



# North & West Melbourne Association

**Ordinary General Meeting: Tuesday 18 June 2019, at 7.30pm.**

**Venue:** Dewey Common, Bastow Institute, 603-615 Queensberry Street, North Melbourne.  
Enter from the western end via Union Street.

## AGENDA

Welcome by Chair Kevin Chamberlin and apologies.

1. Guest Speaker

**Tom Seddon**, Director, The Centre, North Melbourne.

He wants to hear your thoughts on the proposed changes to the Spring Fling for this year, see attached briefing note.

2. Confirmation of minutes of previous meetings held on 21 May 2019 and matters arising.

3. Committee report.

4. Affordable housing, correspondence with City of Melbourne, see attached letters and emails.

5. Reports from affiliated organisations.

6. Discussion of correspondence circulated in the last month.

7. General Business.

*Items need to be submitted to the Chair at least 24 hours before the meeting by current financial members of the Association only. Presentations must be for no more than 4 minutes.*

**Next ordinary general meeting of the North and West Melbourne Association:**

**Tuesday 16 July 2019 at 7.30pm, Bastow Institute.**



the centre  
connecting community in north & west melbourne inc.

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Members of the North & West Melbourne Association

### Spring Fling 2019 and beyond

1. Thank you for the opportunity to discuss the future of Spring Fling.
2. The problem, in short, is that Spring Fling as it has been done in recent years simply now costs too much.
3. The requirements and costs of closing busy streets, security and first aid officers, traffic control, fencing, diverting the trams, portable toilets, drinking water bubblers and all that jazz has become much greater in recent years. For example, fencing, security and traffic control that The Centre had to pay for went from zero to \$15,000 between 2015 and last year.
4. Costs of marquees have also risen. Several years ago, when Spring Fling had 135 market stalls, we paid about \$15,000 to hire them, plus tables, chairs and such. We paid \$15,000 for marquee and so on hire last year also, but we only needed about 40 market stalls. There are so many markets and other events in Melbourne on any given weekend, that market traders have many options. Market stall traders were once an important contributor to the budget, but not anymore. NFP stalls were never contributors to the bottom line as their stalls just covered our hire cost.
5. Since 2010, Council funding for The Centre has fallen by more than 2/3rds. While my predecessors as Director of The Centre have worked hard and with some success to cover the loss of what was once the clear majority of our annual budget, it is a simple fact that The Centre is a smaller institution today than it was a decade ago.
6. We've considered our options, and decided to hold Spring Fling in the laneways this year, on Saturday 19 October. A smaller affordable event this year while we—and the whole community—thinks about its future. A much more commercial event might raise the money to take Spring Fling back out into Errol and Queensberry streets, but do we want Spring Fling, presented by Coca-Cola with the Flexicar Dog Show on the Woolworths Stage? And, if it isn't a community-focussed event, why should The Centre be the organisation to put it on?
7. What about Spring Fling as the umbrella for a whole weekend of events? Opening night at the Comic's Lounge, Meat Market or Arts House, and then various shows and activities all over the neighbourhood on Saturday and Sunday. Or maybe Spring Fling on the oval at Arden Street is the go. What do you think? What would you like to be a part of? What will bring your neighbours out on the day? Or has Spring Fling had its day and we should let it go and put our efforts into other opportunities? Thanks for your thoughts!

Tom Seddon  
Director

12 June 2019





North & West Melbourne Association Inc.  
For those who live or work in North or West Melbourne

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6 June 2019

Lord Mayor and Councillors  
City of Melbourne

Dear Lord Mayor and Councillors

**Re: City of Melbourne action on affordable housing**

Over many years, the North and West Melbourne Association has raised concerns about the lack of affordable housing in the municipality. Then last year, the Andrews state government announced changes to the *Planning and Environment Act 1987* in order to establish a framework for affordable housing.

A new objective was inserted in the Act: 'to facilitate the provision of affordable housing in Victoria'. Related amendments provide for a local council, as a 'Responsible Authority', to play a more active role in delivering affordable housing. This is done through voluntary housing agreements with a developer, and homes can be for purchase or to rent.

