

CONVERSATION REPORT

45 Parkside Drive



GREATER
SHEPPARTON

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1.0 Background

Greater Shepparton City Council (Council) adopted the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020* (the Affordable Housing Strategy) at the Ordinary Council Meeting held on 21 April 2020.

In late 2020, the Victorian Government announced \$5.3 billion in funding to realise Affordable Housing across Victoria as part of the Big Housing Build (BHB). The BHB is a four year initiative with 25% of the fund allocated to regional Victoria. Under the BHB, 18 local government areas (LGAs) have been identified for a Minimum Investment Guarantee of \$765 million. The Minimum Investment Guarantee for Greater Shepparton is \$45 million.

On 20 October 2021, Homes Victoria launched a regional round of the Social Housing Growth Fund, part of the BHB, which sought to provide grants to Community Housing Associations (CHAs) to realise new Affordable Housing in nine LGAs in regional Victoria: Greater Shepparton is one of these. Community housing is housing owned or managed by community housing providers. Community housing providers are highly regulated, not-for profit organisations that specialise in housing the diverse range of tenants who require both public and affordable homes.

On 21 December 2021, Council received a request to sell part of the land at 45 Parkside Drive, Shepparton from Women's Housing Ltd for the purpose of realising Affordable Housing for vulnerable women and children. The land measures approximately 1.9 hectares in size and is identified for future residential development. The land is primarily zoned General Residential Zone, with small areas zoned Public Park and Recreation Zone and Urban Floodway Zone, and is a vacant lot that has been identified as suitable for residential development within the Parkside Gardens residential estate, see Figure 1. The proposal seeks to purchase the southern half of the land to realise approximately 45 dwellings that would cater for those in need of Affordable Housing as outlined in Figure 2 below.

The land was valued by Opteon (Goulburn North East Vic) Pty Ltd in January 2022 to be worth \$1,350,000. This figure includes all land included in all three zones: General Residential Zone (9.049 hectares), Public Park and Recreation Zone (1.07 hectares) and Urban Floodway Zone (0.72 hectares). The residential zoned land is valued at \$180,000 per hectare or \$1,305,000 in total.

In early 2022, Council officers engaged Ethos Urban Pty Ltd to undertake a Social Housing Economic Benefit Assessment of the project. The Report quantifies in financial terms the community benefits of the proposal to the Greater Shepparton community.

The Report found that, amongst other things, the development will result in significant short and long term economic and social benefits. Specifically, it quantified that the development would result in direct and indirect benefits of \$7.8 million to the local economy and create 60 construction-related jobs (assuming a 12-month construction phase). Furthermore, at a discount rate of 4%, the development will deliver a net benefit of \$1.8million, based on a construction cost estimate of \$9.7 million and an annual operating cost of \$461,980. This represents a benefit cost ratio of 1.62; that is, a \$1.62 return is realised for every dollar invested. This Report was considered by Council at the February 2022 Ordinary Council Meeting.

