuneration for the 2020/2021 financial year.
8. This means that the permissible ranges for Mayoral and Councillor allowances for Yarra City Councillors for 2020/2021 Council year are:

	Base allowance	Superannuation equivalent	Total
Lowest permissible Mayoral allowance	\$ 0.00	\$ 0.00	\$ 0.00
Highest permissible Mayoral Allowance	\$ 81,204.00	\$ 7,714.38	\$ 88,918.38
Lowest permissible Councillor allowance	\$ 10,914.00	\$ 1,036.83	\$ 11,950.83
Highest permissible Councillor allowance	\$ 26,245.00	\$ 2,493.28	\$ 28,738.28

9. In accordance with Council's resolution on 7 December 2017, Yarra City Councillors currently receive an allowance of the maximum amount permissible. The current allowances are therefore:
- (a) Mayoral Allowance \$ 88,918.38 per annum; and
- (b) Councillor Allowance \$ 28,738.28 per annum.
10. In resolving in December 2017 to establish Mayoral and Councillor allowances at the top of the permissible range, Council had regard to the Local Government (Councillor Remuneration Review) Panel report prepared for the then Victorian Department of Planning and Community Development into the roles and responsibilities of Councillors. That report recommended that allowance classifications be set to enable Councils to appropriately reflect the extent of responsibility of the Council concerned and importantly, to not constitute a barrier to candidates nominating for election.
11. Council noted the extensive time commitment required of Yarra City Councillors to attend formal and informal meetings throughout the year, in addition to their general commitment to serve their constituents.
12. On this basis, it is recommended that Council give notice of its intention to continue its practice of setting Mayoral and Councillor allowances at the top of the permissible range.
13. In the event that an individual Councillor chooses to forego their Mayoral or Councillor allowance, they may notify the Chief Executive Officer under section 74A(3) of the Local Government Act 1989 at any time.

Options

14. Council may determine to establish a Mayoral or Councillor allowance at any level within the range set out in the table above. This would be achieved by altering the amount in clause 1(a)(i) and/or 1(a)(ii) of the recommendation.

Community and stakeholder engagement

15. Section 74(4) of the Local Government Act 1989 provides that any person has a right to make a submission in relation to the setting of Mayoral and Council Allowances, in accordance with provisions set out in section 223 of the Act.
16. Following Council's resolution a public notice of Council's intent regarding Mayoral and Councillor Allowances will be published and a period of at least 28 days will be provided for response.

17. Any submissions received within this period will be presented to Council, and the submitters invited to address the Council in relation to their submission. Regardless of whether or not submissions are made, a further report will be brought to Council to make a final decision about allowances.

Policy analysis

Alignment to Council Plan

18. As part of the commitment to 'A Leading Yarra', the City of Yarra Council Plan 2017-2021 contains the following strategies:
 - (a) *"Ensure Council's assets and financial resources are managed responsibly to deliver financial sustainability"; and*
 - (b) *"Maintain a culture of transparency, governance, ethical practice and management of risks that instils a high level of community respect and confidence in Council decision-making".*
19. Transparently setting Mayoral and Councillor allowances at a public Council meeting and allowing members of the public to make submissions in relation to the determined amounts before a final decision is made reflects these commitments.

Climate emergency and sustainability implications

20. There were no climate emergency or sustainability implications identified in the development of this report.

Community and social implications

21. There were no community or social implications identified in the development of this report.

Economic development implications

22. There were no economic development implications identified in the development of this report.

Human rights and gender equity implications

23. There were no human rights implications identified in the development of this report.
24. The Australian Local Government Women's Association has identified the setting of low allowances as presenting a significant barrier to the participation of women in local Councils. They advocate for the setting of allowances at a level that appropriately reflects the contemporary nature of the role, including issues such as demands on time, effect on work and the impact on family life.

Operational analysis

Financial and resource impacts

25. Allowance for the continuation of Mayoral and Councillor allowances at the current level has been provided for in Council's operational budget.

Legal Implications

26. The completion of this review will satisfy Council's obligations under section 74(1) of the Local Government Act 1989 to undertake a review of Mayoral and Councillor Allowances by 24 April 2020. Should Council fail to make a decision on this matter, the process will need to be re-commenced in order to comply with Council's legal obligations.
27. Should the Victorian Independent Remuneration Tribunal make a determination that takes effect before this process can be completed, it would be abandoned in favour of the new legislative regime.

Conclusion

28. This report recommends that Council give notice of its intention to set Mayoral and Councillor allowances at the maximum amount permitted and to receive submissions before making a final decision early in 2021.

RECOMMENDATION

1. That Council:
 - (a) give public notice of its intent to set:
 - (i) the Mayoral allowance at \$88,918.38; and
 - (ii) the Councillor allowance at \$28,738.28; and
 - (b) hear and consider any submissions received at a Council Meeting scheduled at least 28 days after the public notice of such proposal.