The Act defines affordable housing as 'housing appropriate for the needs of very low income, low income or moderate income households'. Income bands are gazetted and adjusted from time to time. Supporting documents for the legislation suggest that 'to be affordable, housing costs must not account for more than 30% of gross household income'.

In August last year, the government announced that grants were available for local councils to obtain professional advice and support in negotiating with developers to include affordable housing in their developments.

Subsequently, there have been reports of many local councils across inner and outer metropolitan areas actively encouraging affordable housing in their jurisdictions. For example, Glen Eira Council has consulted widely with local residents, and sought to involve them in strategies for increasing supply. Darebin Council has held meetings with local residents, which have included the possibility of incorporating public housing into the mix.

Another council that is active in pursuing affordable housing options is Hobsons Bay, which is establishing an affordable housing trust to provide affordable housing for community members. In addition, Stonnington, Port Phillip, Yarra and Maribyrnong have formed the Inner Melbourne Action Plan to create community land trusts to provide housing for low-income families; and Knox, Manningham, Maroondah, Monash, Whitehorse and Yarra Ranges have created the Eastern Affordable Housing Alliance to lobby for action on affordable housing.

During the 'community conversations' session that the City of Melbourne (CoM) conducted last October for North and West Melbourne, residents were told that the CoM was developing planning controls to support affordable housing as part of the West Melbourne Structure Plan. It was also reported that the CoM was formulating a Housing Strategy that would support the provision of affordable housing. However, in the summary of the outcome of this conversation sent to members last month, **there was no further mention of the Housing Strategy or any other work being done to increase affordable housing options in the municipality.**

On the CoM website there is a document titled '**Homes for People: Housing Strategy 2014-18**', but the Strategy does not appear to take account of the state government's 2018 legislative changes. It does however include three goals, the first of which is to provide 1721 affordable homes by 2024. There is also an action plan which says that CoM will 'consider including up to 15% of dwellings constructed' on land the Council owns 'being made available as affordable housing to a registered Affordable Housing Provider'.

The Strategy also says the CoM will 'support development bonuses to incentivise the provision of affordable housing' at Arden-Macaulay, Fishermans Bend and E-gate. No further detail is provided.

Would you please advise:

- What progress has been made with the goals of the 2014-18 Housing Strategy?
- Has the Strategy been updated (or replaced) to take account of the new 2018 legislation?
- Has the CoM taken up the state government's offer of funds to assist the Council to negotiate with developers to deliver more affordable housing?
- Is the CoM cooperating with other councils to increase housing affordability?
- What other action is being taken to improve the supply of affordable housing in the municipality?

Your early response would be appreciated.

Yours sincerely,



Kevin Chamberlin, Chair, North and West Melbourne Association

c.c.      Justin Hanney, CEO, City of Melbourne  
            Tallia Gilarry, Community Engagement Partner, City of Melbourne

**From:** Sally Capp - Lord Mayor of Melbourne [Sally.Capp@melbourne.vic.gov.au](mailto:Sally.Capp@melbourne.vic.gov.au)   
**Subject:** RE: City of Melbourne action on affordable housing  
**Date:** 6 June 2019 at 5:18 pm  
**To:** NWMA Secretary [secretary@nwma.org.au](mailto:secretary@nwma.org.au)  
**Cc:** \*Gov & Leg - Councillors' Support (Team) [LCouncillorsSupport@melbourne.vic.gov.au](mailto:LCouncillorsSupport@melbourne.vic.gov.au), Kaye Estoesta [Kaye.Estoesta@melbourne.vic.gov.au](mailto:Kaye.Estoesta@melbourne.vic.gov.au)

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Dear Jane and Kevin

Thank you for letter on behalf of the North and West Melbourne Association.

The Lord Mayor will respond to you in due course.

Kind regards

**Lindy Tan | Executive Correspondence and Liaison | Office of the Lord Mayor Sally Capp**

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**From:** NWMA Secretary [mailto:[secretary@nwma.org.au](mailto:secretary@nwma.org.au)]

**Sent:** Thursday, 6 June 2019 3:27 PM

**To:** Philip Liu; Rohan Leppert; Kevin Louey; Nicolas Frances Gilley; Cathy Oke; Nicholas Reece; Beverley Pinder; Jackie Watts; Arron Wood; Sally Capp - Lord Mayor of Melbourne; Susan Riley

**Cc:** Justin Hanney; Tallia Gilarry

**Subject:** City of Melbourne action on affordable housing

Dear Lord Mayor and Councillors

Please find attached correspondence from the North & West Melbourne Association regarding affordable housing in the City of Melbourne.