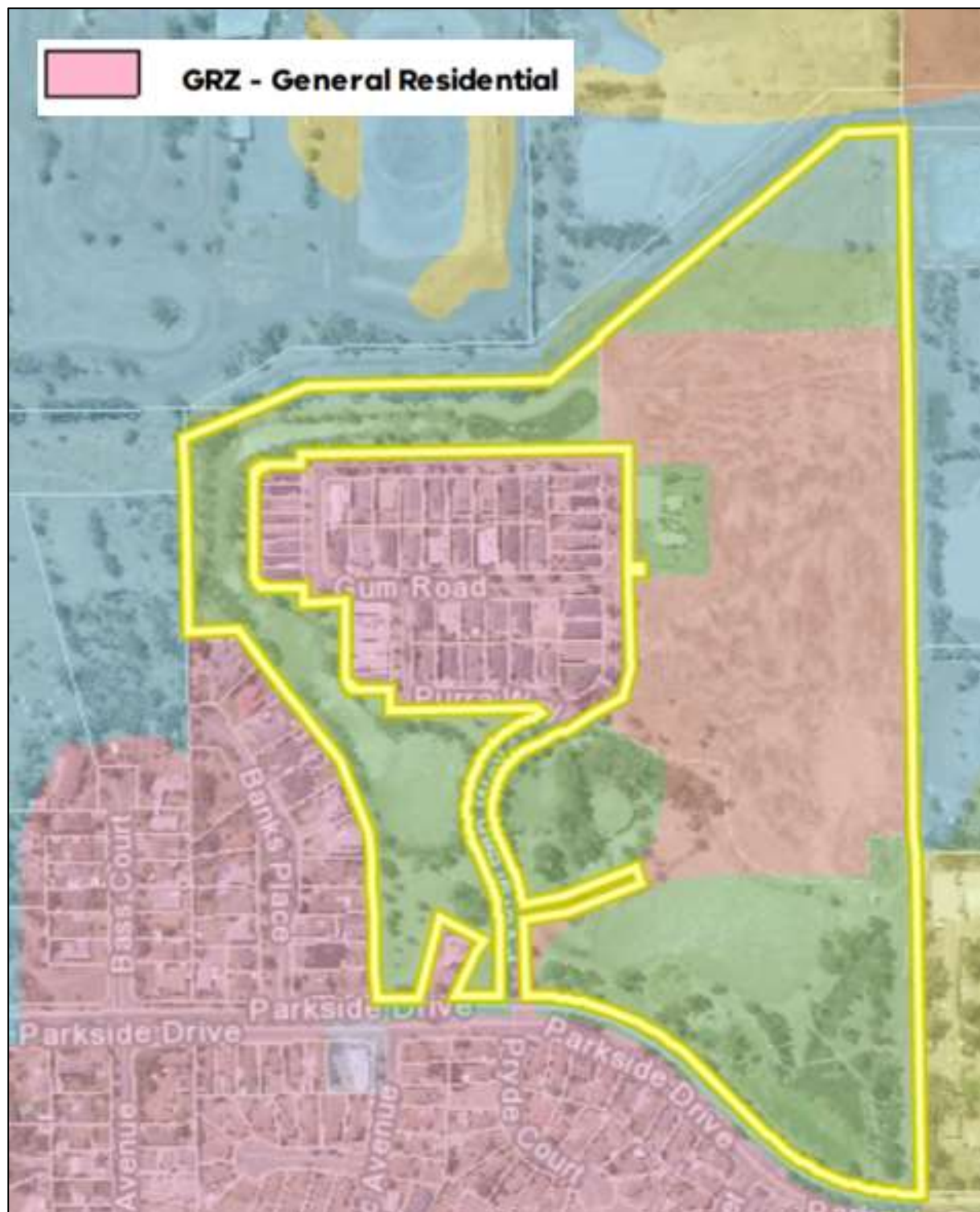


Figure 1: Extract of the Zone Map for Parkside Gardens Estate. 45 Parkside Drive is outlined in yellow and the vacant land within the General Residential Zone is coloured salmon.

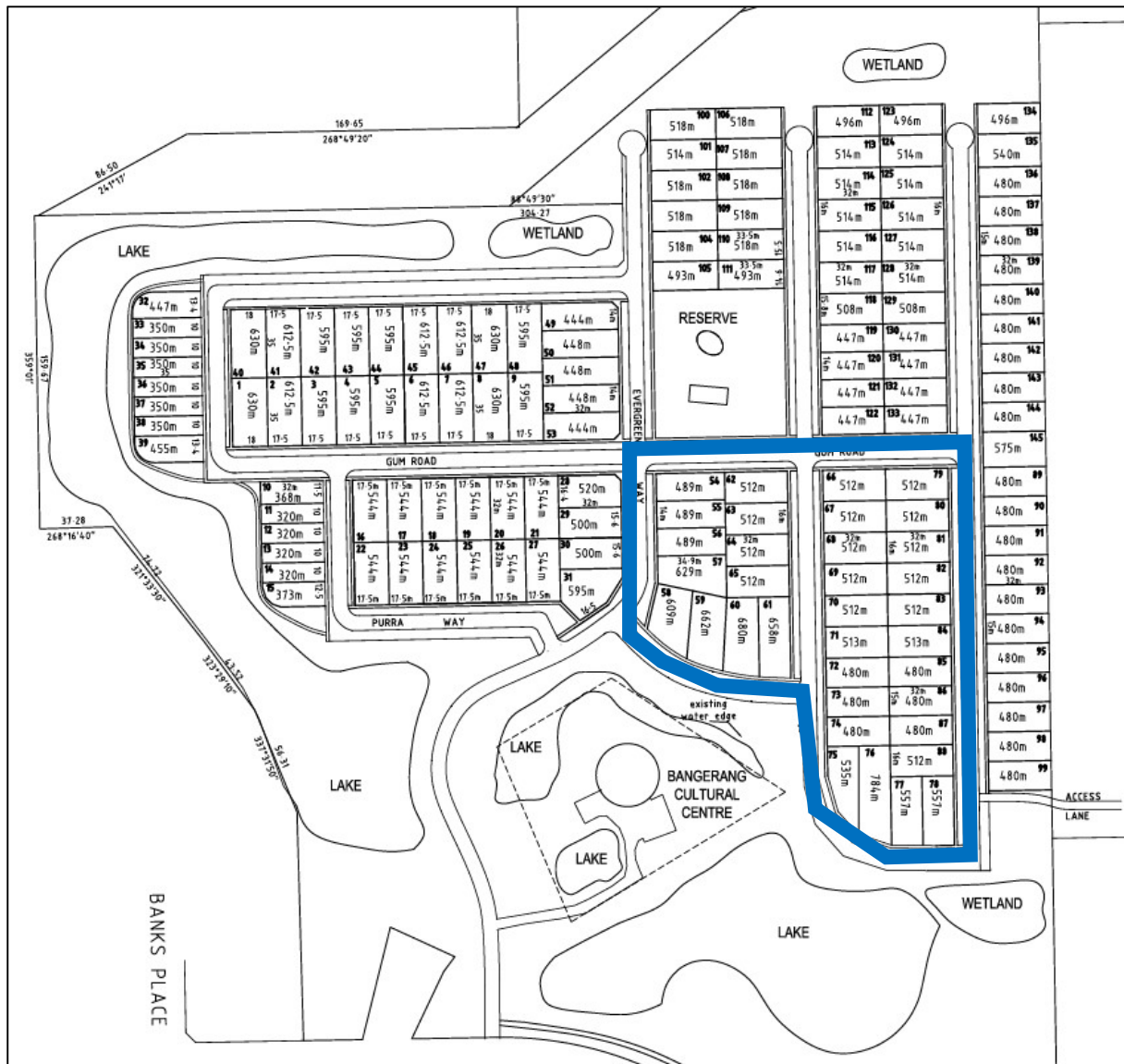


Figure 2: Extract of the Parkside Gardens Development Plan. The approximate area subject to the request is outlined in blue.

At the Ordinary Council Meeting held on 15 February 2022, Council resolved, amongst other things, to undertake a community engagement process in relation to its intention to enter into an Agreement for the sale of the land to Women's Housing Ltd in accordance with Section 114 of the *Local Government Act 2020* (the Act).

Women's Housing Ltd is a CHA with a long history of supporting vulnerable women and children throughout Victoria with a range of innovative housing and support services. Urbanxchange Pty Ltd, which is engaged to support Women's Housing Limited, provided data sourced from the Victorian Housing Register (VHR) of Homes Victoria showing that 500 applicants in the Shepparton district area are female and that they have requested one-, two- and three-bedroom properties. Of these 500 applicants, 193 identify as Aboriginal or Torres Strait Islander, 194 have additional needs around family violence and 122 requests for one-bedroom properties were from those aged over 55. As part of the preparation of the Strategy, CHAs have also advised Council that the VHR was not a comprehensive list of those in need as it does not capture the full extent. Areas that are not captured include women and children escaping family violence, as they are only registered once they have left the household.