Attachments

There are no attachments for this report.

9.1 Notice of Motion No. 18 of 2020 - A Green New Deal for Yarra

Reference	D20/161918
Author	Ivan Gilbert - Group Manager Chief Executive's Office
Authoriser	Group Manager Chief Executive's Office

I, Councillor Amanda Stone, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 1 December 2020:

1. *That Yarra Council acknowledges that:*
 - (a) *the COVID-19 pandemic has resulted in serious, negative and ongoing impacts to many Yarra residents and businesses;*
 - (b) *recovery from the pandemic will require significant investment of funds and resources from all levels of government;*
 - (c) *we have an opportunity to help rebuild the local economy, boost community wellbeing, and create local jobs, based on principles of social justice and environmental sustainability; and*
 - (d) *we also have an opportunity to plan our recovery in a way that builds community resilience to future social, economic and environmental shocks including but not limited to the impacts of climate change.*
2. *That Yarra Council:*
 - (a) *commit to addressing the health, economic, social and climate crises we currently face, considering a suite of interconnected initiatives, many of which are already underway and that these initiatives be based on:*
 - (i) *reviving our local economies*
 - a. *continue to invest in reactivating our high streets, making outdoor dining, active transport and creative interventions a permanent part of our communities; and*
 - b. *continue to invest in the arts to revitalise our communities, public space and attract visitors to Yarra.*
 - (ii) *fixing the waste crisis*
 - a. *roll out organic waste bins to reduce emissions and waste to landfill as soon as possible; and*
 - b. *urge the State Government to build 23 new recycling centres across Victoria by 2025.*
 - (iii) *housing for all:*
 - a. *advocate to the State Government to:*
 - *commit to building new public housing in Yarra so everyone can have a place to call home;*
 - *maintain and improve current public housing in Yarra, so that everyone has enough space to live in and amenities are in good functioning order; and*
 - *introduce “inclusionary zoning” for new major developments in Yarra to enforce a high minimum of affordable housing.*

- (iv) *investment in active transport*
 - a. *develop an Integrated Transport Plan, making Yarra a place where everyone can ride, walk or cycle to where they need to be, through an integrated network of best practice protected bike lanes, improved footpaths and support for level access tram stops.*
 - (v) *making great green spaces*
 - a. *continue to increase urban tree canopy, create nature corridors and plant more native species across Yarra;*
 - b. *progress Yarra's Open Space Strategy to Increase the footprint of green open spaces, with parks for everyone to enjoy; and*
 - c. *implement Yarra's Nature Strategy to restore our urban ecosystems and preserve Yarra's unique urban biodiversity.*
 - (vi) *transitioning to renewable energy:*
 - a. *fast track delivery on the Climate Emergency Plan;*
 - b. *continue to support the Yarra Energy Foundation to provide pathways to all businesses, renters and property owners - to transition to renewable energy and increase energy efficiency; and*
 - c. *complete work on the Zero Carbon Developments Planning Scheme Amendment to ensure that all new developments have mandatory renewable energy, no new gas, higher standards of energy efficiency, minimum bike storage.*
3. *That as part of the Council Plan process, a workshop to focus on these priorities be held at the beginning of 2021 with Councillors, Executive Members and other relevant officers with a report back to Council on a proposed Green New Deal Recovery Plan and recommendations for resourcing the Plan, which may include borrowing.*

RECOMMENDATION

1. That Yarra Council acknowledges that:
 - (a) the COVID-19 pandemic has resulted in serious, negative and ongoing impacts to many Yarra residents and businesses;
 - (b) recovery from the pandemic will require significant investment of funds and resources from all levels of government;
 - (c) we have an opportunity to help rebuild the local economy, boost community wellbeing, and create local jobs, based on principles of social justice and environmental sustainability; and
 - (d) we also have an opportunity to plan our recovery in a way that builds community resilience to future social, economic and environmental shocks including but not limited to the impacts of climate change.
2. That Yarra Council:
 - (a) commit to addressing the health, economic, social and climate crises we currently face, considering a suite of interconnected initiatives, many of which are already underway and that these initiatives be based on:
 - (i) reviving our local economies
 - a. continue to invest in reactivating our high streets, making outdoor dining, active transport and creative interventions a permanent part of our communities; and