Yours sincerely

Jane Poynter  
Secretary



**NORTH & WEST MELBOURNE ASSOCIATION INC** No. A0004909Z  
For those who live or work in North or West Melbourne P.O. BOX 102, NORTH MELBOURNE VIC 3051 [info@nwma.org.au](mailto:info@nwma.org.au) [www.nwma.org.au](http://www.nwma.org.au)

**From:** Rohan Leppert Rohan.Leppert@melbourne.vic.gov.au   
**Subject:** RE: City of Melbourne action on affordable housing  
**Date:** 12 June 2019 at 7:59 am  
**To:** NWMA Secretary secretary@nwma.org.au  
**Cc:** Cathy Oke Cathy.Oke@melbourne.vic.gov.au

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Dear Jane and Kevin et al

Thank you for your letter. This is my reply only, I can't speak on behalf of the Council as a whole.

I agree that government has failed on affordable housing. Housing affordability is influenced by all three levels of government, but collectively there is little coordination and responsibility is elusive.

I disagree perhaps on the value of the State Government's newly legislated Affordable Housing Agreements, on which more below.

I acknowledge Council's majority position of hostility to affordable housing; with political shifts on council I am hopeful that we can move on from our previous intransigence.

Inevitably there are two ways that Council can bring about affordable housing: by building (or contracting to be built) affordable housing units on Council-controlled land, or by applying controls to privately owned land to require it – if those controls are available.

As a snapshot of what we are doing on Council controlled land this financial year, we are building 56 affordable housing units in the Munro development by Queen Victoria Market, and a request for proposal process to develop the edge of Boyd Park in Southbank required 40 affordable housing units – that process is under assessment and will come back to Council in future. 96 units is a drop in the ocean, of course, but on the very limited land we do control, we do pursue the construction of units to be managed by an affordable housing provider.

On private land, recent history is pretty uneven due to inconsistent approaches to affordable housing policy by the State Government.

- I was elected in October 2012. In 2013 I changed the C190 controls to require that the 30% built form allowance above the preferred height limit include a public benefit above and beyond the provisions of the planning scheme. These provisions were gazetted in 2017. The politics of the Doyle Council were such that explicit mentions of affordable housing requirements never received majority support (for example the inclusionary zoning pilot was deleted from Council's Housing Strategy *Homes For People* due to the political makeup of the Council – by far the worst meeting of Council in my time), so I snuck in what I could. These '**Macaulay**' controls are now being reviewed to formalise and improve the required affordable housing quotient in the area.
- In **West Melbourne**, our new built form controls match the Fishermans Bend policy by encouraging 6% affordable housing. This is not a mandatory control as such a control was going to be blocked by the state government. Woefully weak, but shockingly the most ambitious we were allowed to be.
- At the **Maribyrnong Waterfront**, a rezone from industrial to mixed use with a

big uplift in density, we took the opportunity to allow an extra 4 storeys if 15% given over to affordable housing.

- In the **Central City**, the Minister's C270 controls allows affordable housing as an floor area uplift benefit. Given how much easier it is to provide other benefits on the list in the schedule, this has not been successful to date.

This precinct by precinct approach that is subject to the political moods of the day is no way to plan a city, and no way to systemically build in a clear and transparent affordable housing requirement across entire classes of land.

For that, we need two things: clear policy in the SPPF, and a clear inclusionary zoning tool in the Victoria Planning Provisions.

What will NOT succeed is a voluntary regime: the Affordable Housing Agreements enabled by recent legislation that you referred to.

As *Panorama Investment (Box Hill) Pty Ltd v Whitehorse CC [2018] VCAT 1490* shows, the moment a developer does not want to provide affordable housing units, any condition on a permit is invalid. A voluntary regime that relies on council planners to attempt to convince developers to provide affordable housing units but without offering any incentives let alone requirements to do so is guaranteed to fail. The new definition of affordable housing in the Act and Planning Schemes is useful, and the clarity around what a legal agreement to create affordable housing units should look like is also welcome, but without a meaningful whole of government decision about where planning controls will either encourage or require such agreements to be entered into, we are nowhere. We are still without a meaningful and effective mechanism to require affordable housing.