Women's Housing Ltd noted that it had undertaken qualitative research with partner organisations during the development of its plan to place resources in the northeast of Victoria and noted a significant need for housing for women escaping family violence. Women's Housing Ltd requested in-principle support from Council for the proposal.

2.0 Summary of Consultation

Council undertook community consultation in accordance with Section 114 of the Act on its intention to sell part of the land at 45 Parkside Drive, Shepparton.

Community consultation commenced on 14 February 2022 and concluded on 28 March 2022.

Council used multiple methods to engage with key stakeholders and the broader Greater Shepparton community during the additional community consultation phase, including:

- a letter to adjoining landowners and occupiers of land as outlined below in Figure 3;
- a letter to relevant stakeholders and referral agencies;
- a media release, which attracted media attention from the Shepparton News and the Shepparton Advisor;
- public notice in the Shepparton News on Tuesday, 22 February 2022; and
- an online submission portal on the 'Shaping Greater Shepp' website.

Submissions were invited via an online submission form, by email and by post. Submitters were also invited to attend verbal briefings to the Councillors about their submission on 7 April 2022 and 3 May 2022 at Council offices, which were delivered via in person or online.

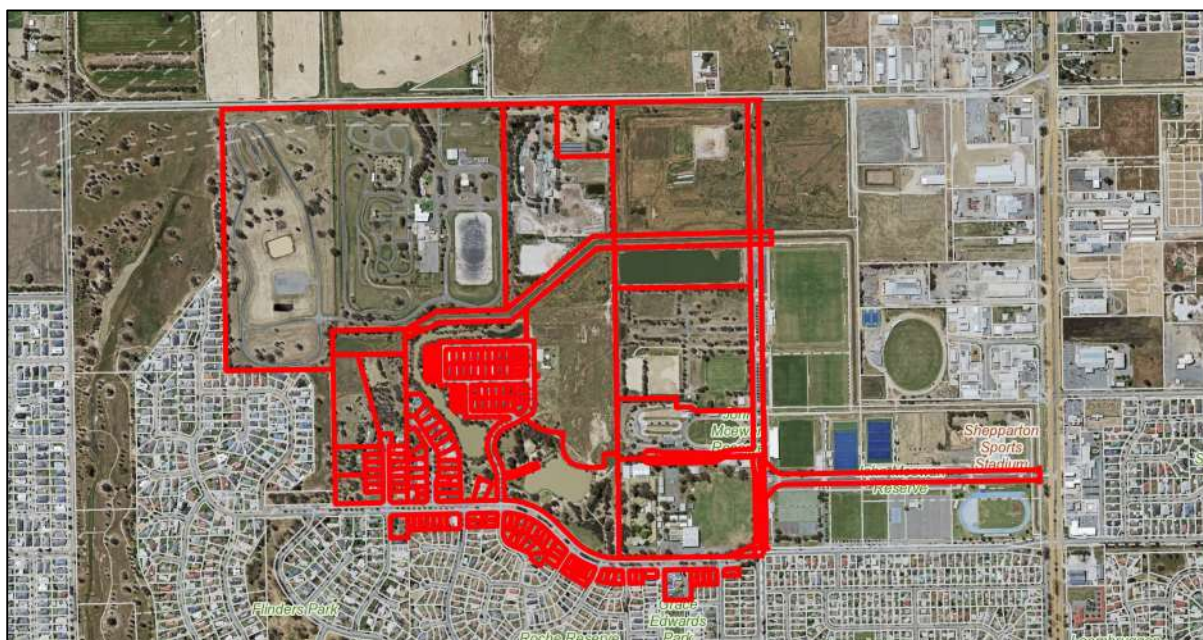


Figure 3: Map of properties outlined in red that were notified by letter.

3.0 Who Did We Hear From?

A total of 62 submissions were received and seven verbal briefings presented to Council during the consultation process. This included:

- 49 submissions from landowners and residents within Greater Shepparton;
- four submissions from landowners and residents outside of Greater Shepparton; and

- nine submissions that did not provide a property address.

Additionally, two submissions were also received from affordable housing providers; these were based outside of the municipality in Melbourne. One submission was received from a referral agency: Goulburn Valley Water.

Council received 36 objections to the proposal. Submissions that objected to the proposal were:

- Submissions 1, 2 and 2a, 3, 4, 5, 6, 7, 8, 9, 28, 29, 32 and 32a, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49, 50, 52, 53, 55, 56, 58 and 58a, 59 and 62.

Council received 25 submissions that supported the proposal. Submissions that supported the proposal were:

- Submissions 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 45, 51, 54, 57, 60 and 61.

One submission (Submission 31) was received from Goulburn Valley Water, which did not object to the proposal.

A breakdown of submissions is included in Figure 4 below.