- b. continue to invest in the arts to revitalise our communities, public space and attract visitors to Yarra.
- (ii) fixing the waste crisis:
 - a. roll out organic waste bins to reduce emissions and waste to landfill as soon as possible; and
 - b. urge the State Government to build 23 new recycling centres across Victoria by 2025.
- (iii) housing for all:
 - a. advocate to the State Government to:
 - commit to building new public housing in Yarra so everyone can have a place to call home;
 - maintain and improve current public housing in Yarra, so that everyone has enough space to live in and amenities are in good functioning order; and
 - introduce “inclusionary zoning” for new major developments in Yarra to enforce a high minimum of affordable housing.
- (iv) investment in active transport:
 - a. develop an Integrated Transport Plan, making Yarra a place where everyone can ride, walk or cycle to where they need to be, through an integrated network of best practice protected bike lanes, improved footpaths and support for level access tram stops.
- (v) making great green spaces:
 - a. continue to increase urban tree canopy, create nature corridors and plant more native species across Yarra;
 - b. progress Yarra’s Open Space Strategy to Increase the footprint of green open spaces, with parks for everyone to enjoy; and
 - c. implement Yarra’s Nature Strategy to restore our urban ecosystems and preserve Yarra’s unique urban biodiversity.
- (vi) transitioning to renewable energy:
 - a. fast track delivery on the Climate Emergency Plan;
 - b. continue to support the Yarra Energy Foundation to provide pathways to all businesses, renters and property owners - to transition to renewable energy and increase energy efficiency; and
 - c. complete work on the Zero Carbon Developments Planning Scheme Amendment to ensure that all new developments have mandatory renewable energy, no new gas, higher standards of energy efficiency, minimum bike storage.
- 3. That as part of the Council Plan process, a workshop to focus on these priorities be held at the beginning of 2021 with Councillors, Executive Members and other relevant officers with a report back to Council on a proposed Green New Deal Recovery Plan and recommendations for resourcing the Plan, which may include borrowing.

Attachments

There are no attachments for this report.

9.2 Notice of Motion No. 19 of 2020 - Fast Tracking Zero Carbon Developments in the Planning Scheme

Reference	D20/161935
Author	Ivan Gilbert - Group Manager Chief Executive's Office
Authoriser	Group Manager Chief Executive's Office

I, Councillor Amanda Stone hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 1 December 2020:

“That the Mayor write to the Minister for Planning:

- (a) Commending him on the state government announcement on 17th November of 9300 new 7-star social housing homes for Victorians, and its announcements on energy efficiency upgrades, minimum energy standards for rental properties and subsidies for batteries;*
- (b) Highlighting the important role played by local governments in supporting our most vulnerable residents in adapting to climate change and the difference these measures will make;*
- (c) Reminding him of the work being undertaken by Yarra Council in collaboration with Moreland City Council, the City of Melbourne and CASBE to develop a Zero Carbon Developments Planning Scheme amendment; and*
- (d) Requesting that he act to fast-track this amendment when presented, in the same way he has fast-tracked approvals for major developments in Yarra, transport projects and other proposals which require state government authorisation and approval, in the interests of sustainable development, good quality new development and a safe climate future.”*

Background

On 17th November, the Victoria Government announced that it would invest \$797 million to make homes more energy efficient. These measures are to include:

- (a) replacing old wood, electric or gas fired heaters with new energy-efficient systems;
- (b) retrofit for energy efficiency in 35,000 social housing properties;
- (c) minimum efficiency standards for rental properties;
- (d) rebates for more smart appliances, with a \$14 million expansion of the existing Victorian Energy Upgrades program; and
- (e) expanding the Solar Homes program to include batteries.

NAGA, (Northern Alliance for Greenhouse Action which Yarra is a member of), has written to the Minister for Housing, Richard Wynne, highlighting the low energy performance of Australia homes by world standards, and the wasted energy required to moderate temperatures in most homes. NAGA has urged the state government to ensure the 9300 affordable homes proposed in the forthcoming state budget are powered by renewable energy and are not connected to gas.

Yarra Council has been working with Moreland and Melbourne City Councils and CASBE (Council Alliance for Sustainable Built Environment) throughout 2020 on a Zero Carbon Developments Planning Scheme Amendment to our planning schemes to enable these councils to require new developments to demonstrate a carbon neutral energy performance. Planning Scheme Amendments typically take several years from beginning to final approval by the Planning Minister. This change needs to happen much more quickly given the climate emergency we are in.

The Planning Minister has fast tracked a number of planning initiatives and intends to fast track the approvals process for the 9300 new social housing units flagged this month. He has the power to do this in the public interest.

RECOMMENDATION

1. That the Mayor write to the Minister for Planning:
 - (a) commending him on the state government announcement on 17th November of 9300 new 7-star social housing homes for Victorians, and its announcements on energy efficiency upgrades, minimum energy standards for rental properties and subsidies for batteries;
 - (b) highlighting the important role played by local governments in supporting our most vulnerable residents in adapting to climate change and the difference these measures will make;
 - (c) reminding him of the work being undertaken by Yarra Council in collaboration with Moreland City Council, the City of Melbourne and CASBE to develop a Zero Carbon Developments Planning Scheme amendment; and
 - (d) requesting that he act to fast-track this amendment when presented, in the same way he has fast-tracked approvals for major developments in Yarra, transport projects and other proposals which require state government authorisation and approval, in the interests of sustainable development, good quality new development and a safe climate future.