Gallingly, the State government still hasn't even issued a *Planning Practice Note* in relation to the application of Affordable Housing Agreements.

And worse, I have noticed this week that the government has quietly deleted its 2017 strategy 'Homes For Victorians' from government websites.

'Homes For Victorians' directed a series of inclusionary zoning pilots on State Government-owned land to inform the future application of inclusionary zoning more broadly. While various inclusionary zoning pilots were instigated (including in the City of Melbourne at 87-103 Manningham Street, Parkville), reports on the success or otherwise of the pilots, and their application to broader application of inclusionary zoning, have not been made public.

The removal of 'Homes For Victorians' from public access suggests that the State Government has all but confirmed that it will not pursue inclusionary zoning more broadly; that their "Affordable Housing Agreements" reform is the end of the road for now. This is distressing.

So where to from here given the news that the State Government has abandoned their previous ambition to pursue inclusionary zoning?

To answer your specific questions:

1. *What progress has been made with the goals of the 2014-18 Housing Strategy?*

Implementation of the 2014-18 Housing Strategy has failed due to the Council deleting the only meaningful tool to bring about affordable housing at scale (inclusionary zoning). Council has met its 15% affordable housing on council controlled land requirements, but the overall unit development target across the municipality will barely be scratched given the Council's political decision at the point of adoption of the strategy.

2. *Has the Strategy been updated (or replaced) to take account of the new 2018 legislation?*

No. A new Housing Strategy is being developed. This year's annual plan action has been to "Undertake a housing capacity study and needs analysis to build the evidence base on emerging challenges in preparation for further work on affordable housing in the municipality." The Housing Needs Analysis first draft has been completed and is being reviewed.

3. *Has the CoM taken up the state government's offer of funds to assist the Council to negotiate with developers to deliver more affordable housing?*

No. See my commentary above about the Affordable Housing Agreements. Note that our planners are adept at negotiating affordable housing where possible and do this as a matter of course (where applicable, e.g. Macaulay).

4. *Is the CoM cooperating with other councils to increase housing affordability?*

Yes. We convene the Inter Council Affordable Housing workshop, which established agreement from 13 councils to collaborate on five priority issues. We have submitted an Inner Metro Partnership proposal to the department.

5. *What other action is being taken to improve the supply of affordable housing in the municipality?*

See my commentary above and below.

For my part:

1. I have a motion lined up for July FMC that will generate media interest in the State Government's abandonment of meaningful affordable housing controls, and commence pressure on the state to either revisit its decision or come up with an alternative control.
2. I will propose the strongest possible affordable housing requirements as part of floor area ratio not as an uplift bonus be embedded in upcoming planning scheme amendment processes for Maribyrnong Waterfront, Macaulay, Arden and any City North review.

Always happy to discuss.

Rohan

**Cr Rohan Leppert**  
City of Melbourne

Arts, Culture and Heritage Portfolio  
Planning Portfolio Deputy | Transport Portfolio Deputy  
Queen Victoria Market Committee of Trustees member

**From:** Nicholas Reece [Nicholas.Reece@melbourne.vic.gov.au](mailto:Nicholas.Reece@melbourne.vic.gov.au)   
**Subject:** RE: City of Melbourne action on affordable housing  
**Date:** 14 June 2019 at 4:13 pm  
**To:** NWMA Secretary [secretary@nwma.org.au](mailto:secretary@nwma.org.au)

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Dear Jane, Cr Reece has asked me to thank you for your email which he has read with interest. As you have written to the Lord Mayor and all Councillors, a response will be provided by the Lord Mayor and Cr Reece has asked to be provided with a copy of the response.

Kind regards

**Maureen Maginness** | Councillor Liaison Officer - Cr Nicholas Reece | Councillor Support

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*The City of Melbourne respectfully acknowledges the Traditional Owners of the land, the Boon Wurrung and Woiwurrung (Wurundjeri) peoples of the Kulin Nation and pays respect to their Elders, past and present.*

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