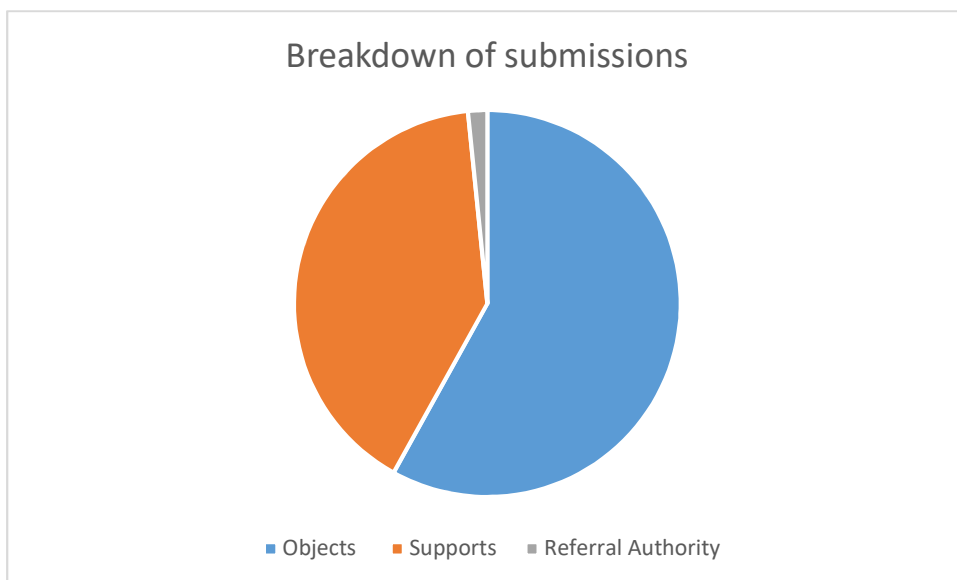


Figure 4: *Breakdown of submissions.*

4.0 What We Heard

Through these forums, Council heard a wide range of comments, queries and concerns. The main themes identified in submissions that emerged are listed below; they are also outlined in Figure 5 below:

1. 'clustering' of houses within a close proximity is inappropriate; it is more appropriate for Affordable Housing to be 'spread out' amongst existing and future residential areas;
2. location of the proposed development is inappropriate;
3. proposal will result in the devaluation of surrounding residential properties;
4. proposal will result in an increase crime and anti-social behaviour in the area;
5. safety of existing residents within Parkside Estate and/or the safety of people housed by the proposal will be jeopardised;
6. proposal will detriment the Parkside Estate residents' mental health;

7. proposal does not provide appropriate outdoor / green space for any future residents;
8. proposal will negatively detriment any potential future redevelopment of the former Wanganui High School and/or any future private residential development of Parkside Estate;
9. no information on the future management of these properties and the tenants has been provided;
10. proposal will increase traffic and access issues for Parkside Estate;
11. proposal will increase the stresses on emergency services; specifically police and ambulance services; and
12. supported the development.

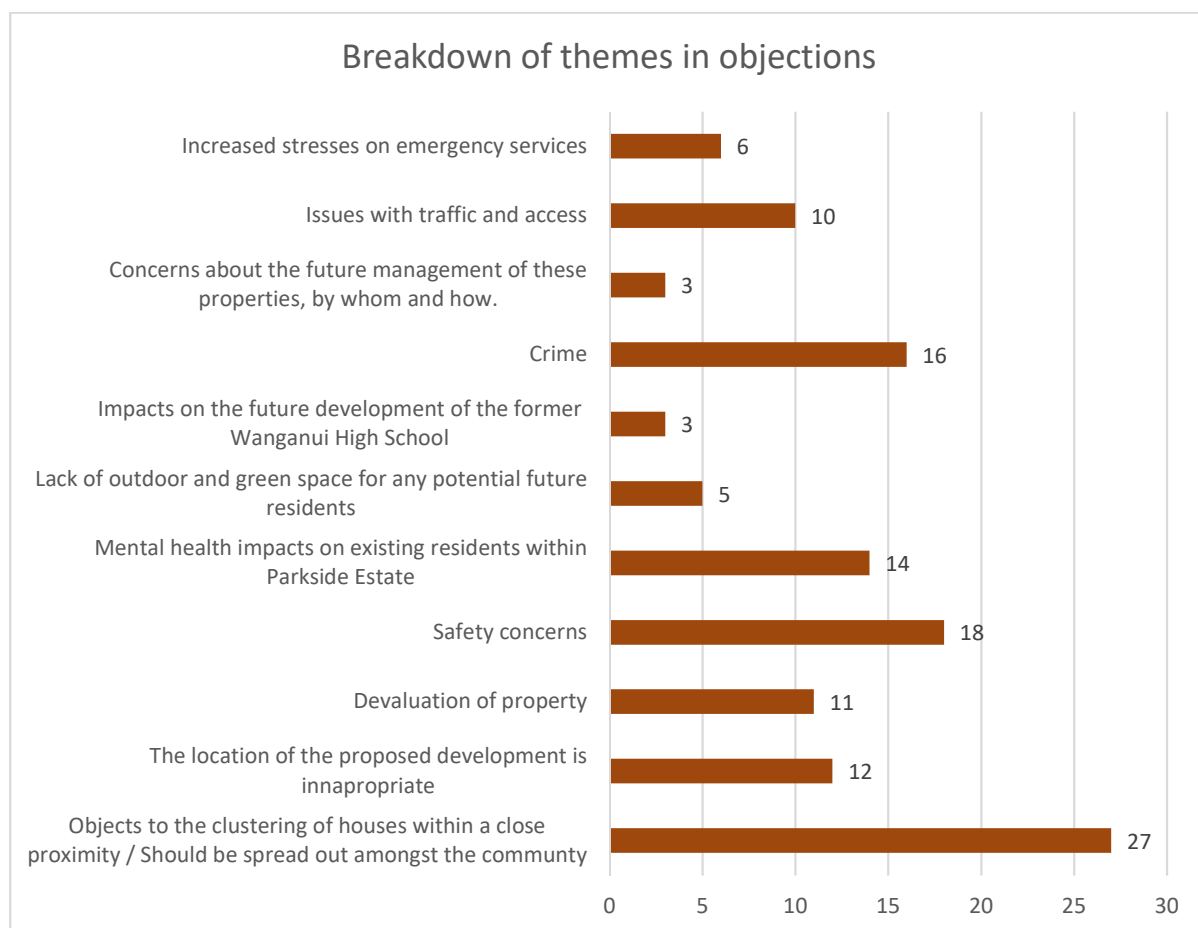


Figure 5: *Breakdown of themes in objections.*

Council officers' responses to each of these themes is outlined in Table 1.