Attachments

There are no attachments for this report.

9.3 Notice of Motion No. 20 of 2020 - Public Housing and Inclusionary Zoning

Reference	D20/161988
Author	Ivan Gilbert - Group Manager Chief Executive's Office
Authoriser	Group Manager Chief Executive's Office

I, Councillor Gabrielle de Vietri, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 1 December 2020:

“That the Mayor write to the Minister for Housing, Richard Wynne to:

- (a) congratulate the State Government on the “big housing build” new social and affordable housing build included in the Victorian State budget of November 24 2020;*
- (b) note that the proposal for the site earmarked for public housing in 147 – 161 Elizabeth Street, Richmond is a proposal for social and affordable housing, with 5% DDA compliant social housing and that no other commitments in terms of the housing mix have been publicly made by the State Government;*
- (c) recommend that the site be used entirely for public housing to urgently address the long public housing waiting list;*
- (d) acknowledge that addressing the housing crisis in Victoria requires long-term mechanisms to be established to ensure that there are sustainable solutions in addition to the proposed housing build; and*
- (e) request that the State Government prepare to introduce inclusionary zoning into the Yarra Planning Scheme in 2021 to allow the Council to enforce an ambitious minimum percentage of between 10 and 20% social and affordable housing in all new developments.”*

BACKGROUND

In Yarra 6,000 (15%) of households are experiencing housing stress; 697 people are waiting for social housing; 3,570 (9%) of households have an unmet need for affordable housing; and 85% of the workforce live elsewhere. The population of Yarra is set to expand from approximately 100,000 in 2020 to about 150,000 by 2040.

The Victorian Government has committed to a \$5.3B build of social and affordable housing in its November 2020 budget. This includes a “fast-start” project on Elizabeth Street in North Richmond. This will help deal in the medium term with current levels of demand, but there is a longer pipeline needed to assist housing over a much longer period.

There are key differences to the terms used to describe different housing stock, including social, affordable, community and public housing. This motion calls for the Victorian Government to focus on public housing as a fundamental element of addressing homelessness and taking care of very-low and low income households. It also calls for other forms of social and affordable housing to be embedded in the fabric of our society through a mechanism known as inclusionary zoning.

Inclusionary zoning refers to statutory planning controls requiring development proponents to incorporate certain facilities or features on their site, or pay a cash-in-lieu contribution for this obligation to be discharged off-site. Inclusionary zoning for affordable or social housing means that property developers are required to set aside a percentage of their final dwellings for use as affordable housing. Inclusionary zoning is still not currently applied in Victoria, although it has been under discussion for over a decade.

Yarra City Council has managed to get social and affordable housing outcomes through *The Policy Guidance Note* updated in 2019 which states that ‘When land is rezoned to allow residential use, this positively impacts the site value and Council considers that it is reasonable to capture some of this value and direct it towards improving the provision of affordable housing in the municipality.’ While there have been some positive outcomes, this Policy Guidance Note does not mandate social and affordable housing, and does not sufficiently address the housing crisis.

RECOMMENDATION

1. That the Mayor write to the Minister for Housing, Richard Wynne to:
 - (a) congratulate the State Government on the “big housing build” new social and affordable housing build included in the Victorian State budget of November 24 2020;
 - (b) note that the proposal for the site earmarked for public housing in 147 – 161 Elizabeth Street, Richmond is a proposal for social and affordable housing, with 5% DDA compliant social housing and that no other commitments in terms of the housing mix have been publicly made by the State Government;
 - (c) recommend that the site be used entirely for public housing to urgently address the long public housing waiting list;
 - (d) acknowledge that addressing the housing crisis in Victoria requires long-term mechanisms to be established to ensure that there are sustainable solutions in addition to the proposed housing build; and
 - (e) request that the State Government prepare to introduce inclusionary zoning into the Yarra Planning Scheme in 2021 to allow the Council to enforce an ambitious minimum percentage of between 10 and 20% social and affordable housing in all new developments.

Attachments

There are no attachments for this report.

10. Petitions and joint letters

11. Questions without notice

This record is provided as a summary of the questions asked by members of the public during Public Question Time at a meeting of the Yarra City Council. A recording of the Council Meeting (including Questions Without Notice) is available on Council's website for twelve months following the meeting. Where a question is taken on notice and unable to be answered at the meeting, the full response is also published on Council's website when it becomes available.

12. Delegates' reports

13. General Business