Table 1: *Feedback received to the proposal and Council officers' responses.*

Submission numbers	Feedback received	Council officers' response
1, 2, 2a, 3, 6, 7, 9, 28, 29, 32 and 32a, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 55, 56, 58, 58a, and 59.	The 'clustering' of houses within a close proximity is inappropriate; it is more appropriate for affordable housing to be 'spread out' amongst existing	Nation-wide, due to an increased demand and less availability, the price of renting is soaring. For people on low income, rent needs to be no more than 30% of a household budget to not cause financial stress. The Anglicare Australia Rental Affordability Snapshot, a nation-wide based study, found that a single-person working full time on minimum wage will find that 1.6% of

	and future residential areas.	<p>rentals are affordable. Shortage of sales and unprecedented demand for housing has resulted in a 'housing crunch'. Source: https://www.anglicare.asn.au/wp-content/uploads/2022/04/Rental-Affordability-Snapshot-National-report.pdf.</p> <p>The proposal will represent 28% of the dwellings within Parkside Gardens Estate. In all local and state government policy, there is no 'ideal' mix of public/private housing.</p> <p>The Affordable Housing Strategy prioritises integration and notes that clustering of Affordable Housing dwellings may be appropriate in some circumstances due to proximity to transport and/or availability of land or sites or government redevelopment or investment strategy, or if "supported by a Registered Housing Agency" reflecting that Agencies may have practical reasons for clustering and have experience to determine the optimal mix and scale for any single location.</p> <p>Whilst the demand for and supply of Affordable Housing is a complicated and fluid issue, the cost of not responding is too great to ignore.</p> <p>Women's Housing Ltd have outlined that they seek single women and women headed households. Their targeted households are women who have experienced family violence, older women (55+) and first nations and culturally diverse women.</p>
1, 2, 2a, 3, 8, 32, 32a, 39, 40, 41, 42, 46, 50 and 56.	The location of the proposed development is inappropriate.	<p>Greater Shepparton City Council believes that housing is a basic human right; every member of our community deserves the certainty of knowing they will have a roof over their head every night. This is regardless of a person's financial circumstances, age, gender, race, religion or sexual orientation. The provision of housing enables participation in community life in Greater Shepparton.</p> <p>The land is currently vacant and is zoned for housing. The site is ideally located for affordable housing due to its proximity to other services including the Maternal Child and Health Centre on Parkside Drive, Shepparton Sports City, shops on Numurkah Road, the Parkside Gardens Playground, the number 2 and 3 bus lines providing sufficient access to public transport, and close proximity to the former Wanganui High School (earmarked to remain as a school site by</p>

		<p>the Department of Education and Training, subject to redevelopment), etc.</p> <p>The Parkside Gardens Development Plan (the overarching strategic plan for the area) always envisaged that this land would be identified for residential purposes. The land is located within the General Residential Zone, social housing is one form of housing, in-keeping with the area and the Parkside Gardens Development Plan.</p>
1, 2, 2a, 3, 4, 5, 6, 8, 33, 37, 44 and 59.	The proposal will result in the devaluation of surrounding residential properties.	<p>This is a commonly raised issue regarding affordable housing in Australia.</p> <p>For most homeowners, their property is their biggest investment, so it is natural to be concerned about the potential effect on its value as a result of changes in the neighbourhood. However, there is evidence from a number of studies showing property values are not affected by nearby social/affordable housing.</p> <p>A study by the Australian Housing and Urban Research Institute (2013) undertook modelling of property values surrounding affordable housing developments. The study found that 'the impact of affordable housing development on property sales values can be positive or negative, but it is usually minimal either way and far outweighed by other factors. The study found no evidence to suggest that affordable housing development has a universally damaging impact on property sales values.' (Source: Understanding and addressing community opposition to affordable housing development https://www.ahuri.edu.au/research/final-reports/211).</p> <p>Property values are impacted by a large number of factors. In general, property prices have significantly increased in Shepparton since the commencement of the COVID-19 pandemic. If Council resolved to sell part of the land to Women's Housing Ltd; the housing would be just like housing in the surrounding streets and would constitute a high-quality development.</p> <p>The houses would be managed by a community housing organisation with proven expertise in property management, tenancy management and community development.</p> <p>Women's Housing Ltd would engage a builder to construct the approximately 45 dwellings. These would be two and three bedroom single storey brick veneer dwellings with a similar built form to</p>

		most other new residential estates in Greater Shepparton. These buildings would be constructed to have a seven star energy rating and meet the silver standard of the <i>Liveable Housing Association Guidelines</i> .
3, 5, 6, 7, 8, 28, 29, 32, 32a, 35, 36, 37, 39, 43, 47, 55 and 59.	The proposal will result in an increase crime and anti-social behaviour in the area.	<p>There is no proven link between criminal behaviour and affordable housing; rather there is a greater risk of crime when people do not have access to safe, secure and affordable housing. (Source: Understanding and addressing community opposition to affordable housing development https://www.ahuri.edu.au/research/final-reports/211).</p> <p>Council officers reject the assumption that the proposal will result in an increase in criminal activity or anti-social behaviour.</p>
2, 2a, 3, 4, 6, 8, 33, 34, 35, 37, 38, 39, 40, 42, 53, 55, 56, 58, 58a, ad 59.	The safety of existing residents within Parkside Estate and/or the safety of people housed by the proposal will be jeopardised.	<p>Council will work with Women's Housing Ltd to ensure that the ongoing management of the housing provided is safe and successful for existing and new residents.</p> <p>Community housing organisations, just like any other landlord, have obligations under the <i>Residential Tenancies Act 1997</i> to ensure that the privacy, peace and quiet enjoyment of neighbouring residents are not affected by tenants and their visitors.</p> <p>Tenants who do not meet the obligations of the <i>Residential Tenancies Act 1997</i> and the obligations set out by the community housing organisation can be vacated from the property. The <i>Residential Tenancies Act 1997</i> provides a process for this. But as with any person, serious criminal behaviour can result in a person being arrested on the spot.</p>
3, 5, 6, 7, 8, 28, 29, 33, 36, 37, 41, 44, 55 and 59.	The proposal will detriment the Parkside Estate residents' mental health.	<p>Women's Housing Ltd is a registered housing provider; any impacts on the existing residents within Parkside Estate can be managed.</p> <p>Community housing organisations, just like any other landlord, have obligations under the <i>Residential Tenancies Act 1997</i> to ensure that the privacy, peace and quiet enjoyment of neighbouring residents are not affected by tenants and their visitors.</p> <p>Tenants who do not meet the obligations of the <i>Residential Tenancies Act 1997</i> and the obligations set out by the community housing organisation can be vacated from the property. The <i>Residential Tenancies Act 1997</i> provides a</p>

		process for this. But as with any person, serious criminal behaviour can result in a person being arrested on the spot.
3, 5, 8, 39 and 56.	The proposal does not provide appropriate outdoor / green space for any future residents.	The proposal is within a close proximity to the Parkside Gardens Playground and Shepparton Sports City. Any future residents will be able to freely access these facilities.
3, 8 and 9.	The proposal will negatively detriment any potential future redevelopment of the former Wanganui High School.	<p>The Department of Education and Training has advised Council in writing that “the Minister for Education has approved the retention of the site for future education.....and planning for this use is well underway”. Council and the Department of Education and Training will work towards the continual use of the site as an educational facility. Further that the recreational assets on the site (specifically, the VISY Centre) will be shared between the community (through Council) and the future education facility established at the site.</p> <p>Council officers submit that any residents facilitated by the proposal could use the educational facility / recreational assets; obviously, this would include existing members of the community irrespective of whether Council resolves to support the sale of part of the land to Women’s Housing Ltd.</p> <p>There is no proven link between criminal behaviour and affordable housing; rather there is a greater risk of crime when people do not have access to safe, secure and affordable housing. (Source: Understanding and addressing community opposition to affordable housing development https://www.ahuri.edu.au/research/final-reports/211).</p>
4, 8 and 59.	No information on the future management of these properties and the tenants has been provided.	<p>Registered Housing Associations are required to comply with performance standards and other requirements set out in the <i>Housing Act 1983 (Vic)</i>. These standards are governed and audited annually by the Victorian Housing Registrar. These requirements provide the regulatory oversight environment that the State Government (public housing) or private landowners are not required to comply with.</p> <p>Women’s Housing Ltd is a Registered Housing Provider, which is required to comply with performance standards and other requirements set out in the <i>Housing Act 1983 (Vic)</i>. The performance standards outline the requirement for the provision of a Tenancy Management</p>

		<p>Framework Plan for community housing, which among things includes the screening for future tenants, allocation of housing, eligibility criteria, and assets and income criteria. The Tenancy Management Plan commits the safety of existing, adjacent residents and tenants housed by the proposal as a priority and outlines ways this can be achieved.</p>
<p>6, 8, 29, 32, 32a, 37, 39, 40, 41, 42 and 43.</p>	<p>The proposal will increase traffic and access issues for Parkside Estate.</p>	<p>Should Council resolve to sell part of the land; Council will require that Women's Housing Ltd engage a suitably qualified traffic engineer to prepare a Traffic Impact Assessment Report (TIAR). The TIAR would be required to be prepared prior to the commencement of any development. The TIAR would assess the existing and future volumes on traffic and the impact on the surrounding road network. It will also evaluate whether an upgrade of the Parkside Drive / Evergreen Way development is required to accommodate the development, amongst other things.</p> <p>Traffic and access is one of several key considerations Council must consider to ensure the development has sufficient car parking for future residents and efficient connections with other local roads.</p>
<p>37, 39, 41, 42, 43 and 55</p>	<p>The proposal will increase the stresses on emergency services; specifically police and ambulance services.</p>	<p>Council officers submit that this is not a valid reason to refuse the sale of the land. Post occupancy evaluations of similar density affordable housing projects (for example, the Woodstock Street development in Balaclava) found that it was the view of the St Kilda police that the residents had not cause any problems in the neighbourhood, rather that property crime had actually decreased in the area.</p> <p>The proposal meets the objectives and actions envisaged in the Affordable Housing Strategy and is underpinned by the 'Housing First' approach, aiming to support investment and action to increase crisis/specialised accommodation; increase Social Housing; improve the diversity of housing choice, and increase.</p>
<p>10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 45, 54, 57, 60 and 61</p>	<p>Supported the development.</p>	<p>Council officers note the response from these submitters.</p>

Goulburn Valley Water was notified of Council's intention to sell the land on 18 February 2022, as well as several other government agencies and referral authorities. A response was received from Goulburn Valley Water on 24 March 2022, which stated that it did not object to Council the sale of this land.

A number of submissions raised additional concerns that could not be grouped into the themes in Table 1 above. The content of these submissions and Council officers' response is outlined below.

Submissions 2, 2a and 42 noted that the proposed development will jeopardise any future residential development of Parkside Estate.

- Council officers' response: The Parkside Gardens Development Plan (the overarching strategic plan for the area) envisaged that this land would be identified for residential purposes. This proposal is in keeping with the Parkside Gardens Development Plan that continues to guide any further development of the land. The site is located within the General Residential Zone, social housing is one form of residential housing.

Submission 3 noted that the land at 45 Parkside Drive, Shepparton comprises part of a wetland.

- Council officers' response: Any future development of the land will require planning permission. Part of the land is zoned Urban Floodway Zone and the Land Subject to Inundation Overlay applies to part of the land. The developer of any future subdivision and development of the land must provide plans to Council that respond to these flood controls to the satisfaction of the Goulburn Broken Catchment Management Authority, which is the relevant floodplain management authority.

Submissions 8 and 38 noted that the price of the land to be sold to Women's Housing Ltd is undervalued.

- Council officers' response: The land was valued by Opteon (Goulburn North East VIC) Pty Ltd in January 2022 to be worth \$1,350,000. This figure includes all land included in all three zones: General Residential Zone (9.049 hectares), Public Park and Recreation Zone (1.07 hectares) and Urban Floodway Zone (0.72 hectares) Urban Floodway Zone. The residential zoned land is valued at \$180,000 per hectare or \$1,305,000 in total. Council officers will obtain a revised valuation before any sale of land as Section 114 (2)(c) of the Act requires Council to obtain a valuation of the land which is made not more than 6 months prior to any sale or exchange.

Submission 56 noted that the proposal would result in a loss of recreation space for residents.

- Council officers' response: The Parkside Gardens Development Plan (the overarching strategic plan for the area) always envisaged that this land would be identified for residential purposes. This proposal is in keeping with the Parkside Gardens Development Plan. The land is currently not being used for recreational purposes.

Submission 52 stated that Council should investigate social housing opportunities for both men as opposed to this proposal for just women.

- Council officers' response: The development of part of 45 Parkside Drive, Shepparton for affordable housing does not preclude the investigation into the

redevelopment any other site for affordable housing for either men, women or a mixed-use cohort as part of a separate process. Council will continue to advocate for and facilitate the development of Affordable Housing in other areas of Greater Shepparton to address the critical undersupply of Affordable Housing.

Submissions 8 and 32, 32a, 32b and 32c noted that the proposed development would put the Bangerang Cultural Centre / Philippines House at a higher risk of damage.

- Council officers' response: There is no proven link between criminal behaviour and affordable housing; rather there is a greater risk of crime when people do not have access to safe, secure and affordable housing. (Source: Understanding and addressing community opposition to affordable housing development <https://www.ahuri.edu.au/research/final-reports/211>).

Submissions 29 and 32 and 32a submitted that inadequate community consultation has occurred and that Council must be more transparent with its decision making.

- Council officers' response: Community consultation commenced on 14 February 2022 and concluded on 28 March 2022. During this time Council engaged with key stakeholders and the broader community including letters, social media advertisements, advertisements in the Shepparton News, and media releases, amongst others.

The number of submissions, or there lack of, does not necessarily constitute an inadequate consultation process but rather the level of interest the project has amongst the wider community.

At the February 2022 OCM, Council resolved to consider the request from Women's Housing Ltd to sell part of the land at 45 Parkside Drive, Shepparton for Affordable Housing, in accordance with a community consultation process under Section 114 of the *Local Government Act 2020*. This process has since been undertaken attracting 61 submissions and seven verbal briefings by submitters.

Council will resolve whether to sell part of the land at 45 Parkside Drive, Shepparton to Women's Housing Ltd for Affordable Housing at the 21 June 2022 Ordinary Council Meeting. This meeting will be livestreamed and copies of the minutes will be made publicly available shortly after.

Submissions 29 and 38 cited concerns about the quality of the dwelling's being provided to any potential future residents by Women's Housing Pty Ltd.

- Council officers' response: Women's Housing Ltd would engage a builder to construct the approximately 45 dwellings. These would be two and three bedroom single storey brick veneer dwellings with a similar built form to most other new residential estates in Greater Shepparton. These buildings would be constructed to have a seven star energy rating and meet the silver standard of the Liveable Housing Association Guidelines.

Submissions 32 and 32a and 42 submitted that no risk assessment has been undertaken in support of the development.

- Council officers' response: Registered Housing Associations are required to comply with performance standards and other requirements set out in the *Housing Act 1983 (Vic)*. These standards are governed and audited annually by the Victorian Housing Registrar. These requirements provide the regulatory oversight environment that the

State Government (public housing) or private landowners are not required to comply with.

Submission 38 cited concerns with the findings and recommendations of the report prepared by Ethos Urban Pty Ltd (the Report) in support of the development. Specifically, that the report lacks an understanding of family violence or 'clustering' of affordable housing. The submitter goes on to note that the impacts of family violence are ongoing and do not end, and that the anticipated cost savings cited in the Report by finding housing for victims are therefore flawed.

- Council officers' response: Council officers note the concerns raised by submitter 38. Council officers have requested comments from Ethos Urban Pty Ltd to response to the concerns raised by submitter 38, these are included in Appendix 7.1 of this Report.

Submission 50 suggested that Council investigate rebuilding the former Mooroopna Hospital site for Affordable Housing instead of supporting this proposal.

Council officers' response: Council officers agree that the former Mooroopna Hospital site represents a redevelopment opportunity. The *City of Greater Shepparton Commercial Activity Centres Strategy, November 2015* and the *Greater Shepparton 2050: Regional City Growth Plan 2021* recognise the significant opportunity presented by future renewal of the former Mooroopna Hospital site. Development applications for the site from any private developer will be considered on a case-by-case basis.

The development of part of 45 Parkside Drive, Shepparton for affordable housing does not preclude the investigation into the redevelopment of the former Mooroopna Hospital site, or any other site for affordable housing as part of a separate process. Council will continue to advocate for and facilitate the development of Affordable Housing in other areas of Greater Shepparton to address the critical undersupply.

A number of submissions noted that social housing was never identified to form part of Parkside Estate when the land was initially advertised.

- Council officers' response: The Parkside Gardens Development Plan (the overarching strategic plan for the area) always envisaged that this land would be identified for residential purposes. The land is located within the General Residential Zone. Social housing is one form of housing, in-keeping with the area and the Parkside Gardens Development Plan.

A number of submissions also noted the history of the area and the previous Neighbourhood Renewal Program.

- Council officers' response: The Parkside Gardens Estate which was a joint venture between Council and VicUrban (now Places Victoria). This was to be delivered in accordance with the approved Parkside Gardens Development Plan, which provided for single detached dwellings on single lots

5.0 Additional work

5.1 Economic Impact Assessment for 45 Parkside Drive, Shepparton by Ethos Urban Pty Ltd

In early 2022, Council officers engaged Ethos Urban Pty Ltd to undertake a Social Housing Economic Benefit Assessment of the project. The Report quantifies in financial terms the community benefits of the proposal to the Greater Shepparton community. The findings of this are outlined in Section 2 of this Report.

Following the completion of the consultation period, Council sought additional commentary from Ethos Urban Pty Ltd regarding specific commentary raised in submission 38 to the Social Housing Economic Benefit Assessment. Ethos Urban Pty Ltd provided a response to this submitter addressing their concerns (attached in Appendix 7.1 to this Report) and noted that no changes are proposed to the Social Housing Economic Benefit Assessment.

5.2 Greater Shepparton Affordable Housing Projects: Review and Advice, June 2022 from Affordable Development Outcomes Pty Ltd

Council officers also engaged Affordable Development Outcomes Pty Ltd to prepare the *Greater Shepparton Affordable Housing projects: Review and Advice, June 2022* (the Summary Document). The Summary Document:

- reviews and comments upon the objectives and framework for affordable housing delivery in the Greater Shepparton Affordable Housing Strategy: Houses for People 2020;
- provides an update on affordable housing demand in Shepparton; and
- provides an informed response to the key community concerns.

The Summary Document provided an updated analysis of key data since the Strategy was developed which indicate that housing affordability has declined significantly in Greater Shepparton. Specifically, the Summary Document found:

- a 40% increase in the median housing price between 2010 and 2022;
- a 7% decline in affordability of two-bedroom new private rental dwellings (2010 and 2022);
- a 17% increase in presentations to local homeless service over a 12 month period to 1,488 households in 2020-21 (66% clients were new to the service); and
- an 80 per cent increase in households on the Social Housing waiting list (Victorian Housing Register) between December 2018 and June 2022 for the Greater Shepparton from 1,041 households to 1,674 households (904 households are priorities for housing assistance).

The Summary Document assessed the proposal and made the following comments, amongst others:

- the site is located within the General Residential Zone; social housing is one form of residential development;
- the provision of land and attraction of government funding reflects Council's strategy and committed actions;
- there are limited options for affordable housing providers to develop a reasonable number of dwellings in Shepparton, for affordable housing, thereby investing in establishing a presence in the region;

- the proposal is expected to result in significant social and economic benefits which will also have positive benefits for the wider community;
- the land is proposed to be purchased, providing a financial return to Council as well as the activation and progression of the Parkside Estate development; and
- Women's Housing Ltd has extensive experience supporting the proposed cohort of residents and delivering award winning Social Housing.

5.3 Commentary from Women's Housing Ltd on a management framework

A number of submissions received by Council cited concerns about the future management of these properties. Council officers sought advice from Women's Housing Ltd on the future management of their properties. Women's Housing Ltd have noted that they are a Registered Housing Provider, which is required to comply with performance standards and other requirements set out in the *Housing Act 1983 (Vic)*. The performance standards outline the requirement for the provision of a Tenancy Management Plan for community housing, which among things includes the screening for future tenants, allocation of housing, eligibility criteria, and assets and income criteria. The Tenancy Management Plan commits the safety of existing, adjacent residents and tenants housed by the proposal as a priority and outlines ways this can be achieved.

6.0 What happens next?

Council will consider the findings of the community consultation, in respect of the proposal before considering the potential sale of the land at the 21 June Ordinary Council Meeting.

7.0 Appendix

7.1 Response from Ethos Urban Pty Ltd

7 June 2022

Project Ref: 3220148

[REDACTED]
Greter Shepparton City council
Welsford Street
Shepparton VIC 3630

Email: [REDACTED]

Dear [REDACTED]

RE: RESPONSE TO SUBMISSION – PROPOSED SALE OF LAND (45 PARKSIDE DRIVE)

You have requested that we provide a response to a submission in relation to the proposed sale of Council-owned land at 45 Parkside Drive, Shepparton. The sale of the land would facilitate a development by Women's Housing Ltd (WHL) that would see 45 new dwellings constructed for the purpose of housing low income and at-risk women and their children. The economic assessment undertaken by Ethos Urban quantifies the economic and social benefits of providing social housing at the subject site.

Submission

The submission argues that the report lacks depth. Specific criticisms include:

- Use of the cost of youth homelessness in place of specific costs associated with women-specific cohort
- Housing women and children who have escaped family violence does not guarantee their emotional and physical safety. Impacts are ongoing and debilitating, therefore the forecast costs savings are flawed.
- Reality of family violence is that a good proportion of women will reconcile with their partners and/or experience ongoing violence/abuse, with an increased likelihood of breaches of intervention orders and ongoing family law proceedings. Therefore, the resultant poor health and parenting outcomes may negate many of the anticipated economic benefits referred to in the report.

Response

The methodology employed in the economic benefits assessment is generally consistent with that used in similar reports. In this regard, the approach represents a good practice approach. It is acknowledged however that each and every scenario is different (for example, in this instance the proposal would accommodate at-risk women and children) and sometimes available data does not match perfectly with the outcome of the proposed development.

The submission notes that a good proportion of women will reconcile with their partners. This may well be the case. The economic report assumes 100% occupancy of the housing. In this context, it is assumed that should a resident move out of the development, another will take their place.

Although the submission raises some interesting points, we do not propose to amend the report.

Yours sincerely,



Chris McNeill
Director, Economics